

FOR SALE OR LEASE



31051 Agoura Rd.

WESTLAKE VILLAGE | CA

CBRE

31051 Agoura Rd.

FREESTANDING OFFICE BUILDING FOR SALE OR LEASE

A unique opportunity to purchase or lease a freestanding 65,771 square foot Class A office building in prestigious Westlake Village. Modern construction with floor to ceiling exterior windows and functional turn-key build out. The building is currently vacant and available.

Situated on 4.65 acres with excellent freeway access and visibility, and surrounded by numerous amenities.

Flexible zoning allows for outpatient medical uses subject to the City of Westlake Village approval. Abundant 4.8/1000 surface parking is free and in-common. The Property could potentially be converted to mini-storage use.



Property Information

Building Size	65,771 RSF
Lot Size	4.65 acres
Zoning	BP (Business Park)
Parking	316 stalls (4.8/1000 RSF)
Power	2,000 A, 277/480 V, 3Ph, 4W
HVAC	(2) 90-ton Trane units
Sprinkered	Yes
Elevator	One (1)
Deck to Deck	12'
APN	2057-001-031 (LA Cty)
Year Built/Ren.	2001 / 2016



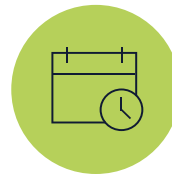
LEASE RATE
\$2.85 /SF, FSG



TERM
3 - 10 YEARS



SALE PRICE
\$12,500,000 (\$190 /SF)



TIMING
IMMEDIATE

31051 Agoura Rd.

FIRST FLOOR

101 Freeway side



Building Entry

Hypothetical furniture layout

32,835 RSF

14 - Private Offices

34 - 9'x9' Cubicles

89 - 6'x6' Cubicles

4 - Conference Rooms

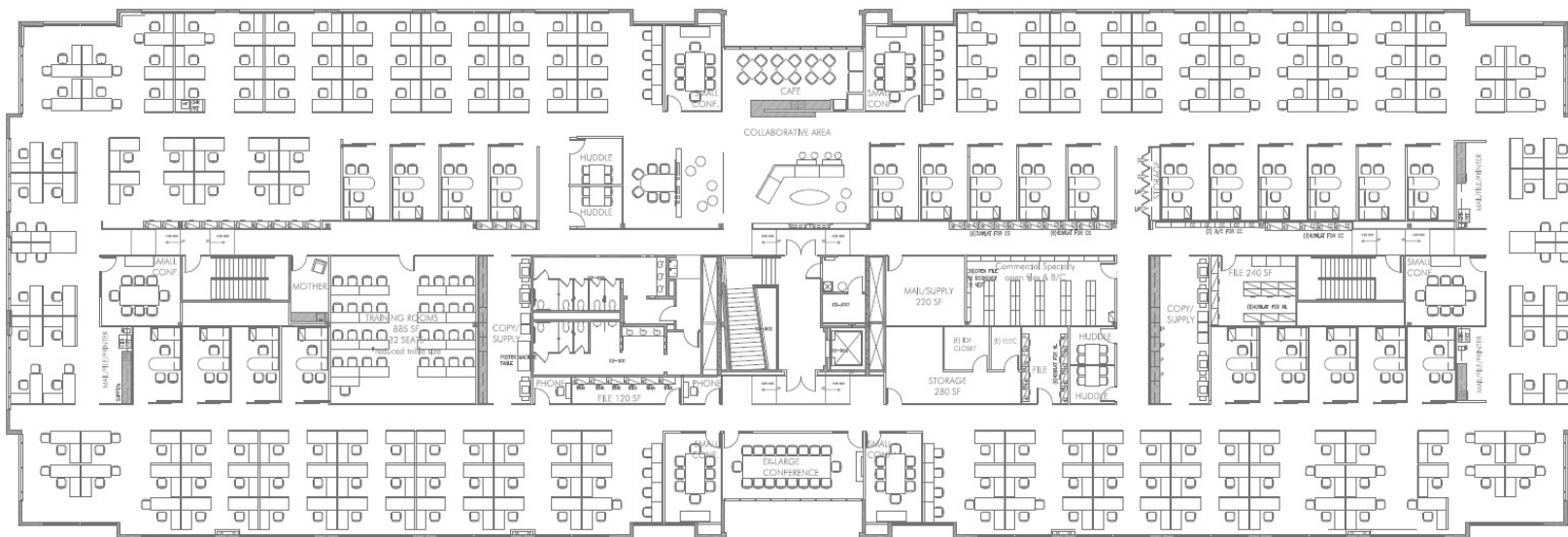
1 - Collaboration Area

5 - Huddle Rooms

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SECOND FLOOR

101 Freeway side



Hypothetical furniture layout

32,936 RSF

24 - Private Offices
+/- 190 - Cubicles

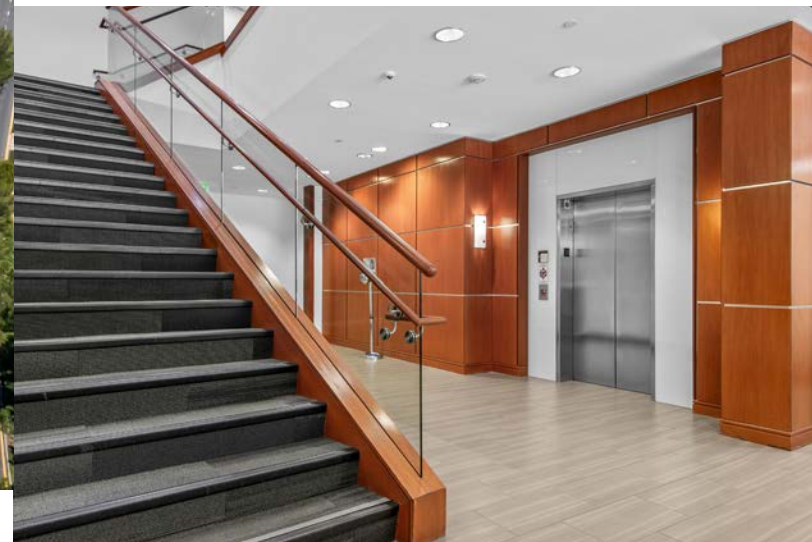
6 - Conference Rooms
1- Cafe/collaborative area

4 - Huddle rooms
1 - Training Room

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Furniture not included





Furniture not included



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SBA FINANCING AVAILABLE

BUILDING ACQUISITION	\$12,500,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$112,000
TOTAL PROJECT COST	\$12,612,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	51%	\$6,362,000	5.90%	25 Years 25 Yr. Amort.	1 st Deed	\$40,602	\$487,229
SBA 504 LOAN	39%	\$5,000,000	6.00% Sept. '25	25 Years Full Amort.	2 nd Deed	\$32,224	\$386,691
BORROWER	10%	\$1,250,000					
TOTAL	100%	\$12,612,000				\$72,827	\$873,920

RATES: Bank: Rate is estimated – will vary depending on lender.
SBA 504: Rate is FIXED at time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15% of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan, including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

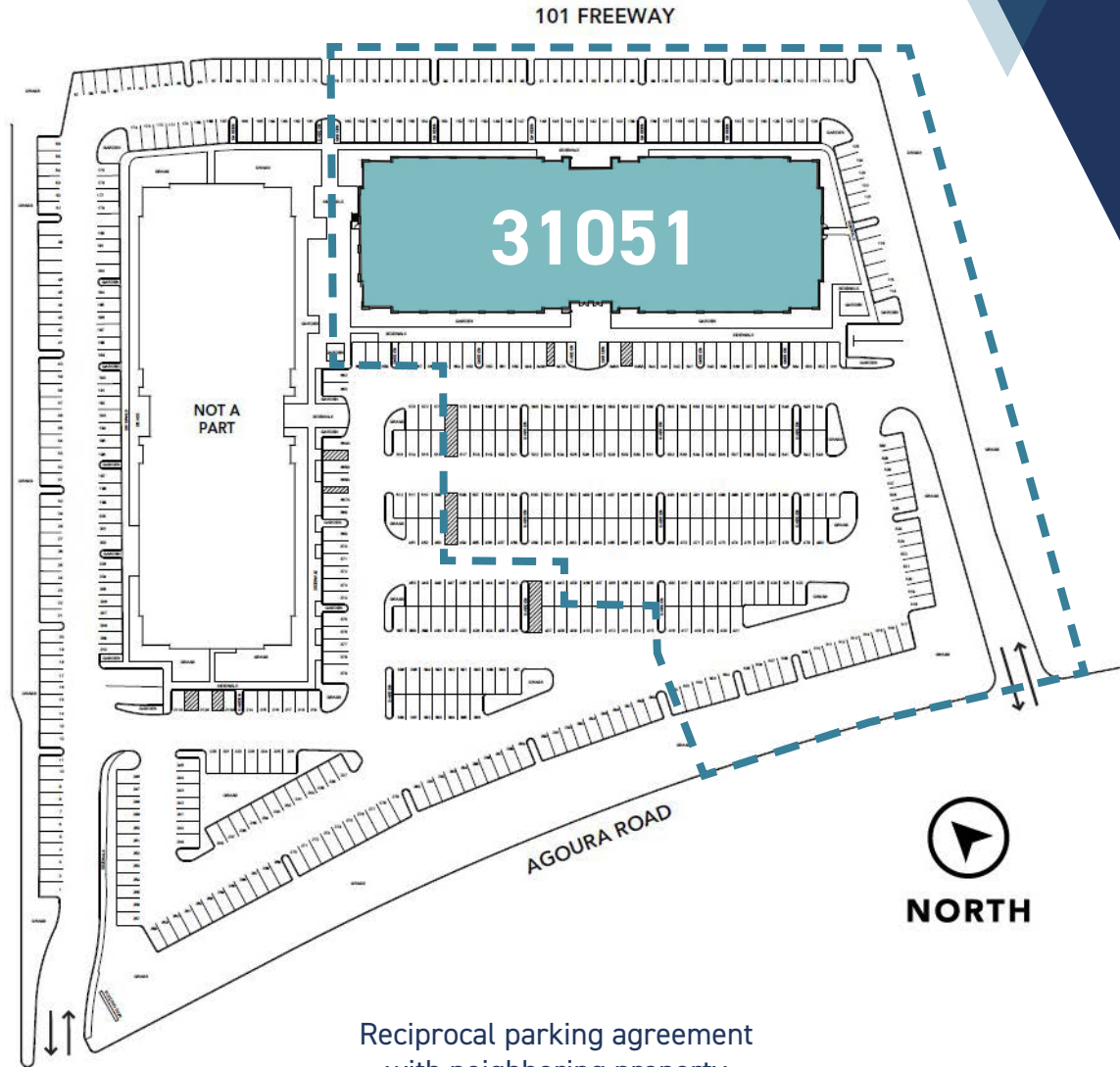
Lee Kleinman
818-438-0828 / Lee@bfcfunding.com



Prepared on 9/23/2025

TRAFFIC COUNT

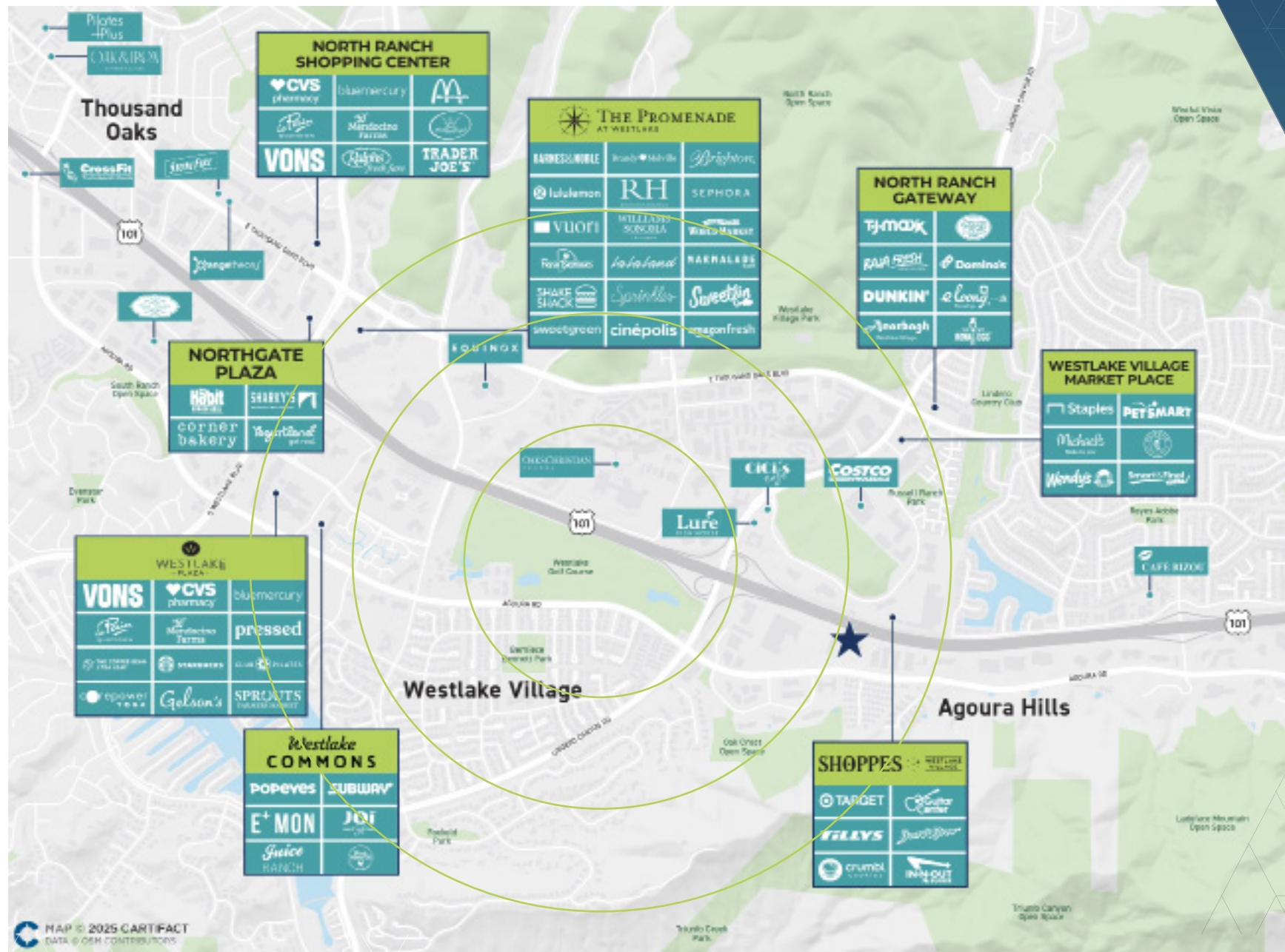
AADT - 156,000



Site Plan



Area Amenities



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