

PREMIUM CORNER UNIT WITH BALCONY
FOR SALE ±3,843 RSF

30300 AGOURA RD | UNITS 250/260 | AGOURA HILLS | CA

30300



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SCHEU
DEVELOPMENT COMPANY

DAUM
COMMERCIAL REAL ESTATE SERVICES

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BENEFICIAL OWNERSHIP

- Equity Appreciation
- Control and Flexibility
- Stable Cost
- Tax Benefits

PROPERTY HIGHLIGHTS

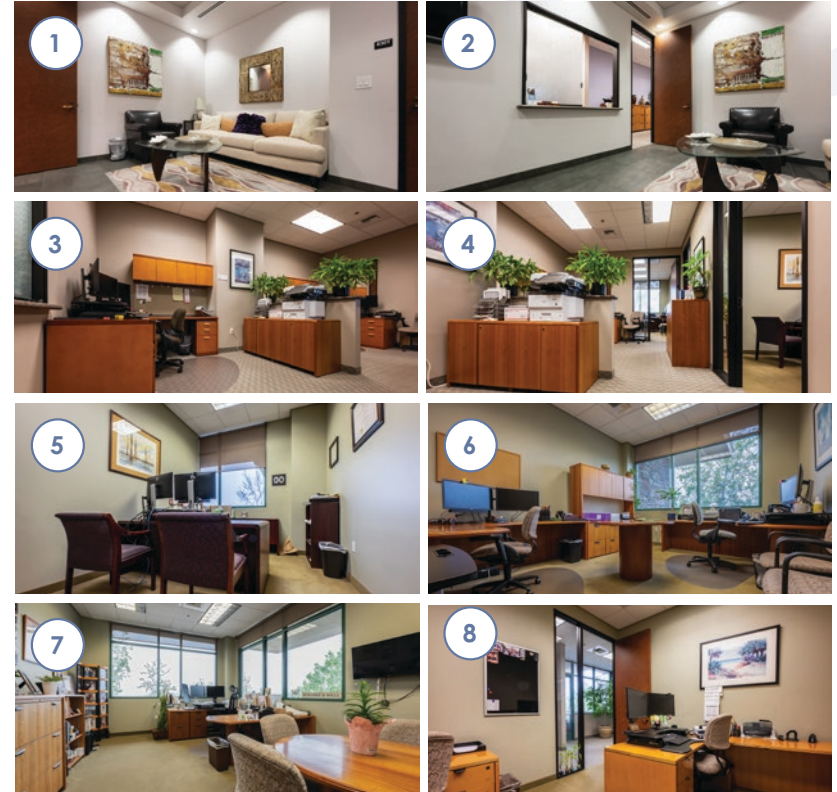
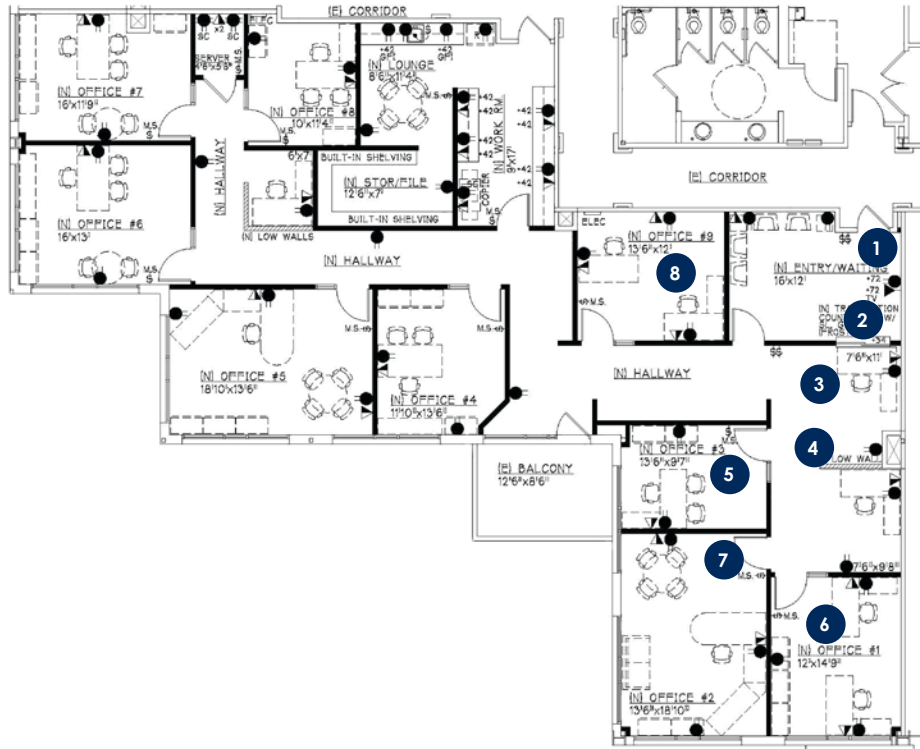
- Premium Corner Unit with Balcony
- Nine (9) Offices, Seven (7) with Magnificent Views.
- Reception Area, Work Room, Lounge
- Storage/File Room/Server Room
- Sale Price: \$2,225,000.00



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FLOOR PLAN



THE RIDGE
PROFESSIONAL CONDOS

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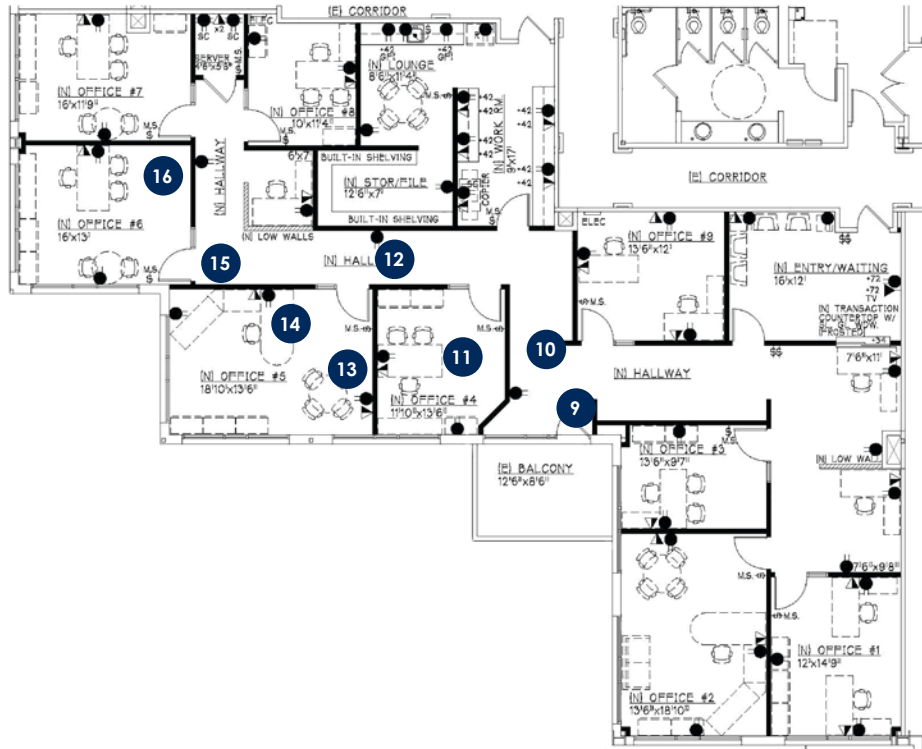
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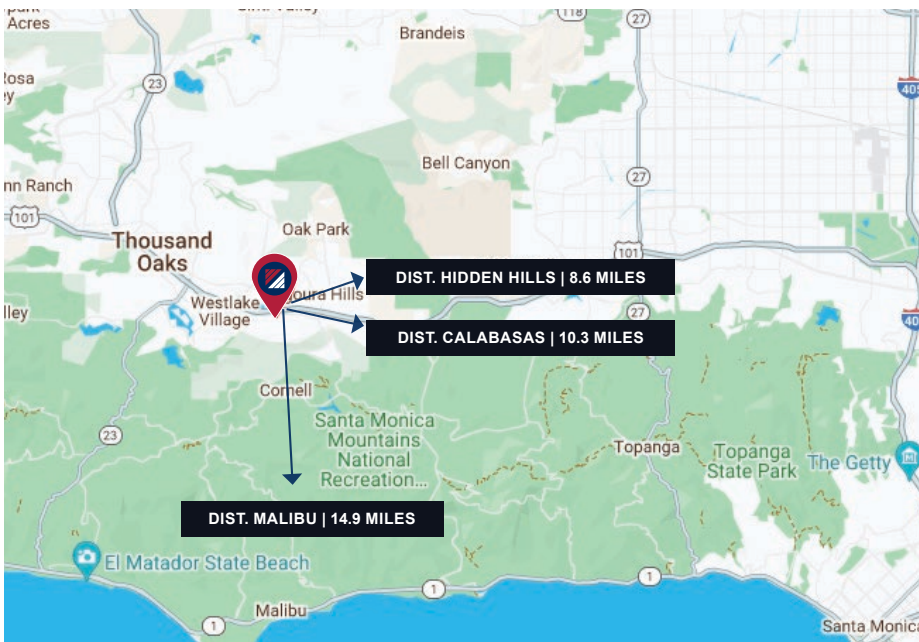
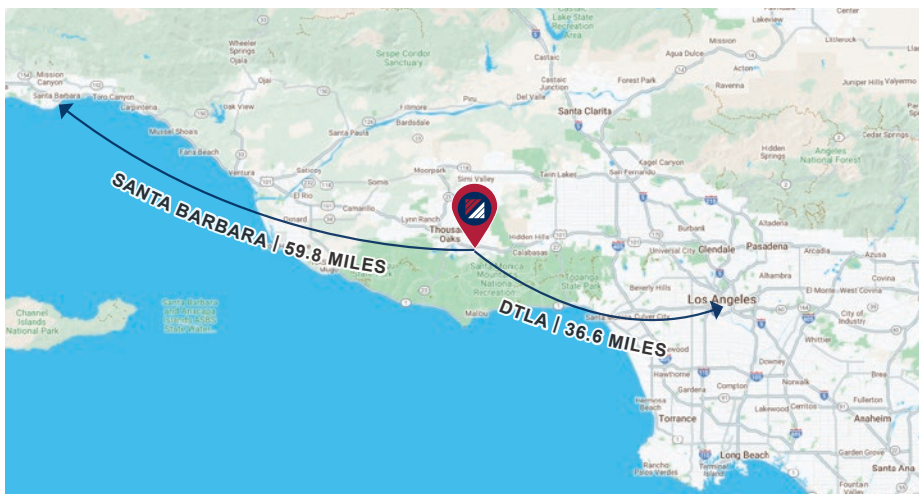
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	6,628	43,719	80,844
2022 Population	6,376	42,490	79,692
2027 Population Projection	6,230	41,670	78,42
Avg Household Income	\$181,102	\$160,355	\$155,772
Median Household Income	\$155,555	\$131,211	\$123,346
Total Specified Consumer Spending (\$)	\$120.5M	\$779M	\$1.4B
Employment:			
Total Businesses	878	5,700	8,342
Employees	6,427	46,995	67,533

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
Agoura Rd	Reyes Adobe Rd E	9,472	2022	0.12 mi
101	-	164,193	2022	0.23 mi
Ventura Freeway	-	164,526	2020	0.25 mi
Agoura Rd	Agoura Ct E	11,212	2022	0.30 mi
Canwood St	Lake Lindero Dr W	4,869	2022	0.33 mi
Canwood St	Alfonso Dr W	3,193	2022	0.36 mi
Lake Lindero Dr	Lakefront Dr N	4,150	2022	0.41 mi
Ventura Fwy	Reyes Adobe Rd E	180,384	2022	0.46 mi
Agoura Rd	Flintlock Ln W	9,762	2022	0.53 mi
Reyes Adobe Rd	W Rainbow Crest Dr S	12,769	2022	0.63 mi

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