

THE

Summit

AT CALABASAS

**For Lease**

1,100 SF - 2,038 SF Retail/Service

Turnkey Restaurant Opportunity  
4,138 SF with +/- 1,000 SF Patio with Fire Pit



CYPRESS RETAIL GROUP

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS





## Property Highlights

- 1,100 SF - 2,038 SF retail/service space
- 4,138 SF fully built-out kitchen & turnkey restaurant available for lease, with approximately +/- 1,000 SF patio with fire pit
- Approximately 173,000 CPD on the 101 Freeway at Lost Hills Road
- Average Household Income (Trade Area Polygon): \$190,657
- Highly visible and easily accessed from the 101 Freeway at Lost Hills Road and Las Virgenes Road



### Co-Tenants

**EREWHON**  
ORGANIC GROCER & CAFE

**HOME**  
consignment  
CENTER

**universal**  
appliance and kitchen center

**Exer**  
MORE THAN URGENT CARE

**Jersey Mike's**  
SUBS

Coming Soon:

**CosmoProf**

**VITALITY**  
PERSONAL  
TRAINING

**SALON NUVO**  
calabasas  
**SUSHI NISHI**



Spot Dry Cleaners

**BCBC**  
NAIL  
SPA

**Furn Saji**  
BAKERY  
RESTAURANT

**CalabasasSmiles**  
DENTISTRY  
DR. PAYAM KHALEPARI D.M.D. (DR. K)

**BL/NKBAR**

**fringe iQ**



*My Day*  
Spa and wellness



CYPRESS RETAIL GROUP

**Bob Haas**  
805.449.1804 ext. 103  
rhaas@cypress.net  
License No. 00870324

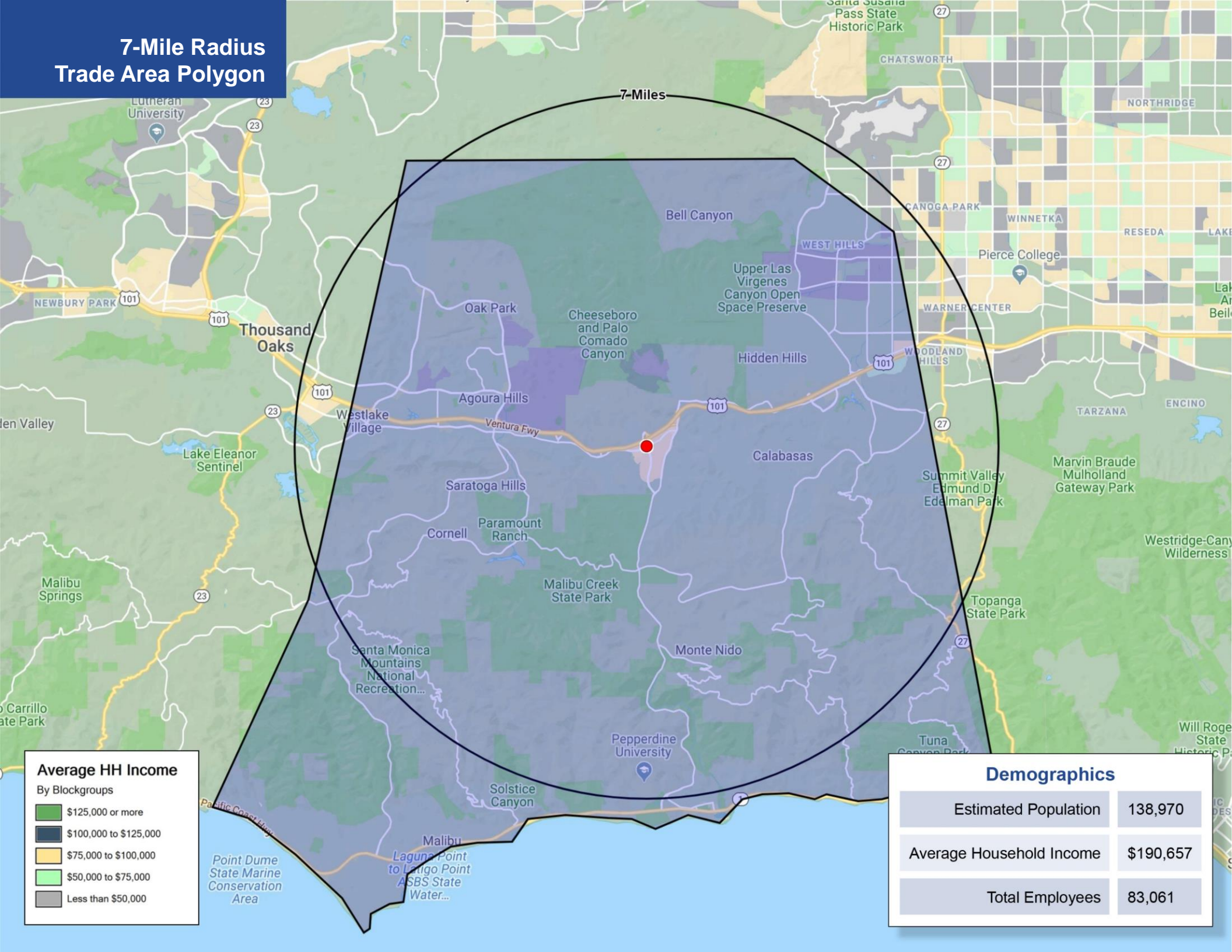
**Matt Haas**  
805.449.1804 ext. 106  
mhaas@cypress.net  
License No. 01970296

**Ilona Uribe**  
805.449.1804 ext. 101  
ilona@cypress.net  
License No. 01919161

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



# 7-Mile Radius Trade Area Polygon



## Average HH Income

By Blockgroups



## Demographics

Estimated Population 138,970

Average Household Income \$190,657

Total Employees 83,061



Aerial



**SITE**

**EREWTHON**  
ORGANIC GROCER & CAFE  
**universal**  
appliance and lifestyle center

**HOME**  
CONSIGNMENT

**Exer**  
MORE THAN URGENT CARE  
BL/NKBAR

**fringe IQ**

**CosmoProf**

**Calabasas Smiles**  
My Day  
Spa and wellness

**Jersey Mike's**  
SUBS

**VITALITY PERSONAL TRAINING**

**BCBC NAIL SPA**

**Coming Soon:**

**Spot Dry Cleaners**

**Furr Sai**  
RESTAURANT

**Albertain's** **McDonald's** **SHARKY'S**

**STARBUCKS**

**TACO BELL**

**7 ELEVEN**

**UCLA Medical**  
50,000 SF

**HARBOR FREIGHT TOOLS**  
Corporate Office  
Coming Soon

**Domino's**  
**SUBWAY**  
**Jack**  
in the box

**US 101**  
173,000 CPD

**AGOURA RD**

**LOST HILLS RD**

**PEPPERDINE**

**intel**

**LA Sheriffs Department**

**Agoura Hills/ Calabasas Community Center**

**The Cheesecake Factory**

**Las Virgenes Unified School District**

**A.E. Wright Middle School**

**LAS VIRGENES RD**  
29,132 CPD

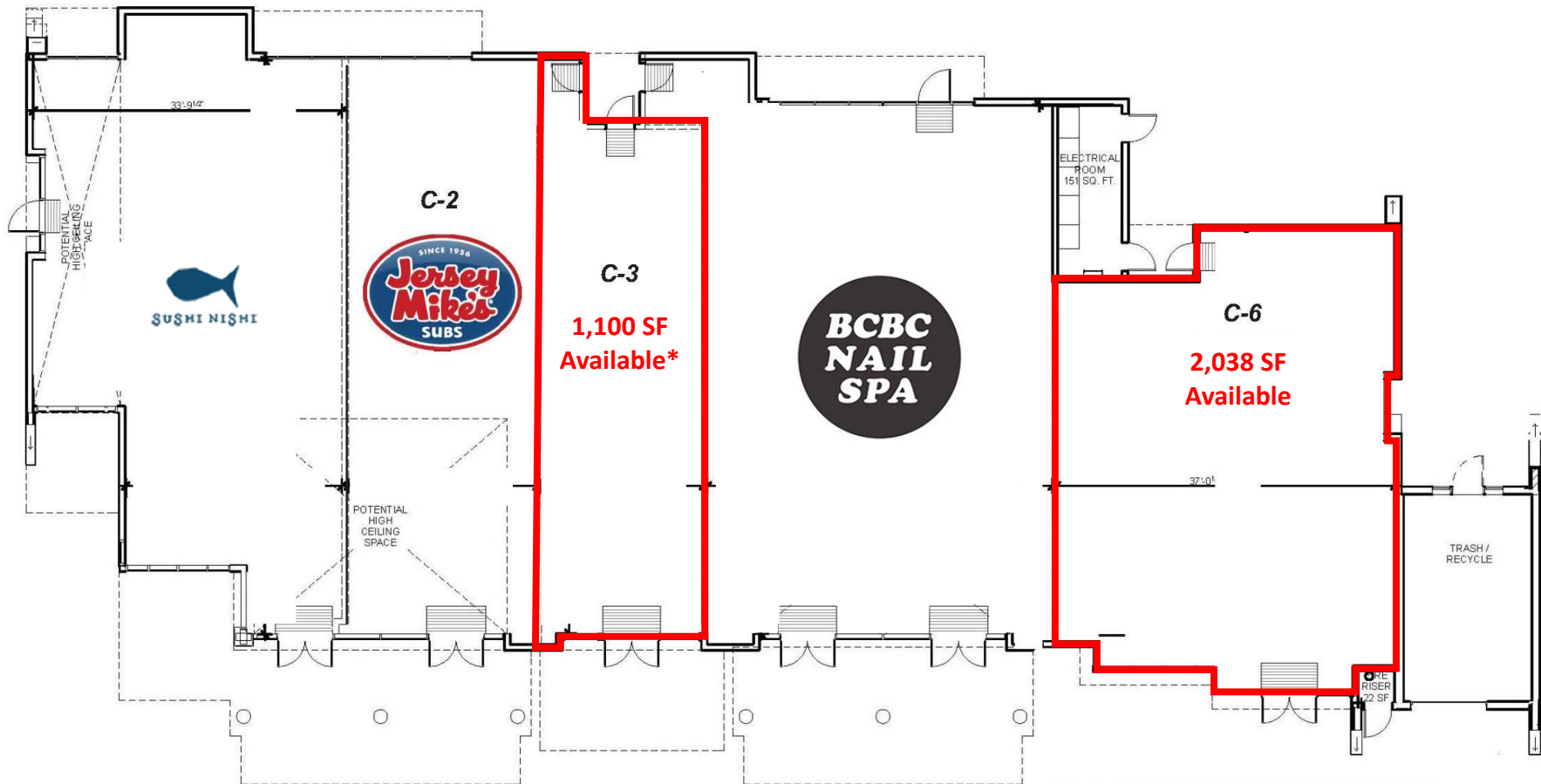


# Site Plan



\*Please do not disturb existing tenant

## Floor Plan Building C



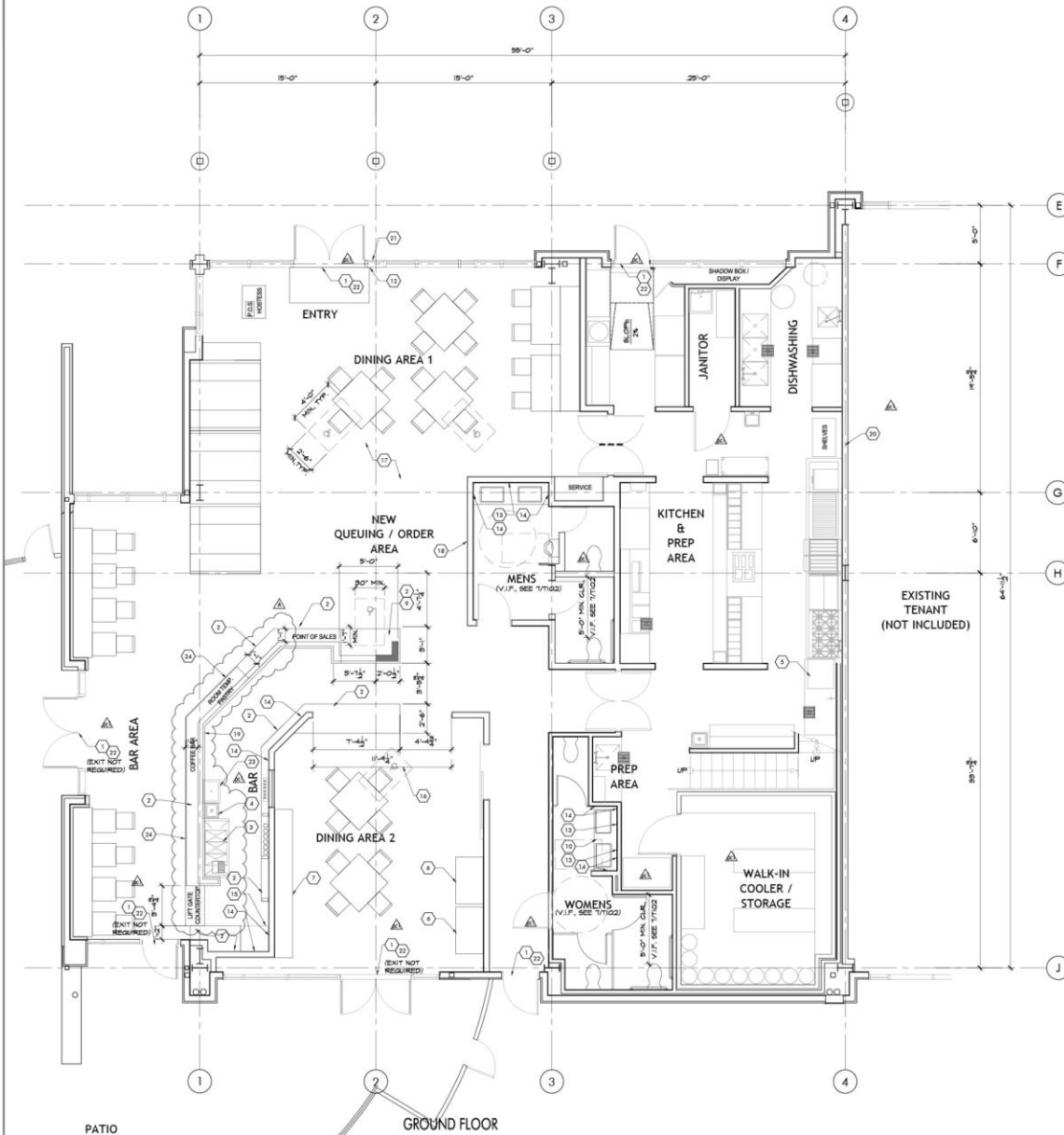
NOTE: THE GROSS SQUARE FOOTAGES SHOWN HERE ARE FOR REPRESENTATIONAL PURPOSES ONLY. THESE AREAS WILL VARY SLIGHTLY AS THE BUILDING GETS ENGINEERED, DETAILED AND CONSTRUCTED

\*Please do not disturb  
existing tenant

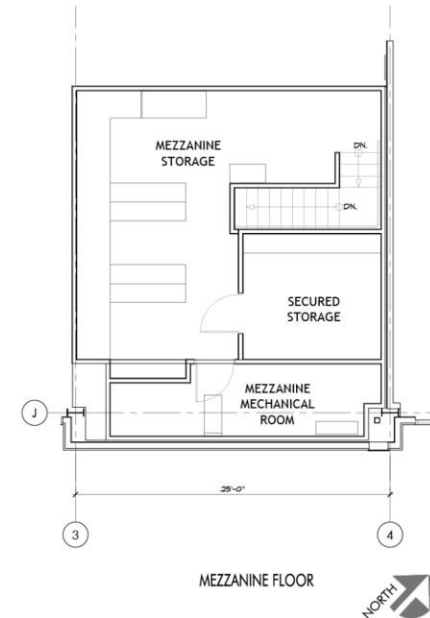
[illegible]



# Existing Floor Plan 4,138 SF Restaurant Building E



FLOOR PLAN LEGEND	
	NEW WALL PER ELEVATIONS AND STRUCTURAL
	EXISTING WALLS TO REMAIN, PROTECT IN PLACE, REPAIR AS REQUIRED V.I.P.
	EXISTING FLOOR SINKS TO REMAIN U.N.O. PROTECT IN PLACE, V.I.P.
FLOOR PLAN KEYNOTES	
(1) (E) EGRESS TO REMAIN, V.I.P. SEE SHEET T102. (2) (N) BAR COUNTER TOP. (3) (N) 3-COMP SINK. (4) (N) HAND SINK. (5) (N) REFRIGERATOR. (6) (N) VERTICAL OPEN COOLER DISPLAY. (7) (N) BOOK SHELVES. (8) (N) MENU BLACK BOARD. (9) (N) ADA 28" MINIMUM THRU 34" MAXIMUM HIGH COUNTER TOP, SEE T102. (10) (N) RESTROOM COUNTER TOP. (11) (N) REFRIGERATOR. (12) (N) NUMBER OF OCCUPANTS SIGNAGE PER CODE. (13) (N) MIRROR. (14) (N) TILE FINISH. (15) (N) SANDWICH/SALAD UNIT. (16) (N) LEGALIZED OPENING AT EXISTING WALL. (17) REPAINT INTERIOR OF SPACE. (18) (N) BLACK BOARD MENU. (19) (N) 220V ELECTRICAL OUTLET INSTALL BESIDE (E) 110V OUTLET, V.I.P. (20) (E) DEMISING WALL TO REMAIN, V.I.P. (21) (N) DISABLED SIGN PER CODE, SEE SHT. T102 FOR DETAILS. (22) (E) EXIT SIGNAGE TO REMAIN, S.G. V.I.P. PER CODE. (23) (N) BAR ICE BIN/CHEST. (24) (N) 5' HIGH FROM FLOOR FINISH GLASS SQUEEZE GUARD.	
FLOOR PLAN NOTES	
1. ALL EXISTING DINING FURNITURE TO REMAIN UNLESS OTHERWISE NOTED. 2. ALL EXISTING KITCHEN EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED. 3. ALL EXISTING EXITS TO REMAIN. 4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ALERT ARCHITECT AND/OR ENGINEER IF THERE ARE DISCREPANCIES PRIOR TO STARTING THE WORK. 5. REFER TO SHEET T102 FOR ADA NOTES AND DETAILS, S.G. TO VERIFY IN FIELD AND REPAIR AS REQUIRED PER ADA CODE REQUIREMENTS.	



**McKently  
Malak  
ARCHITECTS**

35 Hugus Alley Suite 200  
Pasadena California 91103-3648  
TEL 626 583 8348 FAX 626 583 8387

A PROJECT FOR:

**DP DOLLINGER PROPERTIES**

555 Twin Dolphin Drive, Suite 600,  
Redwood City, CA 94065  
Phone: 650.508.8666  
Fax: 650.508.8686



**Calabrese Café**  
THE SUMMIT AT CALABASAS  
26787 AGOURA ROAD  
BUILDING 'E-1'  
CALABASAS, CA 91302

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
2018-07-11		PLAN CHECK SUBMITTAL
2018-08-08		PG. 1 RESUBMITTAL
2018-08-27		TENANT REVISION

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JOB NUMBER: 18016FMA  
DRAWN BY: AM CHECKED BY: KM  
DATE: 07-11-2018  
SHEET DESCRIPTION:

**FLOOR PLAN**

SHEET NUMBER:

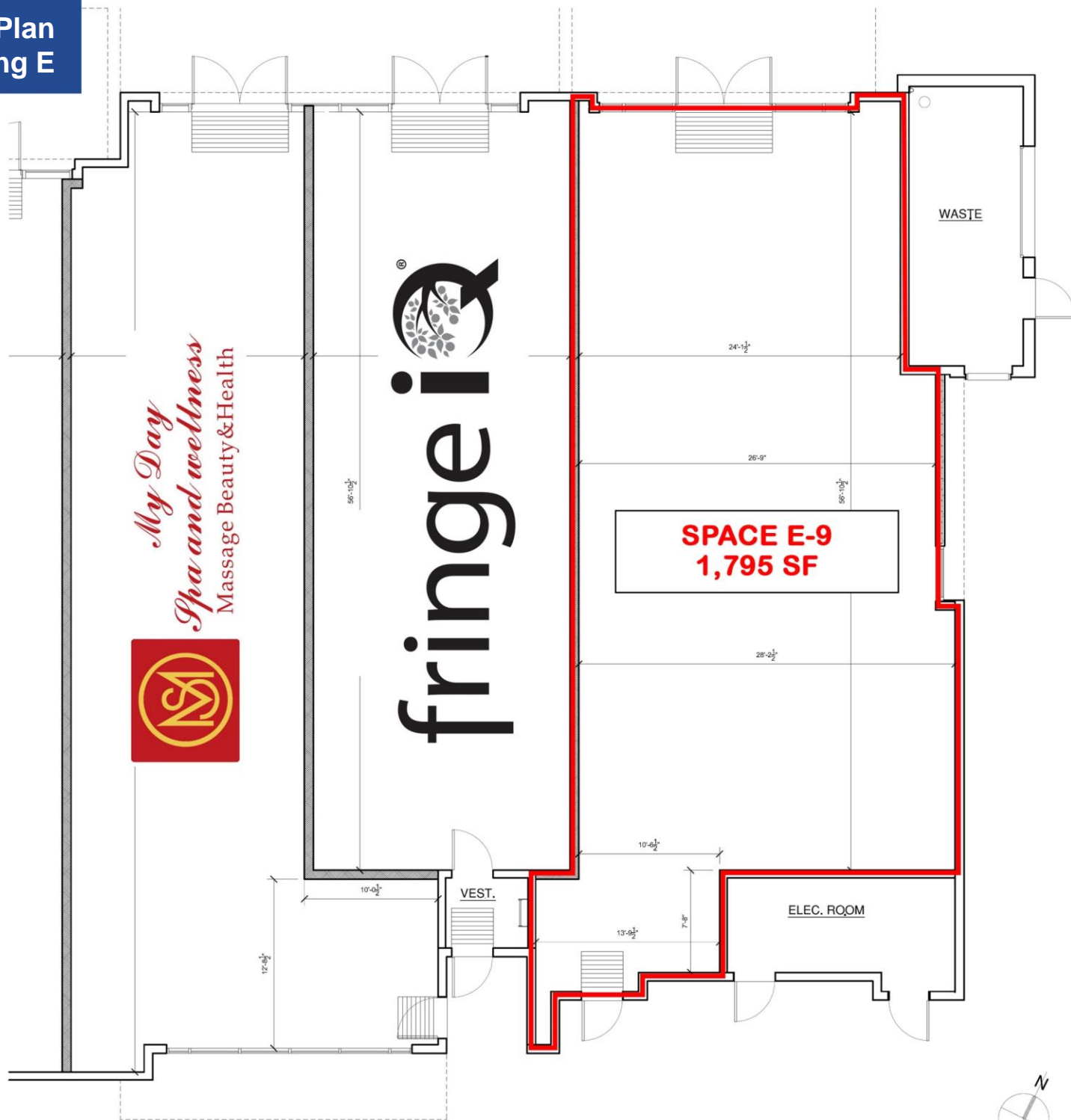
**A101**

SCALE: 1/4" = 1'-0"

1



Partial Floor Plan  
Building E



PARTIAL BUILDING E FLOOR PLAN

SCALE: 1/4" = 1'-0"





## Contact Us

### Matt Haas

805.449.1804 ext. 106  
mhaas@cypress.net  
License No. 01970296

### Bob Haas

805.449.1804 ext. 103  
rhaas@cypress.net  
License No. 00870324

### Ilona Uribe

805.449.1804 ext. 101  
ilona@cypress.net  
License No. 01919161



[www.cypress.net](http://www.cypress.net)

### North Office

2820 Townsgate Road, Suite 202  
Westlake Village, CA 91361-6301

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS