

# BELLAMY AGOURA

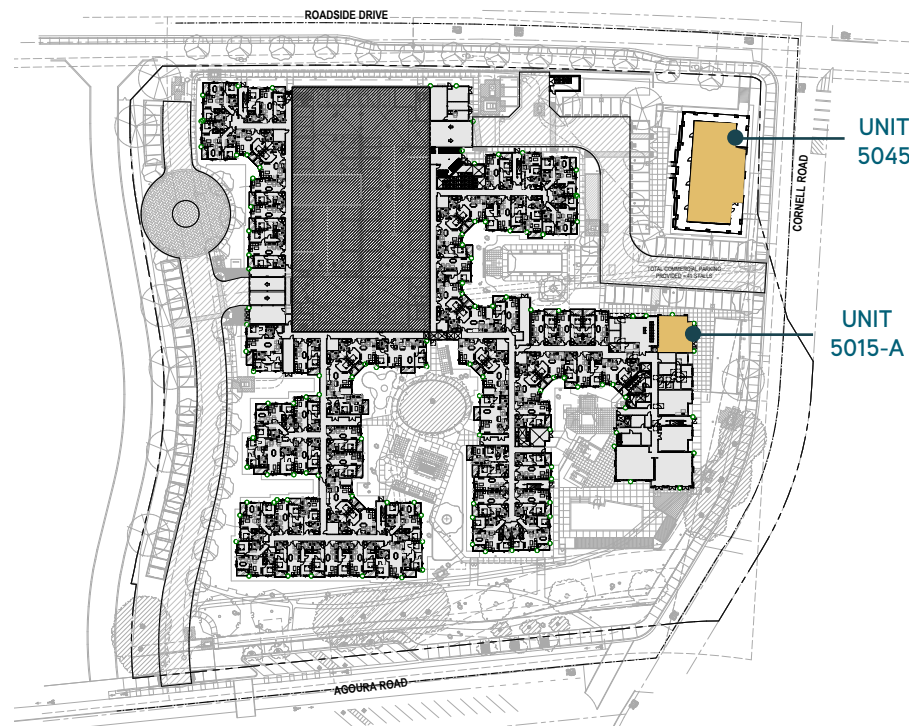
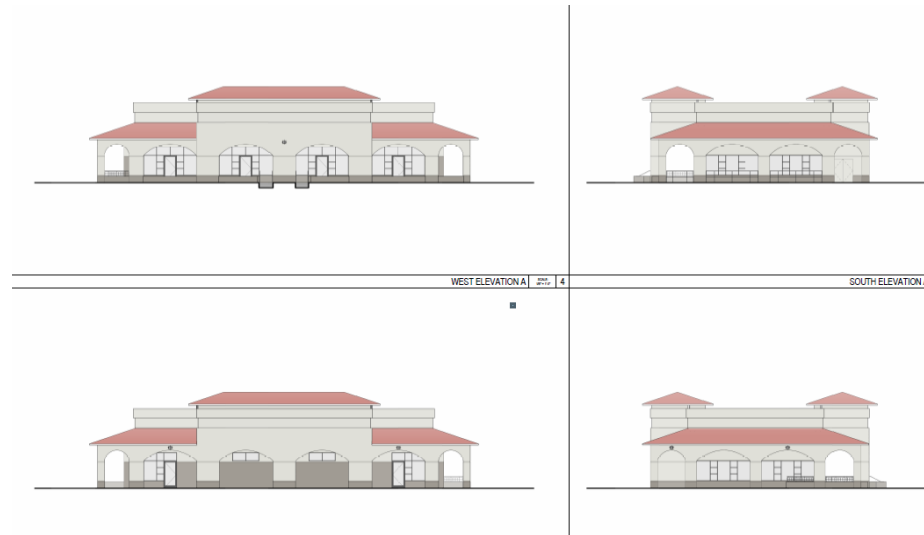
5045 Cornell Road | Agoura Hills, CA

1,060 SF - 4,130 SF  
RETAIL SPACE FOR LEASE



# PROPERTY HIGHLIGHTS

- Directly adjacent to the popular WHIZIN Market
- Brand new ground up apartment development by Greystar with 278 luxury units
- Freeway visible on Hwy 101 with over 171,000 cars per a day
- On-site parking (41 commercial stalls)
- Affluent trade area with Household Incomes of \$222,818 within 5 minutes
- Well positioned at the intersection of LA & Ventura counties, capturing consumer traffic from both markets
- Area benefits from a strong family demographic with highly-rated schools and family-friendly amenities driving demand for related services



## SPACE DETAILS



**GLA**  
1,060 SF-  
4,130 SF



**RENT**  
Upon  
Request

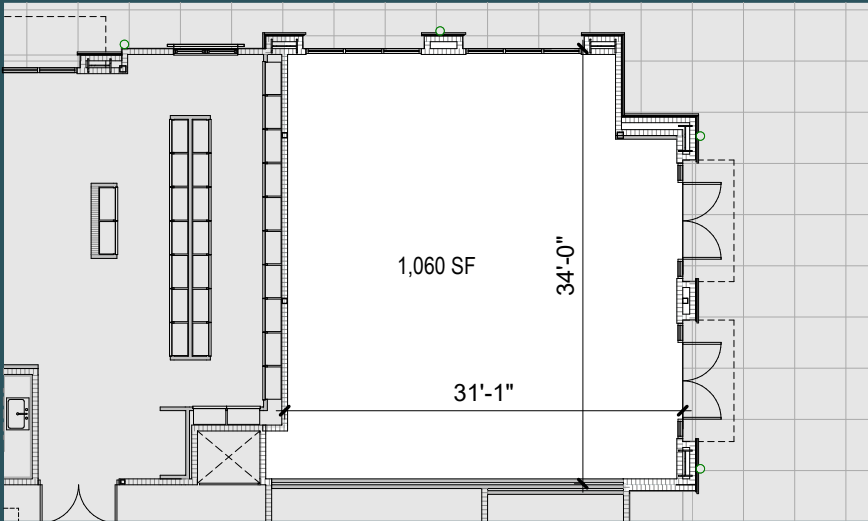
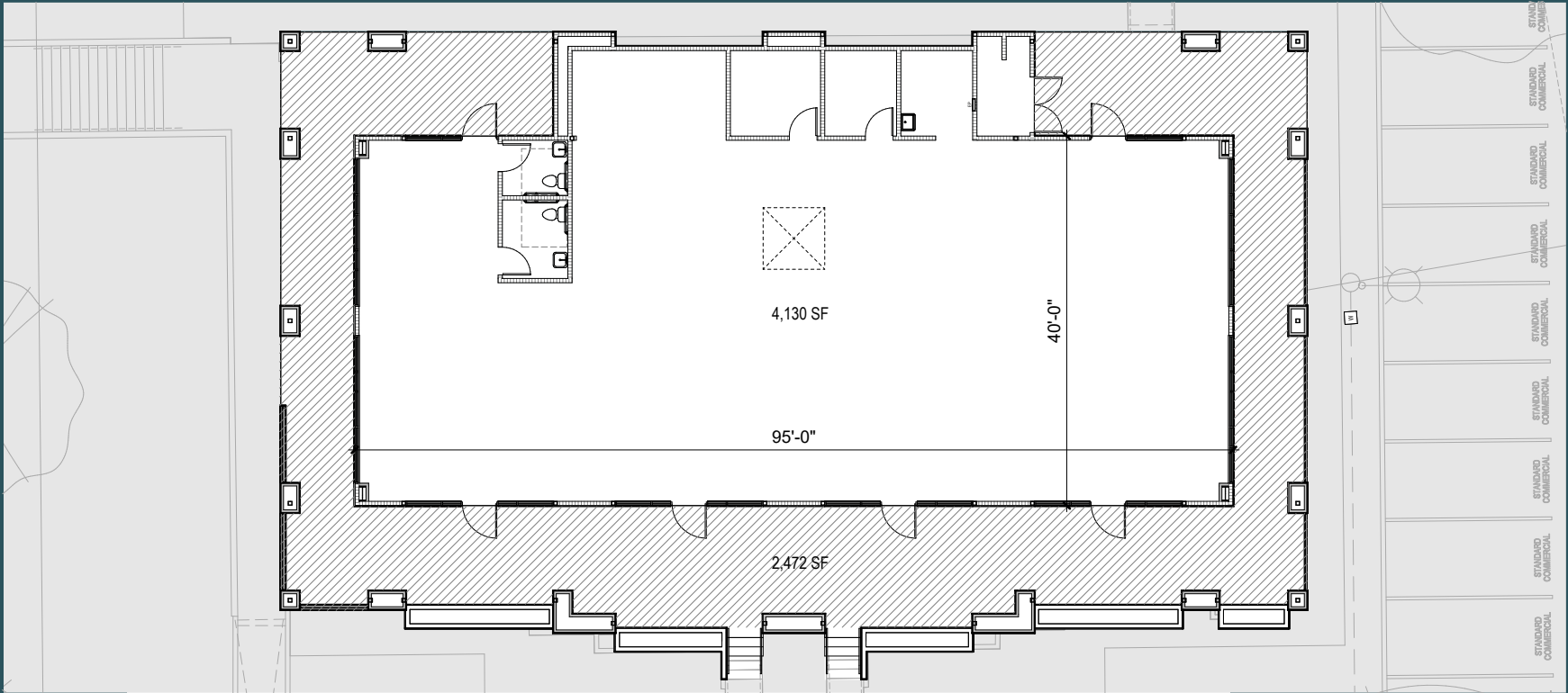


**AVAILABILITY**  
Summer  
2027



**AVAILABLE**

# FLOOR PLANS



## AVAILABILITIES

| Unit   | Size                      |
|--------|---------------------------|
| 5045   | 4,130 SF (can be demised) |
| 5015-A | 1,060 SF                  |



# LOCAL DEMOGRAPHICS

## DRIVE TIMES

5 min

10 min

15 min

| Population         |           |           |           |
|--------------------|-----------|-----------|-----------|
| Total              | 14,366    | 59,609    | 100,344   |
| HH & Income        |           |           |           |
| Total Households   | 5,495     | 24,177    | 40,487    |
| Avg. HH Income     | \$224,293 | \$202,684 | \$203,188 |
| Consumer Spending  |           |           |           |
| Retail Expenditure | \$336.06M | \$1.4B    | \$2.37B   |



## REGIONAL MAP

# BELLAMY AGOURA

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