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**\$700K
PRICE
REDUCTION**



28047 DOROTHY DR
AGOURA HILLS, CA 91301



A DIVISION OF



LEE &
ASSOCIATES

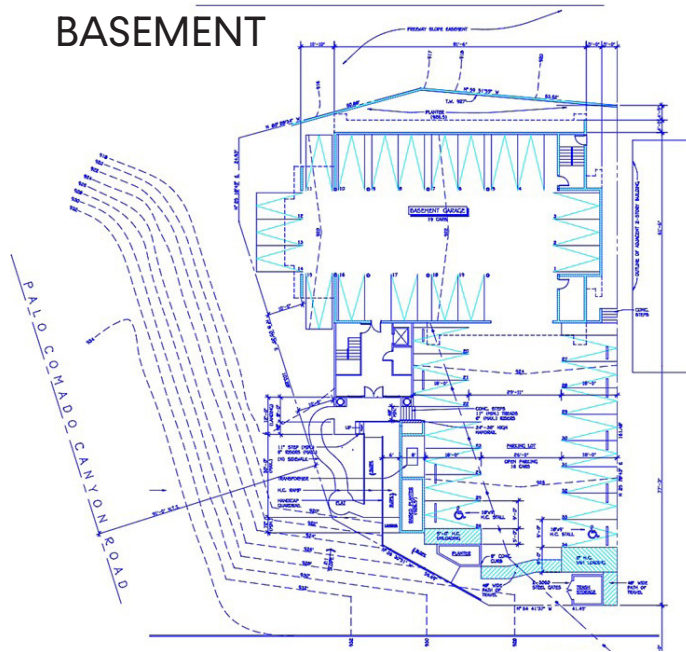
FOR SALE



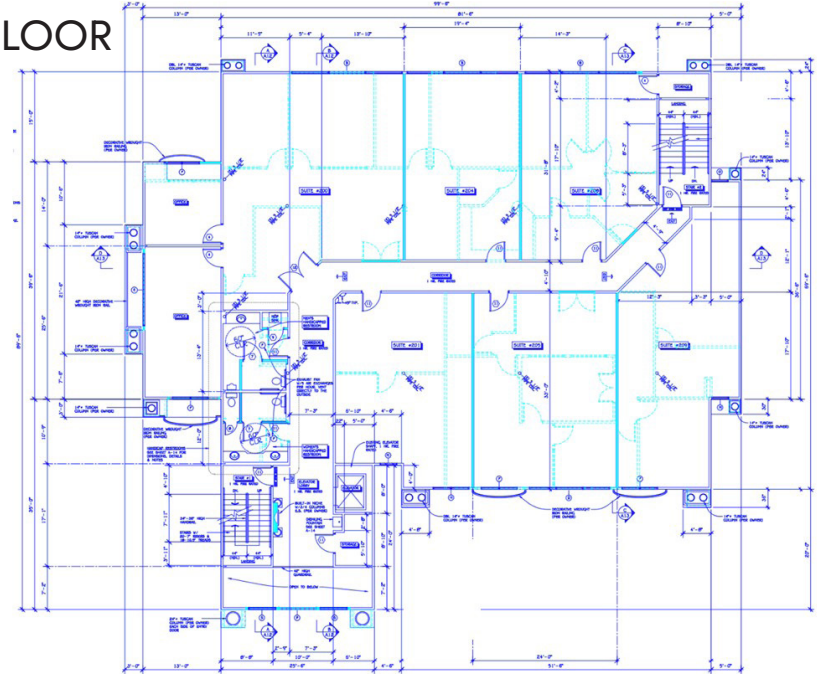
PREMISES	SALE PRICE	ZONING	YEAR BUILT	PROPERTY TYPE	FEATURES
± 13,776 SF - Building ± 16,882 SF - Land	\$4,500,000 (\$327 PSF) \$3,800,000 (\$275 PSF)	AH BP-OR-FC (Buyer to verify)	1986 Remod. 2004/2005	Office, Medical	-Direct freeway access - Well maintained property with high end finishes - Gated parking - Elevator access - Dog run

FLOOR PLANS

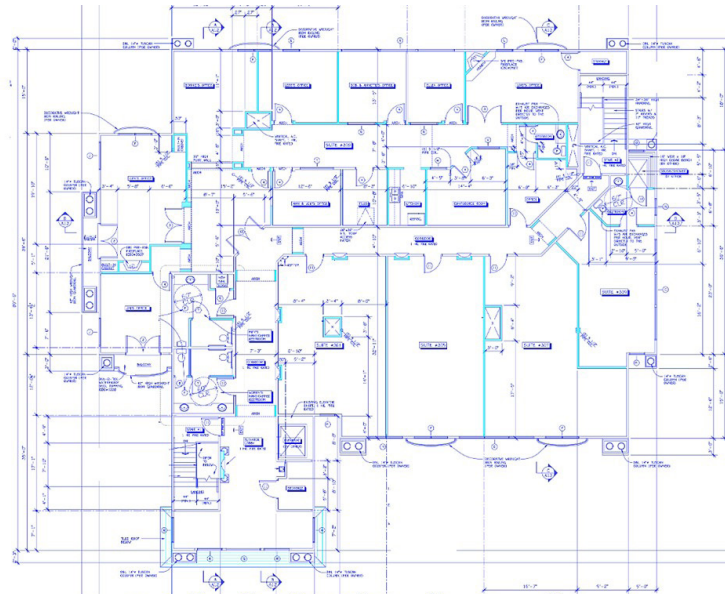
BASEMENT



SECOND FLOOR



THIRD FLOOR



INTERIOR PHOTOS



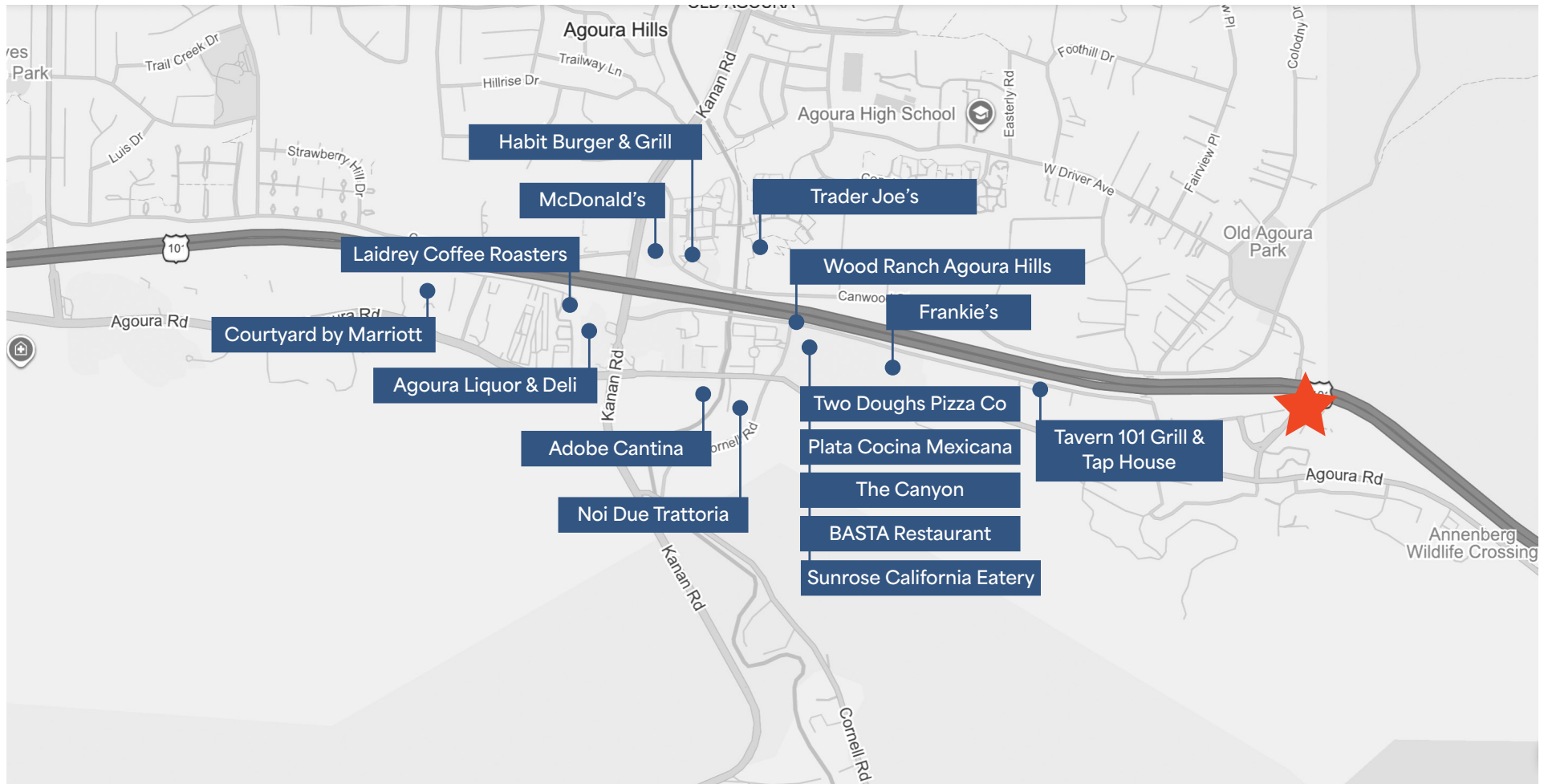
INTERIOR PHOTOS



AERIAL VIEW



AMENITY MAP



AGOURA HILLS OVERVIEW

Agoura Hills, California is an affluent, well-planned city in western Los Angeles County, strategically located along the **US-101 corridor** between Los Angeles and Ventura County. With **high household incomes, strong homeownership, and limited land for new development**, the city offers a stable environment for **long-term real estate investment**. Commercial opportunities are strongest in **professional services, healthcare, retail, and mixed-use developments**, particularly in redevelopment areas like **Agoura Village**. The city is known for **low business taxes, supportive local government, good infrastructure, and a high quality of life**, making it attractive to both tenants and business owners seeking a lower-risk, premium suburban market.

Key, specific, and notable aspects of Agoura Hills include:

- **Outdoor Recreation:** Located in the Santa Monica Mountains National Recreation Area, the city offers access to Cheeseboro/Palo Comado Canyon and Malibu Creek State Park for hiking, biking, and horseback riding.
- **Hollywood History:** Paramount Ranch served as a filming location for Westerns and modern productions like Westworld.
- **Music Scene:** Historically recognized as a hotspot for bands like Linkin Park and Hoobastank.
- **The Canyon Club:** A prominent, intimate venue for major touring musical acts.
- **Cultural Significance:** The city features the historic Reyes Adobe Site, the filming location for The Bachelor mansion, and hosts the Great Race of Agoura.
- **Conservation:** The future site of the Wallis Annenberg Wildlife Crossing over the 101 freeway.

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