

FOR LEASE / SALE

FREESTANDING COMMERCIAL BUILDING WITH FREEWAY IDENTITY

4990 REYES ADOBE, AGOURA HILLS, CA 91301



AVAILABLE

- Superior freeway visibility for building and signage
- Expansive window line
- Excellent freeway access
- Traffic Count: 160,000 AADT (101 & Reyes Adobe)

Sale: \$4,800,000, all cash

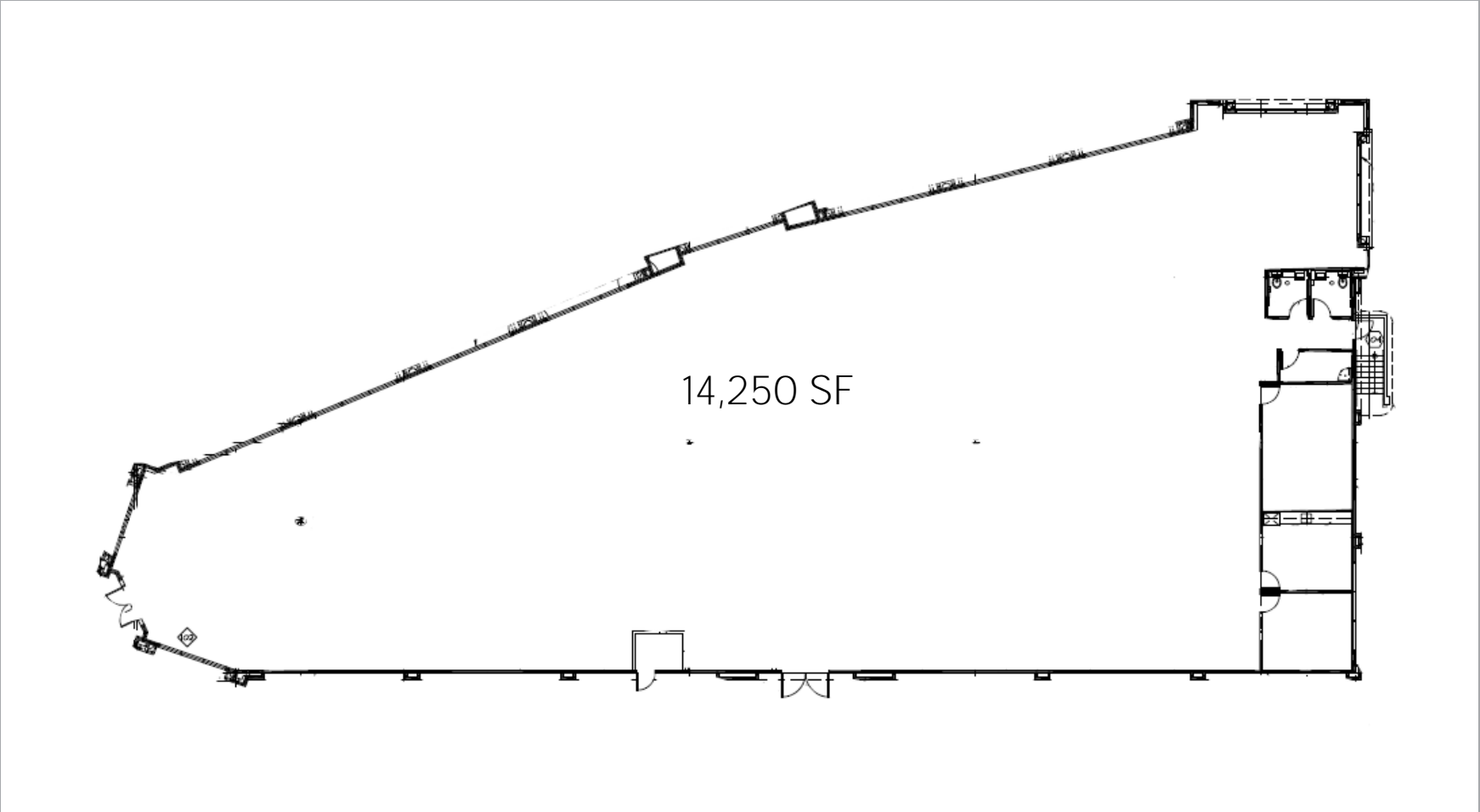
Lease: \$24,000 per month, NNN

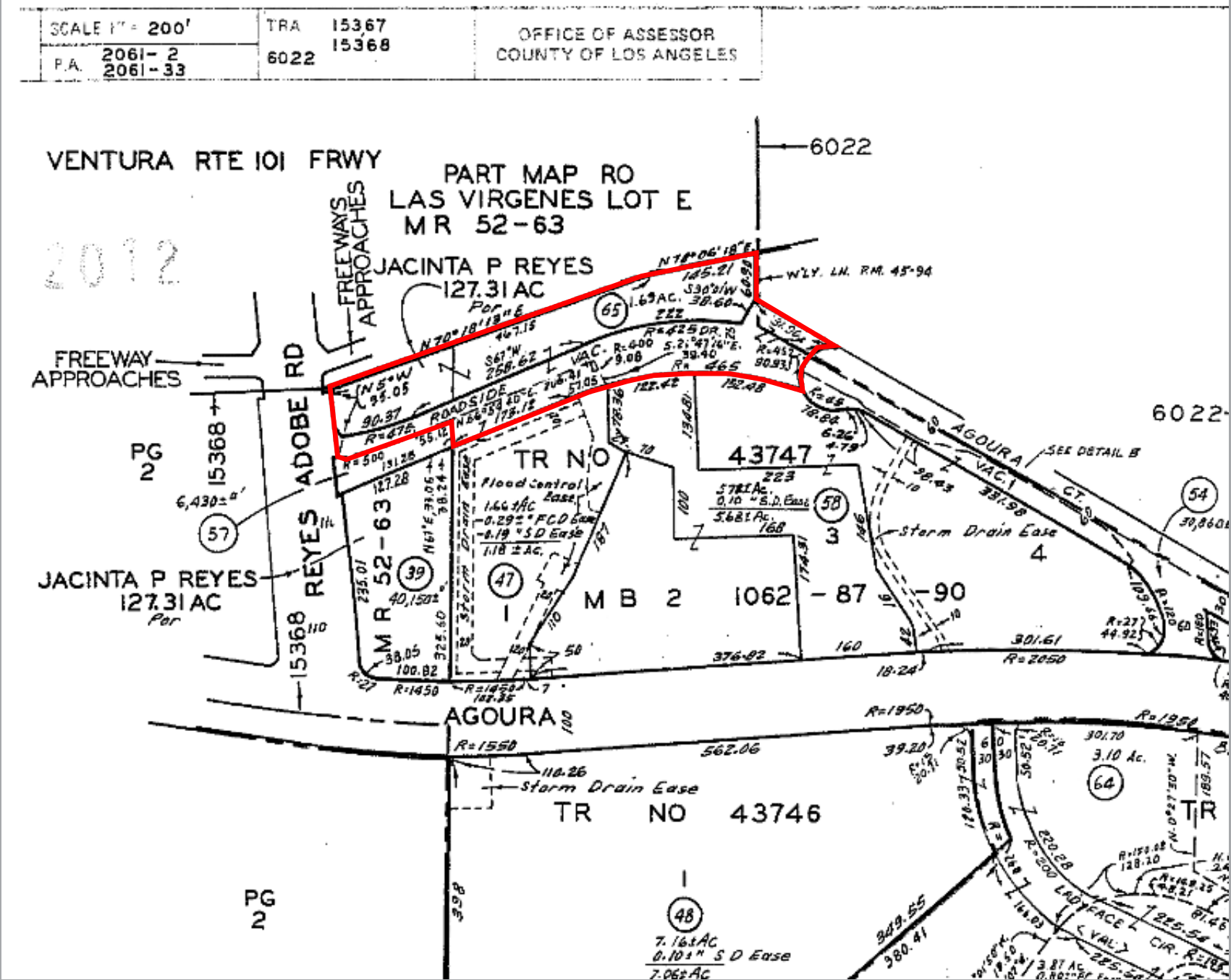


Building Name:	Sleep Shoppe
Size:	14,250 SF
Lot Size:	1.69 ac.
Building Type:	Single-tenant, freestanding
Occupancy:	Upon close of escrow
Term:	5-10 years
Zoning:	BP – M – FC (Agoura Hills)
Parking:	40 spaces
HVAC:	6 units
Restrooms:	1 men / 1 women
Sprinklers:	Yes
Ceiling Height:	12' - 16'
Year Built:	2004
APN:	2061-005-065
Power:	600 Amps @ 120/208 V, 3 ph
Loading:	Double pedestrian door (8'x8')

Photos









4990 Reyes Adobe

FREESTANDING COMMERCIAL BUILDING

PLEASE CONTACT:

Andres Uribe

+1 805 288 4713
Andres.uribe@cbre.com
Lic. 01924163

Bob Boyer

+1 805 288 4675
Bob.boyer@cbre.com
Lic. 00785591

Michael Slater

+1 805 288 4710
Michael.slater@cbre.com
Lic. 01050876

SCHEDULE A TOUR



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