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28047 DOROTHY DR

AGOURA HILLS, CA 91301



A DIVISION OF



LEE &
ASSOCIATES

FOR SALE

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:

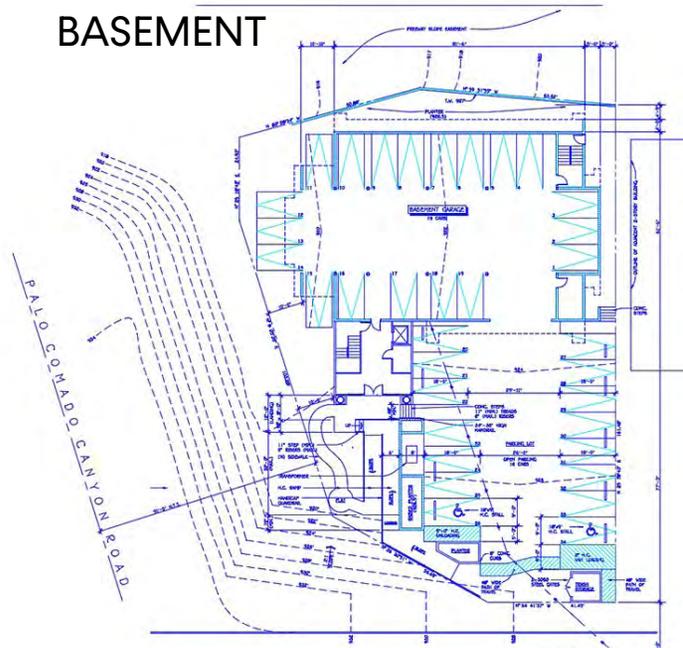
- **Outdoor Recreation:** Located in the Santa Monica Mountains National Recreation Area, the city offers access to Cheeseboro/Palo Comado Canyon and Malibu Creek State Park for hiking, biking, and horseback riding.
- **Hollywood History:** Paramount Ranch served as a filming location for Westerns and 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.



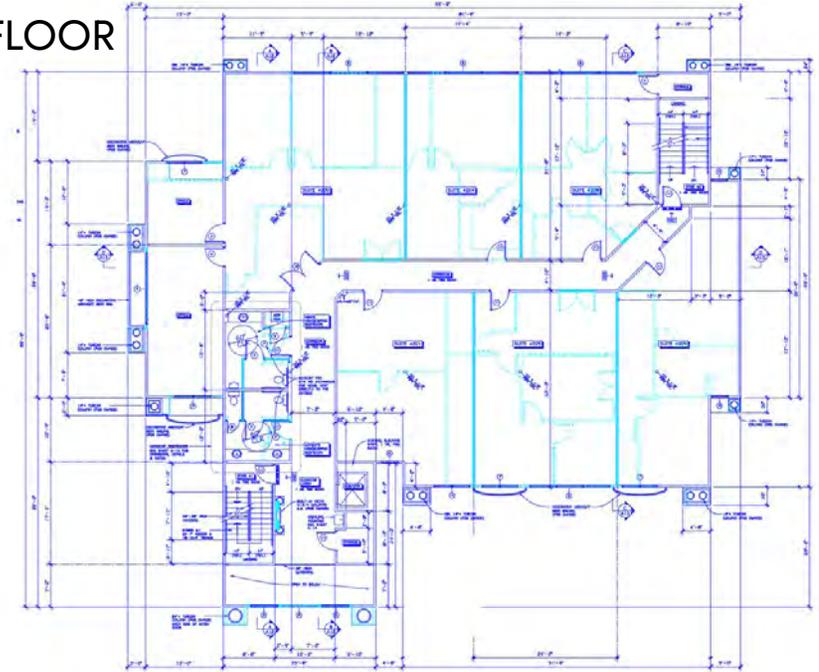
PREMISES	SALE PRICE	ZONING	YEAR BUILT	PROPERTY TYPE	FEATURES
± 13,776 SF - Building ± 16,882 SF - Land	\$4,500,000 (\$327 PSF)	AH BP-OR-FC <i>(Buyer to verify)</i>	1986 Remod. 2004/2005	Office	- Direct freeway access - Well maintained property with high end finishes - Gated parking - Elevator access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

FLOOR PLANS

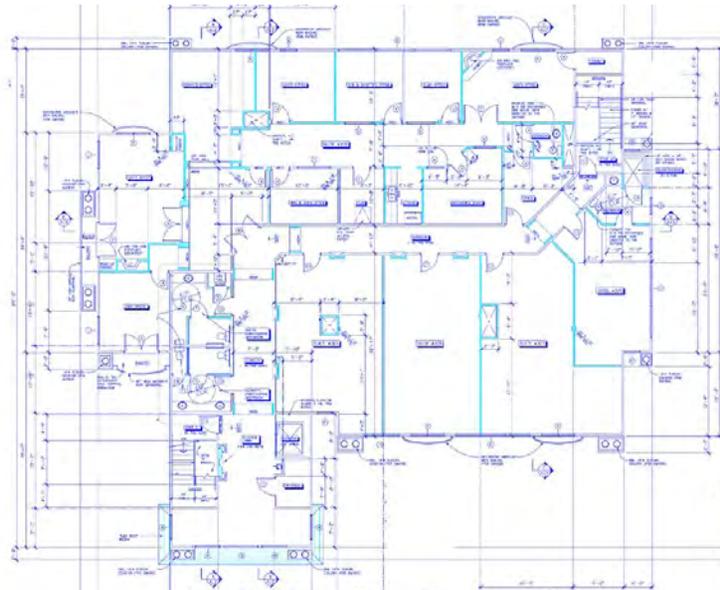
BASEMENT



SECOND FLOOR



THIRD FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL VIEW



AMENITY MAP



1	Alfonso & Berriz, APC	Law	30300 Agoura Rd Ste 150	Personal injury
2	Agora Law Firm	Law	28310 Roadside Dr Ste 226	Business/civil/employment/PI
3	Marlin & Saltzman, LLP	Law	29800 Agoura Rd Ste 210	Employment/class action
4	Halpern & Halpern (Halpern Law Firm)	Law	28632 Roadside Dr Ste 220	Criminal defense / PI listings
5	Effres & Effres, LLP	Law	5115 Claretan Dr Ste 110	Personal injury
6	Law Offices of Barak Isaacs	Law	30423 Canwood St Ste 118	Litigation/real estate
7	Keller, Fishback & Jackson LLP	Law	28720 Canwood St Ste 200	Trial/asbestos
8	The Bernstein Law Group	Law	5158 Claretan Dr Unit/Suite 1129	Employment/litigation
1	TechAhead, Inc.	Tech	28720 Roadside Dr Unit #254	Mobile/web app development
2	Premium Technologies	Tech	5739 Kanan Rd #301	Software company
3	NovaStor	Tech	29209 Canwood St Ste 120	Backup & recovery software
1	Harper Michael	Finance	28047 Dorothy Dr Ste 303	Financial planning / wealth management
2	Littner Financial Services	Finance	28047 Dorothy Dr Unit 301	Financial services listing
3	Ralph S Livingston, CPA	Finance	28632 Roadside Dr Ste 125	CPA / tax

CONTACTS

IAN AMECHE, SIOR

Principal
iameche@leewestla.com
310.899.2748
DRE: 01976053

DOUGLAS R. MARSHALL, SIOR

Principal
dmarshall@leewestla.com
310.899.2745
DRE: 00869275

ALEX RIVERA

Senior Associate
arivera@leewestla.com
310.899.2742
DRE: 01328712

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



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