

Retail for Lease
Twin Oaks
Shopping Center



5725 Kanan Road

Agoura Hills, CA 91301

Property Highlights

- Prime location at Kanan Road & Thousand Oaks Blvd.
- Neighborhood anchored center with newly remodeled Ralph's Fresh Fare and Rite-Aid
- Excellent demographics in this very high income area
- Rarely any vacancies in this very successful center
- Great Ingress and Egress with 3 entrances/exits



For more information:

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Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	11,241	39,141	75,939
HOUSEHOLDS	4,049	14,447	28,892
AVG. HH INCOME	\$147,965	\$151,422	\$152,694
DAYTIME POPULATION	6,374	25,360	61,153

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Center Size 98,399 SF

Available Space

14A 1,400 SF

09 **Hallmark Available (Please do not disturb tenant)** 3,075 SF

Current Retailers

01	BICYCLE JOHN'S SERIOUS CYCLING	2,550 SF
02	UNITED STUDIOS OF SELF DEFENSE	1,650 SF
03	MARIA'S ITALIAN KITCHEN	2,500 SF
04	RALPH'S	40,775 SF
05A	GNC	1,050 SF
05B	NAIL SPA	1,050 SF
06	TIC TOC DRY CLEANERS	1,200 SF
07	SUBWAY	1,175 SF
10	RITE-AID	17,700 SF
11	POSTAL ANNEX	2,125 SF
12	GREAT CLIPS	850 SF
13	KS JEWELERS	525 SF
14B	AGOURA DENTAL	1,900 SF
15	AGOURA BEAUTY SUPPLY	900 SF
16	RADIO SHACK	1,800 SF
17	WELLS FARGO BANK	3,000 SF
18	SWEET XO	4,700 SF
19	YUM YUM DONUTS	1,200 SF
20	STARBUCKS	1,569 SF
21	CARL'S JR	0 SF
22	FIRST FEDERAL BANK	3,500 SF
23	UNION BANK	2,205 SF

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