

28035 DOROTHY DRIVE

AGOURA HILLS,
CALIFORNIA

FOR SALE

2-STORY OFFICE BUILDING
OWNER/USER OPPORTUNITY

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Matthew Luchs of Zacuto Group, as exclusive advisor, is pleased to present for sale 28035 Dorothy Dr, Agoura Hills, CA 91301, a ±15,000 square foot, two-story professional office building positioned in the heart of Agoura Hills' historic commercial core, within one of the Conejo Valley's most supply-constrained and high-barrier commercial submarkets. Located along the U.S. 101 Technology Corridor linking Los Angeles and Ventura Counties, the property offers an owner-user or investor a rare opportunity to acquire a flexible multi-tenant office asset minutes from the Kanan Road interchange, surrounded by one of Southern California's most affluent residential bases.





EXECUTIVE SUMMARY

Situated on approximately ±23,616 square feet of land (0.54 acres, APN 2061-011-016) and zoned BP-OR-F (Business Park – Office/Retail, Freeway Corridor overlay), the property provides flexible professional office use within a city renowned for its quality of life, affluent demographics, and near-total absence of new commercial development. The building's efficient ±7,500 square-foot floor plates, two-story configuration, and 34 surface spaces in a newly paved on-site parking lot make it well suited for a single owner-user headquarters, an owner-user occupying a portion of the building while leasing the balance for income, or a multi-tenant investment with a durable small-suite tenant base.

Originally built in 1982, the building offers a flexible suite mix that accommodates a wide range of professional users, including financial services, legal, medical-adjacent, insurance, real estate, and local service businesses. Monument signage provides branding visibility within an established commercial corridor, while the property's walkable proximity to Whizin Market Square, the Kanan Road retail spine, and the surrounding amenity base, set against protected views of Ladyface Mountain and the Santa Monica Mountains, enhances tenant and employee

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EXECUTIVE SUMMARY

Agoura Hills sits at the eastern gateway of the Conejo Valley, an employment corridor anchored by regional and national headquarters including Amgen, Harbor Freight Tools, The Cheesecake Factory, PennyMac, and Guitar Center, with an emerging biotech presence expanding along the 101 corridor. With the city largely built out, hillside and ridgeline protections limiting development, and virtually no new office supply delivered in decades, the submarket has historically demonstrated durable occupancy among local professional tenants and long-term value stability.

28035 Dorothy Dr represents a rare opportunity to acquire a flexible, well-located office asset with signage, on-site parking, and long-term optionality in a premier, high-barrier Conejo Valley submarket. The property's combination of location, suite flexibility, and submarket fundamentals positions it as an ideal acquisition for owner-users and investors seeking a foothold in one of Southern California's most desirable and resilient commercial markets.

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PROPERTY DETAILS

ADDRESS	28035 Dorothy Drive Agoura Hills, CA 91301
PRICE	\$3,650,000
BUILDING SIZE	±15,000 SF
LOT SIZE	23,616 SF
BUILDING PPSF	\$243/SF
LAND PPSF	\$155/SF
PARKING	34 Space (2.39 space(s) per 1000)
YEAR BUILT	1982
ZONING	AH-BP-OR-F



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INVESTMENT HIGHLIGHTS

RARE AGOURA HILLS OWNER-USER / INVESTOR OPPORTUNITY

- Ideal for a business owner seeking to own rather than lease in a supply-constrained submarket with virtually no new office development
- ±15,000 SF building well sized for a single company headquarters or a multi-tenant professional office investment
- Potential to occupy the full building or owner-occupy one floor and lease the second for income
- Strong SBA 504 / owner-user financing available, allowing acquisition with low down payment
- Pride of ownership with monument signage and established street identity on Dorothy Drive

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PREMIER CONEJO VALLEY / 101 CORRIDOR LOCATION

- Positioned in Agoura Hills' historic commercial core, minutes from the Kanan Road / U.S. 101 interchange
- Direct access to the U.S. 101 Technology Corridor connecting the San Fernando Valley, Conejo Valley, and Ventura County
- Midway between Woodland Hills/Warner Center and Westlake Village/Thousand Oaks employment centers
- Surrounded by regional headquarters including Amgen, Harbor Freight Tools, The Cheesecake Factory, PennyMac, and Guitar Center



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INVESTMENT HIGHLIGHTS

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BUSINESS PARK ZONING WITH LONG-TERM FLEXIBILITY

- Zoned BP-OR (Business Park – Office/Retail) with Freeway Corridor overlay
- Supports a wide range of professional office and complementary commercial uses
- Long-term flexibility for an owner-user to grow or reconfigure within the building

FLEXIBLE MULTI-TENANT PROFESSIONAL OFFICE BUILDING

- Two stories with efficient $\pm 7,500$ SF floor plates
- Divisible suite mix accommodating professional, financial, legal, insurance, and service users
- Built in 1982 with the bones for a modern owner-user build-out or multi-tenant investment
- 34 on-site surface parking spaces with free parking and monument signage
- Santa Monica Mountains and Ladyface Mountain views



INVESTMENT HIGHLIGHTS

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COMPELLING RELATIVE VALUE FOR AN OWNER-USER

- Lower occupancy and ownership costs than neighboring Calabasas, Westlake Village, and West Valley submarkets
- Access to the Conejo Valley's deep, highly educated workforce at a more efficient basis
- Infill location with significant barriers to new development, supporting long-term value preservation

EXCEPTIONAL DEMOGRAPHICS AND LIFESTYLE APPEAL

- Median household income of approximately \$171,000 in Agoura Hills, among the highest in Los Angeles County
- Affluent trade area spanning Agoura Hills, Calabasas, Westlake Village, Oak Park, and Hidden Hills
- Walkable to Whizin Market Square, Kanan Road retail, restaurants, and daily amenities
- Santa Monica Mountains lifestyle — hiking, open space, and top-ranked schools — that aids employee recruiting and retention

HIGH-BARRIER SUBMARKET FUNDAMENTALS

- Agoura Hills is largely built out, with hillside, ridgeline, and open-space protections severely limiting new supply
- No meaningful new office product delivered to the submarket in decades
- Durable historical occupancy driven by local professional and service tenants
- Part of the Calabasas/Westlake Village submarket, consistently among the tightest office submarkets in greater Los Angeles



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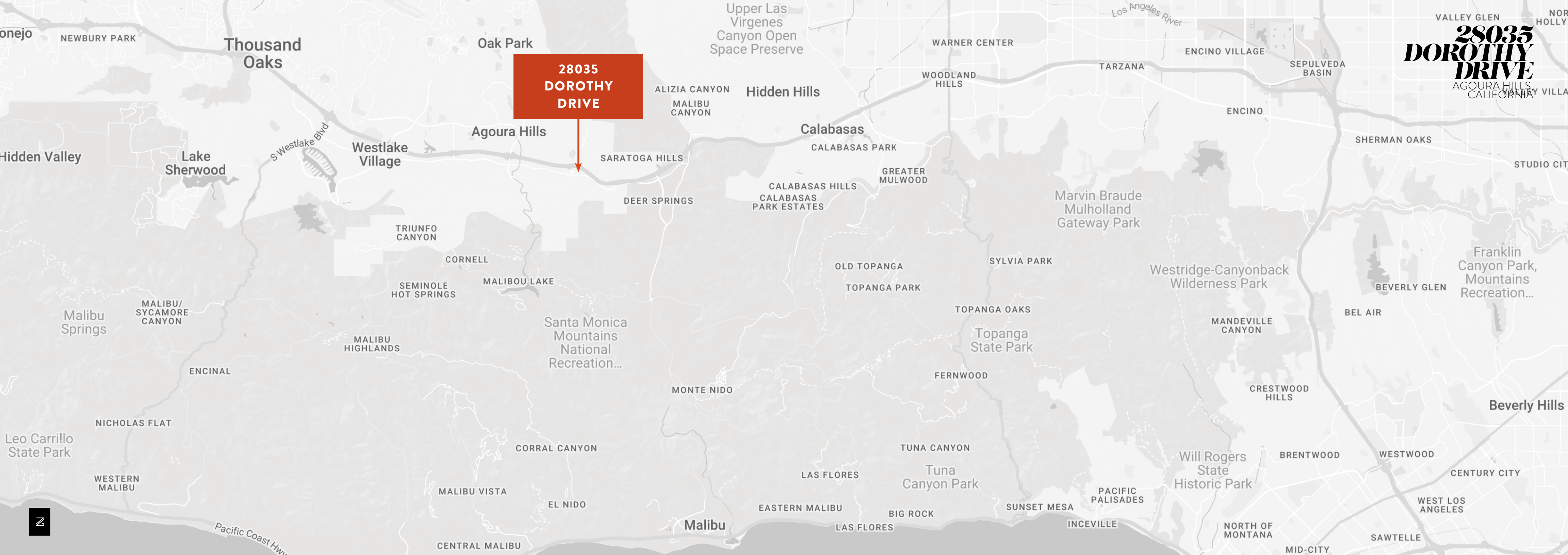
LOCATION OVERVIEW

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Agoura Hills is the eastern gateway to the Conejo Valley and a core node of the U.S. 101 Technology Corridor, the employment spine linking Los Angeles' West Valley to Thousand Oaks and Ventura County. The corridor is anchored by regional and national headquarters including Amgen, Harbor Freight Tools, The Cheesecake Factory, PennyMac, and Guitar Center, with a growing biotech and life-science presence expanding westward from Calabasas and Westlake Village. 28035 Dorothy Dr is located in the city's historic commercial core, steps from the Kanan Road retail spine and Whizin Market Square, offering immediate proximity to daily amenities, an affluent surrounding residential base, and one of the most highly educated labor pools in Los Angeles County. With median household incomes of approximately \$171,000 and a trade area that includes Calabasas, Westlake Village, Oak Park, and Hidden Hills, the location benefits from exceptional demographics and limited new commercial supply, creating a high-barrier submarket with long-term stability.

As demand among professional, financial, medical-adjacent, and service users continues across the Conejo Valley, well-located infill assets in Agoura Hills remain highly sought after relative to generic product. The property offers seamless access to U.S. 101 via the Kanan Road interchange, providing convenient regional connectivity for employees, clients, and executives, with Malibu and the coast a direct drive south on Kanan. Supported by Agoura Hills' hillside and ridgeline protections that constrain new development, comparatively lower occupancy costs than neighboring Calabasas and Westlake Village, and the Santa Monica Mountains lifestyle that draws and retains talent, 28035 Dorothy Dr combines flexible professional office functionality with prime submarket fundamentals, positioning it for long-term value preservation and growth.





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