



TRADER JOE'S
28941 CANWOOD ST | AGOURA HILLS, CA 91301

A TROPHY HIGH PERFORMING TRADER JOE'S WITH A FULL EXTERIOR REMODEL IN 2023 IDEALLY LOCATED DIRECTLY ALONG THE INTERSTATE 101 VENTURA FREEWAY WITH EXCELLENT FREEWAY VISIBILITY AND EXPOSURE WITH SIGNIFICANTLY BELOW MARKET FINANCING POTENTIALLY AVAILABLE

EXCLUSIVELY LISTED BY

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Marcus & Millichap
BRANDON MICHAELS
GROUP







TRADER JOE'S
28941 CANWOOD ST | AGOURA HILLS, CA 91301



TWIN OAKS SHOPPING CENTER

US
101

VENTURA F

OAK PARK

AGOURA
HIGH SCHOOL

CHUMASH PARK

THE SHOPS AT
OAK CREEK
— 200 WEST CAMWOOD ST | MARIANA HILLS, CA 91754 —

TRADER JOE'S

HWY (162,000 VPD)



EXECUTIVE SUMMARY

A TROPHY HIGH PERFORMING TRADER JOE'S WITH A FULL EXTERIOR REMODEL COMPLETED IN 2023 WITH SIGNIFICANTLY BELOW MARKET FINANCING POTENTIALLY AVAILABLE

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale Trader Joe's, a 12,500 square foot single tenant grocery store situated on 1.25 acres (54,334 SF) of land ideally positioned along the Interstate 101 Ventura Freeway, with excellent freeway visibility and frontage and daily traffic counts north of 162,000 vehicles per day in the affluent Los Angeles County submarket of Agoura Hills, CA.

Trader Joe's is a highly successful American grocery store chain, boasting over 500 locations across the United States, strategically situated in both urban and suburban areas. Despite their relatively smaller store size compared to some other supermarket chains, Trader Joe's consistently outperforms competitors by offering a unique blend of specialty and everyday items, creating a loyal customer base.

Trader Joe's, founded in 1958, has 569 locations throughout the United States. The privately held company employs more than 50,000 employees and is headquartered in

Monrovia, CA. Annual revenues exceed \$16.9 billion. It is among America's best employers, as well as America's best employers for women. The eclectic and retail-fan-favorite Trader Joe's is well-known to its loyalists for low prices on unique food items, ranging from cookie butter to salsas, cheeses and ready-to-eat packaged meals.

Trader Joe's has successfully operated at this location since the property was built in 2010. This location has a history of strong performance, ideally catering to the direct needs of the surrounding residents in the affluent immediate trade area which includes Westlake Village to the West, Calabasas to the East, and Malibu to the South, with average household incomes exceeding \$139,000. Trader Joe's has a NNN corporate guaranteed lease in place through September, 2030, with two (2) additional five (5) year options. The property had a full exterior remodel in 2023.

Attractive financing is potentially available. Please contact the listing agents to discuss.



PROPERTY OVERVIEW

ADDRESS	28941 Canwood Street Agoura Hills, CA 91301
APN NUMBER	2048-011-077
BUILDING SIZE	12,500 SF
LAND SIZE	1.25 Acres (54,334 SF)
ZONING	CRS
PARKING	93 Surface Parking Spaces (APNs: 2048-011-077 & -076); 6.20 Spaces per 1,000 SF
TENANT	Trader Joe's
LESAE START	8/27/2010
LEASE EXPIRATION	9/30/2030
OPTIONS	Two (2) Five (5) Year
LEASE TYPE	NNN
GUARANTOR	Corporate
LOCATIONS	569
REVENUE	\$16.5 Billion

TENANT PROFILE

TRADER JOE'S

TRADER JOE'S
www.traderjoes.com

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SALE PRICE & TERMS

PROPERTY OVERVIEW

ADDRESS	28941 Canwood Street, Agoura Hills, CA 91301
PRICE	\$13,750,000 (Previously closed escrow at \$13,600,000 on 12/15/2023)
BUILDING SIZE	12,500 SF
LAND SIZE	1.25 Acres Approx.(54,334 SF)
APN #	2048-011-077
PRICE/SF BUILDING	\$1,100
PRICE/SF LAND	\$53
CAP RATE	4.15%
NET OPERATING INCOME	\$570,435 (As of 9/1/2025)*
YEAR BUILT	2010

*Seller will provide a rent credit at the close of escrow in the amount of \$50,000.

EXCEPTIONAL SALES COMPARABLE

ADDRESS	29145 Canwood Street, Agoura Hills, CA 91301
SALES PRICE	\$8,250,000
BUILDING SIZE	7,325 SF
LAND SIZE	1.3 Acres
PRICE/SF BUILDING	\$1,126
PRICE/SF LAND	\$146
CAP RATE	4.90%
ANCHOR TENANTS	Panda Express, Urban Cafe, The Habit

SALE PRICE & TERMS

EXISTING FINANCING

LOAN AMOUNT	\$5,000,000*
INTEREST RATE	3.45%, Interest Only
MATURITY DATE	1/1/2032
ANNUAL DEBT SERVICE	\$172,500
MONTHLY DEBT SERVICE	\$14,375

*Creative financing options are available at significantly below market rate and terms. Please contact the listing agents for more details.





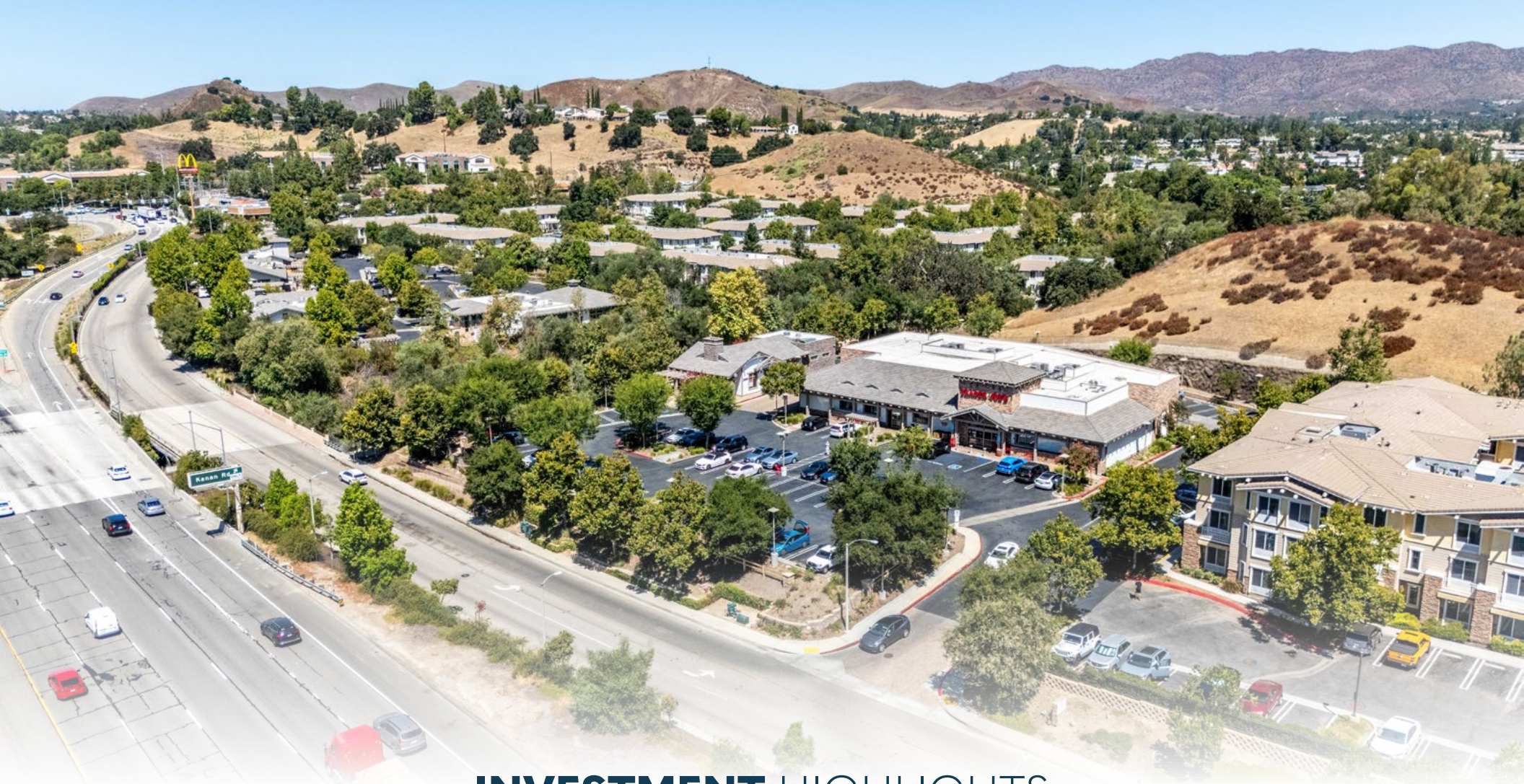
INVESTMENT HIGHLIGHTS

Trophy high performing Trader Joe's with strong operating history and outstanding store sales

Affluent trade area with Westlake Village to the West and Calabasas to the East and Malibu to the South

2010 construction; Property had a full exterior remodel in 2023; Excellent parking with 4.96 parking spaces per 1,000 SF

Creative financing potentially available at significantly below market rate and terms



INVESTMENT HIGHLIGHTS

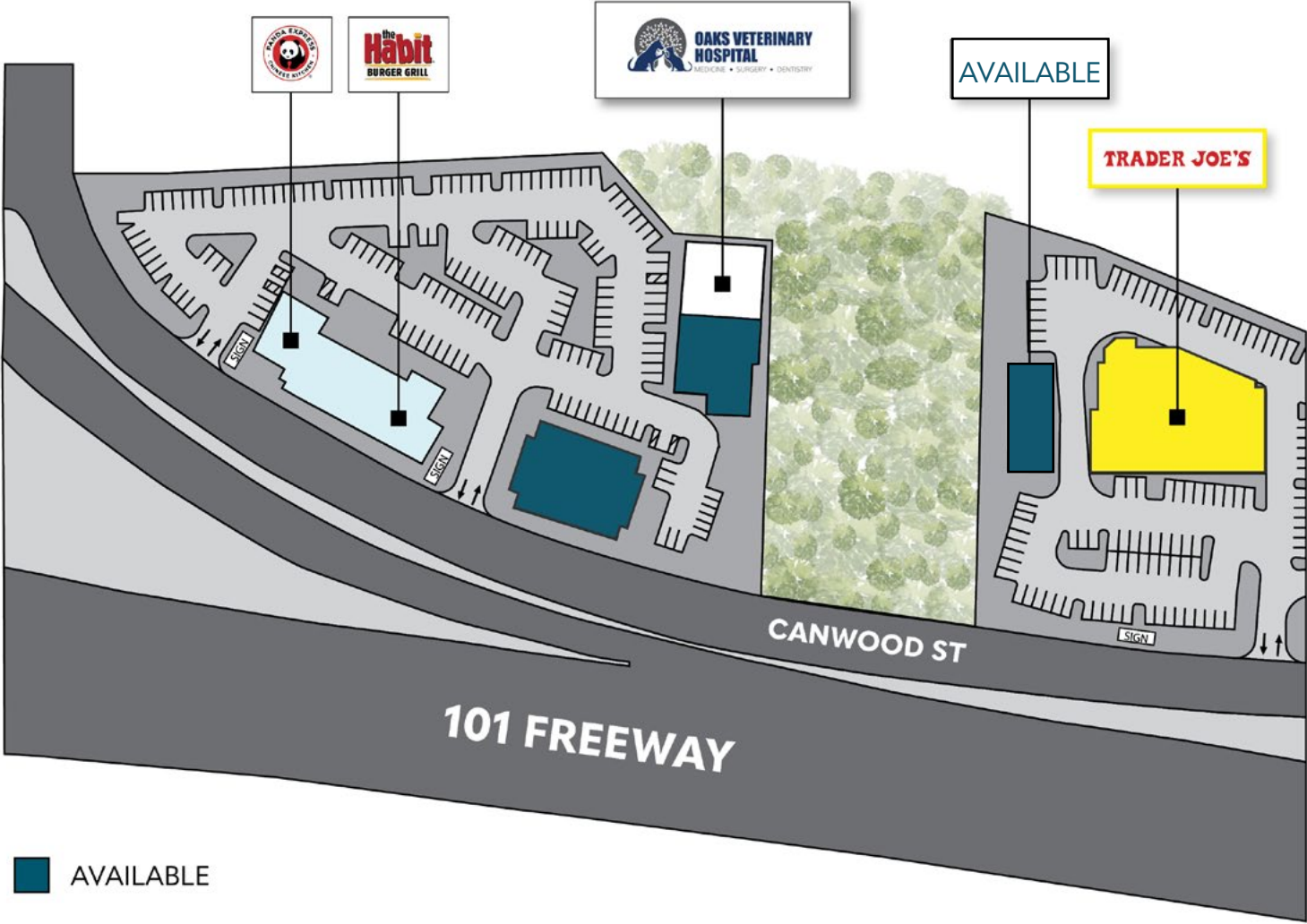
Extremely high barrier to entry submarket for both tenants and developers; The site took nearly 5 years to entitle and develop

Regional retail location part of the The Shops at Oak Creek which offers a variety of merchants including Panda Express, The Habit, Urban Cafe, Verizon Go Wireless, The Olive Vineyard and Wildflour Bakery and Cafe

Exceptional demographics with average household income north of \$139,000 within a one mile radius and an average income north of \$168,000 within in a 3 mile radius

Excellent freeway adjacent location; Approximately 155 feet of linear frontage along the 101 Freeway with direct freeway access and daily traffic counts north of 162,000 vehicles per day

SITE PLAN



■ AVAILABLE

TRADER JOE'S

28941 CANWOOD ST | AGOURA HILLS, CA 91301





**HARDCORE
FITNESS
AGOURA**

Sit'n Sleep
YOUR MATTRESS COMPANY

TESLA

HOWARDS
APPLIANCE-TV-MATTRESS

**TAVERN
101**
GRILL & TAP HOUSE
AGOURA HILLS

DIY HOME CENTER
AGOURA HILLS

**HOMWOOD
SUITES**
by Hilton

TRADER JOE'S

WOOD RANCH
BBQ & GRILL

VENTURA FWY (162,000 V)

PANDA EXPRESS
GOURMET CHINESE

the Habit
BURGER GRILL



PD)

AREA OVERVIEW

Agoura Hills, nestled in the scenic Santa Monica Mountains, offers an affluent suburban lifestyle with natural beauty, up-scale housing, strong schools, and a diverse job market, all within easy reach of the Greater Los Angeles area.

Agoura Hills is a picturesque city positioned on the eastern side of the scenic Conejo Valley in Southern California. Just 38 miles west of Downtown Los Angeles, Agoura Hills spans roughly eight square miles and has a population in excess of 20,500 people. It is situated in the foothills of the Santa Monica Mountains with other cities of the Conejo Valley to the west and Calabasas and the San Fernando Valley to the east. Agoura Hills offers a unique blend of suburban tranquility and easy access to the vibrant culture and amenities of nearby urban centers.

Agoura Hills, most known for its strong residential neighborhoods and sense of community, also boasts a diverse and growing job market. The city sits ideally positioned between major employment centers in Thousand Oaks to the west and Calabasas and the San Fernando Valley to the east. Amgen is the major employer of the Conejo Valley, employing more than 6,700 people, almost three times larger than the next biggest employer. Because Agoura Hills is often a pass through for commuter traffic, the city has a thriving retail sector, with shopping centers and businesses that provide jobs in retail management, sales, and customer service. Additionally, the city's restaurants, cafes, and hospitality establishments create employment opportunities in the food service and hospitality industry.

Because of the Santa Monica mountains to its north and south, Agoura Hills commercial trade areas are oriented around the 101 Freeway, the primary highway connecting Los Angeles and Ventura Counties to the west and east, respectively. This has led to considerable supply constraints in the market and a lack of new construction and supply.

The subject property benefits from a dense population in the immediate area, with over 7,600 people within one mile of the subject property, 37,600 people within three miles, and 71,000 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$139,000, \$168,000, and \$166,000, respectively, with a median income within one, three, and five miles \$112,000, \$143,000, and \$138,000, respectively. There are over 7,600 households within one mile of the subject property, and over 13,800 households within three miles. The median home value in the immediate area is \$759,372.



MAJOR EMPLOYERS

#	EMPLOYER	EMPLOYEES
1	Amgen	6,700
2	Wellpoint/Blue Cross	2,296
3	Verizon	2,000
4	Conjeo Valley Unified School District	1,723
5	Los Robles Regional Medical Center	1,465
6	Baxter Bio Science	950
7	Janss Marketplace	804
8	Teradyne	800
9	City of Thousand Oaks	650
10	Countrywide Financial Corporation	630
11	HMS Capital	630
12	Silver Star Automotive Group	600
13	Skyworks Solutions	500
14	California Lutheran University	472
15	Homestore, Inc.	450
16	JD Power and Associates	360
17	Sage Publications	355
18	State Farm Insurance	350
19	Edo Communities	345
20	Dole Food Company	300
21	Farmers Insurance	300
22	Hyatt Westlake Plaza	300
23	Costco	300
24	Rockwell Scientific Company	292
25	K-Swiss, Inc.	275



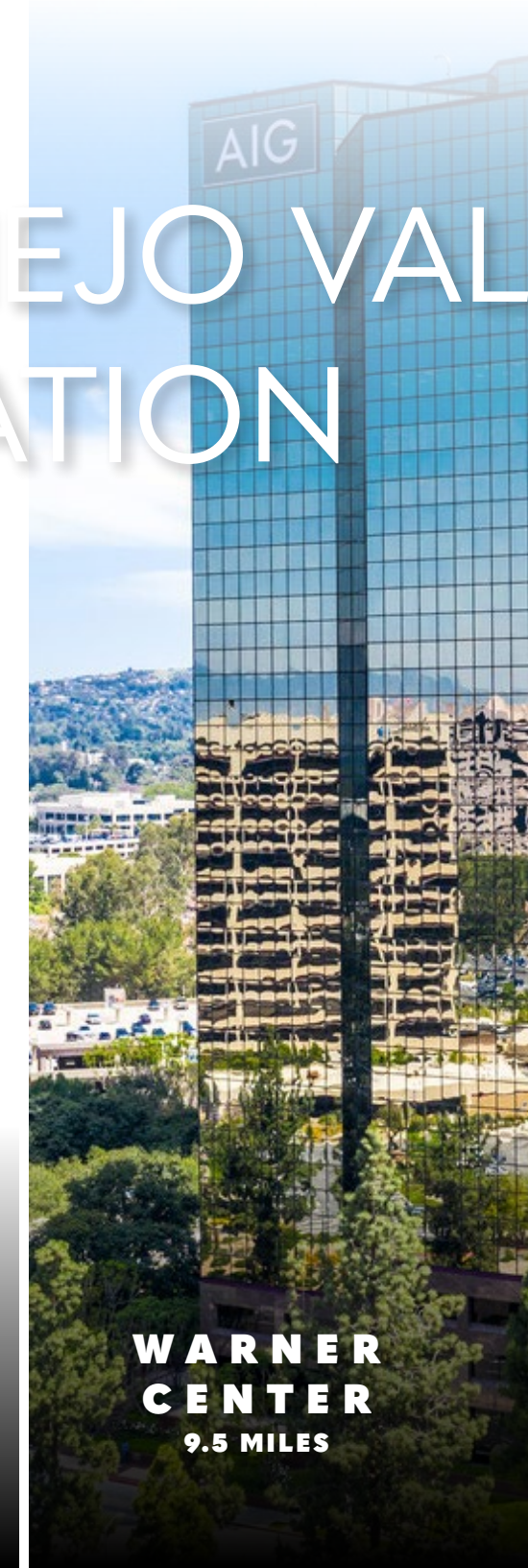
PRIME CONEJO VALLEY LOCATION



**WESTLAKE
VILLAGE**
4.5 MILES



MALIBU
11.9 MILES



**WARNER
CENTER**
9.5 MILES



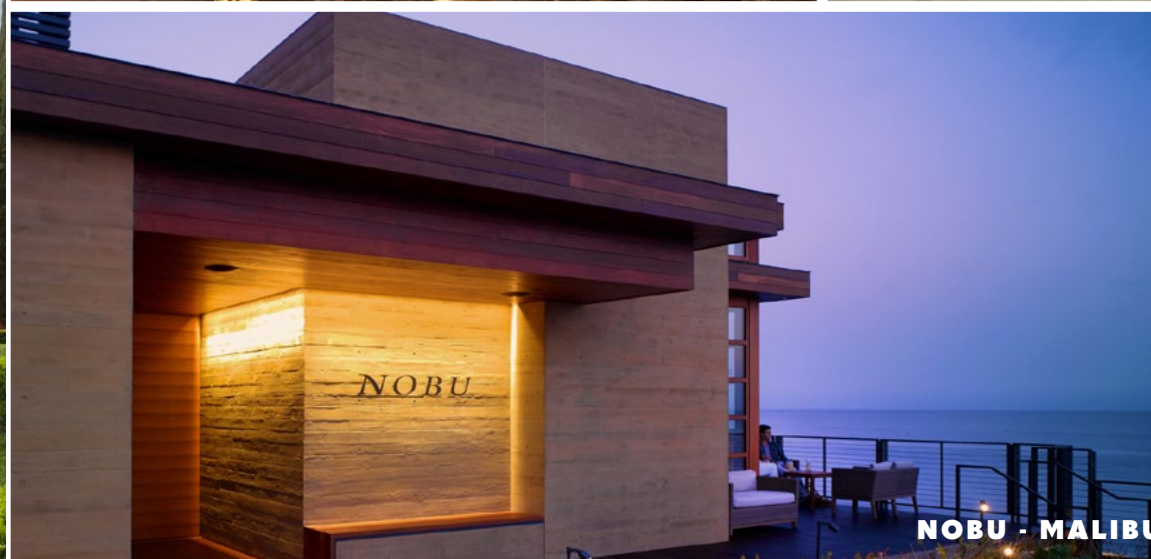
**LAKE
SHERWOOD**
8.9 MILES



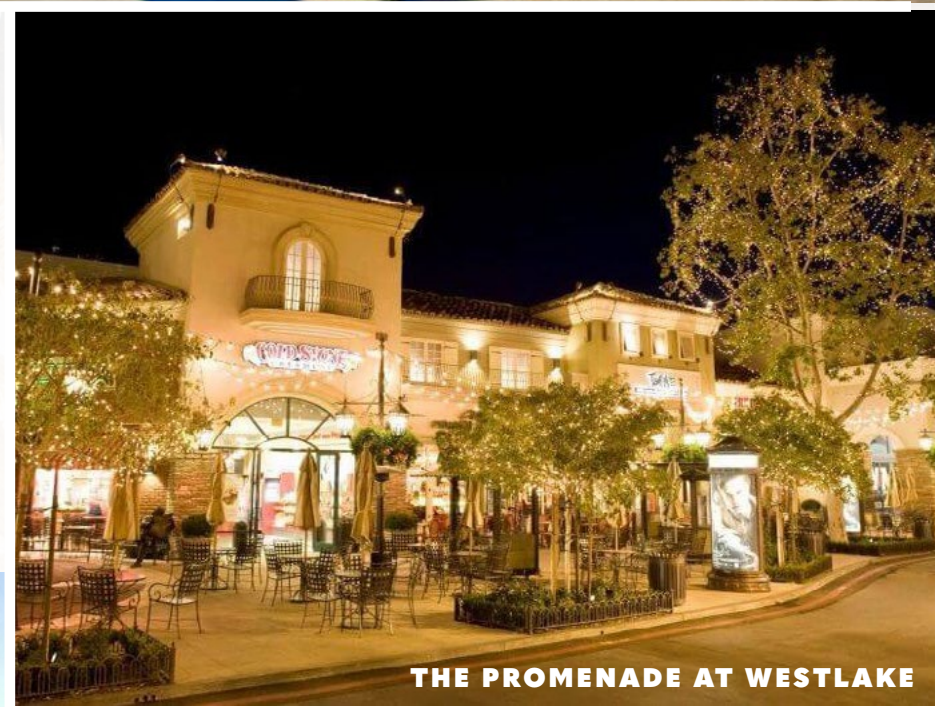
THE VILLAGE - WARNER CENTER



MALIBU COUNTRY MART - MALIBU



NOBU - MALIBU



THE PROMENADE AT WESTLAKE




THE FOUR SEASONS - WESTLAKE VILLAGE







SHERWOOD COUNTRY CLUB - LAKE SHERWOOD

AGOURA HILLS

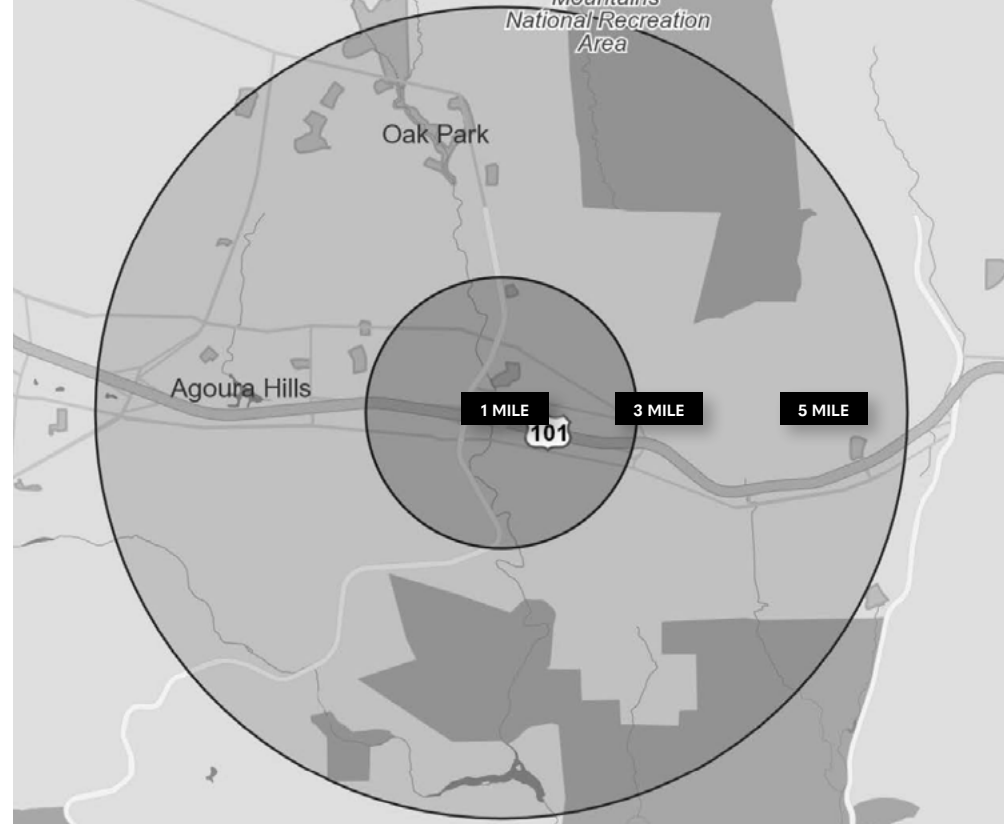


The background of the page is an aerial photograph of Agoura Hills, California, taken during the golden hour of sunset. The sun is low on the horizon behind a mountain range, creating a warm, golden glow and long shadows across the landscape. In the foreground, a multi-lane highway with several lanes of traffic runs through the town. To the left of the highway, there are several large industrial or commercial buildings with flat roofs. The surrounding hills are covered in sparse, dry vegetation. The sky is a mix of blue and orange, with some light clouds.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	7,633	37,671	71,037
 Households	2,916	13,872	27,125
 Average Household Income	\$139,880	\$168,758	\$166,283
 Median Household Income	\$112,464	\$143,666	\$138,121

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,633	37,671	71,037
Households	2,916	13,872	27,125
Average Household Size	2.6	2.7	2.6
Annual Growth 2010-2022	0.3%	0.1%	0.1%
Median Age	43.3	44.8	46.0
Owner Occupied Households	1,887	10,214	19,720
Renter Occupied Households	964	3,306	6,751
Average Household Income	\$139,880	\$168,758	\$166,283
Median Household Income	\$112,464	\$143,666	\$138,121
Businesses	1,273	3,953	8,320



THE SHOPS AT OAK CREEK

28941-29125 CANWOOD ST | AGOURA HILLS, CA 91307

RENTROLL

UNIT	TENANT	SF	FLOOR	%	LEASE TERM		RENTAL RATES				OPTIONS	LEASE TYPE	
					BEGIN	END	BEGIN	MONTHLY	PER SF	ANNUALLY			PER SF
Grocery	Trader Joes	12,500	1	100%	8/27/2010	9/30/2030	Current	\$42,443.10	\$3.40	\$509,317.20	\$40.75	1 x 10yr	NNN
							9/1/2025	\$47,536.27	\$3.80	570,435.26	\$45.63		
							10/1/2030 - Option	\$53,240.62	\$4.26	638,887.50	\$51.11		
							10/1/2035 - Option	\$59,629.50	\$4.77	\$715,554.00	\$57.24		

Notes: *Tenant has regular increases every 5 years, including options, at CPI with a max of 12%. Advertised rents include 12% max rent increases.



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