

4895 Las Virgenes Rd Calabasas, CA

Located at 101 Freeway and Las Virgenes Rd 91302

FULLY EQUIPPED RESTAURANT

Features

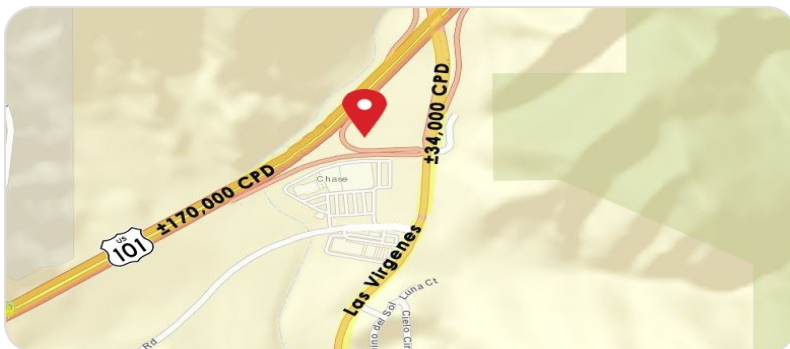
- Former Coco's Restaurant
- Perfect for Restaurant, Fitness, School, Plant Nursery, Auto Dealer, or any other use that would like a stand-alone building
- Approx. 6,243 SF - Asking \$2.50 PSF + NNN
- Over 70 parking spaces
- Zoning: CSCR-SC Lot Size: ±59,463 SF

Area Amenities

- Excellent visibility from the 101 freeway
- Adjacent to proposed new hotel & residential developments
- Adjacent to 101 Fwy On/Off Ramps
- Superb freeway roof signage
- Affluent neighborhood with nearby shopping centers



Demos	1 mile	3 mile	5 mile
Population	4,073	23,936	97,349
Avg. HH Income	\$155,887	\$191,827	\$182,845
Daytime Pop.	9,349	19,253	46,400
Traffic Count	Approx. 173,000 CPD on the 101		



NEIGHBORING RETAILERS



AGENT CONTACT
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COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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