

Exclusive Development Opportunity: 35 Acres in Prestigious Agoura Hills
River Rock Ranch | 29474 LAKE VISTA DR., AGOURA HILLS, CA 91301

KENNEDY WILSON

29474LakeVistaDrive.com



ENTRANCE

CONFIDENTIALITY AGREEMENT & DISCLAIMER

Kennedy Wilson Real Estate Sales & Marketing in cooperation with Kennedy Wilson Properties, Ltd. (collectively the “Broker” or “Listing Broker”), exclusive marketing representatives of River Rock Ranch, LLC (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to purchase **29474 Lake Vista Drive, Agoura Hills, CA 91301** (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, condition of title, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Broker. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

Listing Broker

Marty Clouser

Vice President

Kennedy Wilson Real Estate Sales

CalBRE #00912230

Direct: 310-887-6422

Cell: 818-391-7491

mclouser@kennedywilson.com

Rhett Winchell

President

Kennedy Wilson Real Estate Sales

CalBRE #01906531

Direct: 310-887-6446

Cell: 818-371-0000

rwinchell@kennedywilson.com

Jordan Rubinstein

Vice President

Kennedy Wilson Properties, LTD

CalBRE #01736033

Direct: 310-887-3489

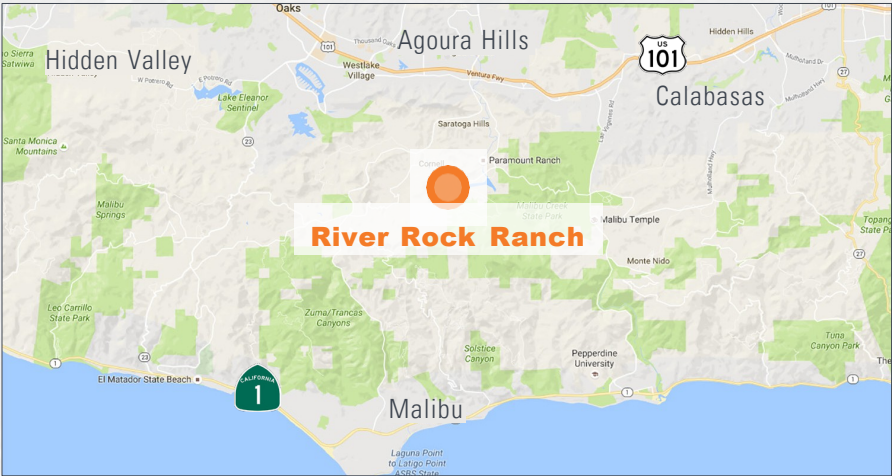
Cell: 310-435-3926

jordanrubinstein@kennedywilson.com

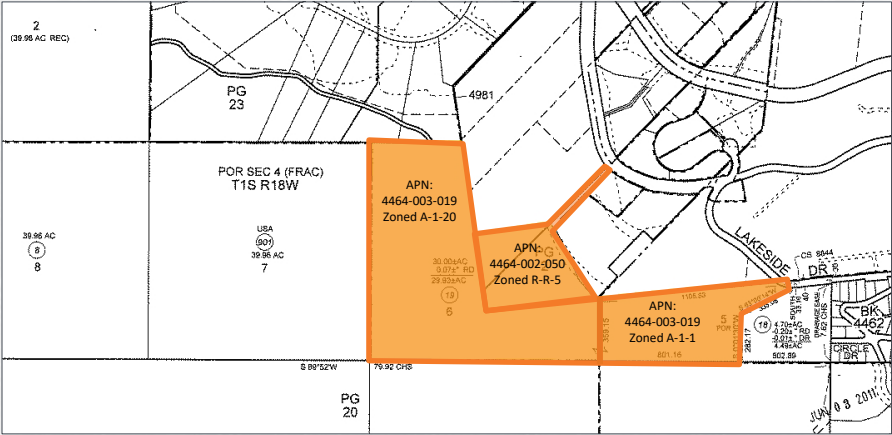
INVESTMENT SUMMARY

Address: 29474 Lake Vista Dr., Agoura Hills, CA, 91301 Best offer
Asking Price: offer
APNs: 4464-002-050 (±5.61 Acres)
4464-003-019 (± 30.01 Acres)
Product Type: Land
Total Land Area: ± 35.67 Acres
Zoning: Split between Resort and Recreation & Light Agriculture

LOCATION



PLAT MAP



THE OFFERING

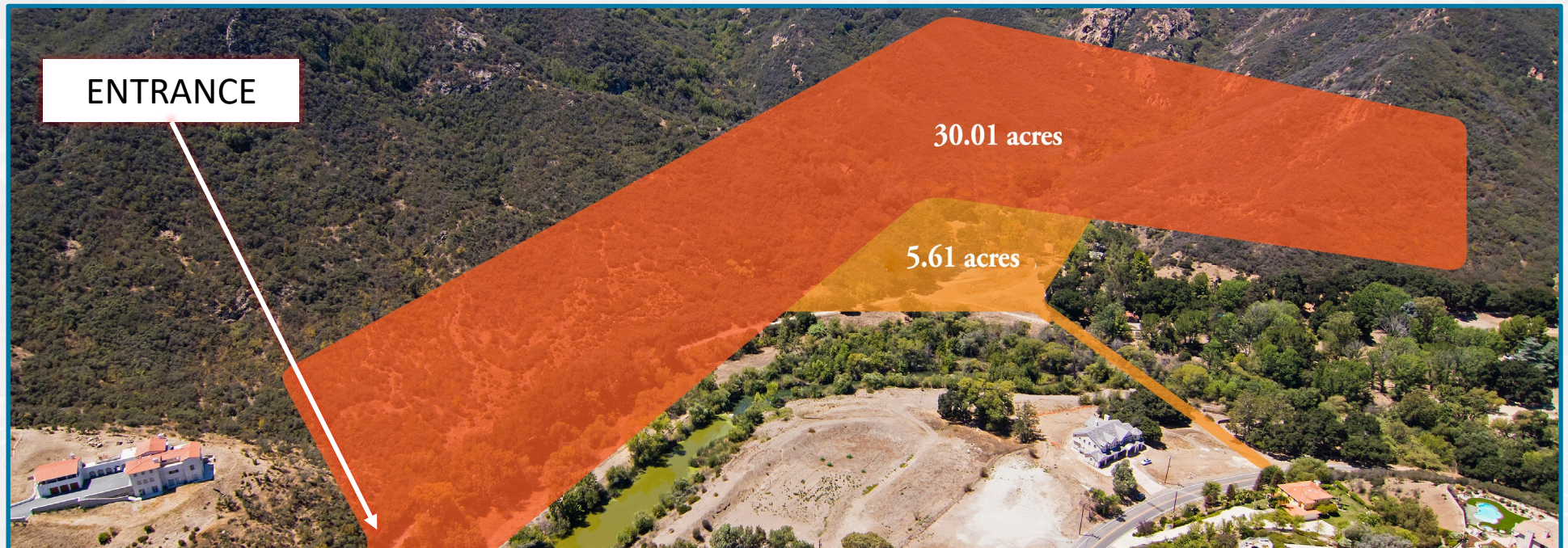
Kennedy Wilson Brokerages are pleased to present this opportunity to acquire the fee simple interest in 29474 Lake Vista Drive in Agoura Hills, California (the "Property"). The property consists of two parcels totaling ±35.61 acres in some of Southern California's most stunning terrain.

Property Highlights

- The flat 5.61 acre parcel is surrounded by an additional 30.01 acres (of which there is additional flat acreage)
- Two separate points of entry, via Craggs and Lake Vista Drive
- Seller had previously proposed plans for a horse ranch/private estate in excess of 7,600 square feet with guest house, pool, barn, hiking trails and riding area. (no entitlements were obtained)
- Magnificent oak trees throughout. Seasonal creek and mountain views!
- Close in proximity to Kanan Road, Malibou Lakes, and approximately 11 miles from Pacific Coast Highway and Malibu.

Zoning Summary

- Different zoning designations allow for variety of uses.
- APN: 4464-002-050 zoned R-R-5 (Resort and Recreation).
- APN: 4464-003-019 zoned A-1-20 (part) and A-1-1 (part) (Light Agriculture).
- Within the boundaries of the Santa Monica Mountains North Area Plan.
- The unique land use plan and zoning for the site may provide for a prominent and one of a kind development with significant potential.



AREA HIGHLIGHTS

Agoura Hills

29474 Lake Vista Drive is located in Agoura Hills, California on the border of the Santa Monica Mountains and Malibu Lakeside Community. Agoura Hills is a city in Los Angeles, situated only 30 miles from Downtown Los Angeles and just 8 miles from city limits. Located along famous Mulholland Highway halfway between Malibu and Calabasas

Malibu Lake

Malibu Lake is a small and historic neighboring lake community adjacent to the subject property and also part of the Santa Monica Mountains. Located within Malibu Creek State Park, and almost completely surrounded by the Santa Monica Mountains National Recreation Area, the lake and the surrounding property of 350 acres consist

of rugged terrain, exclusive ranch homes, cabins and clubhouses which have been very popular venues for filming and weddings.

Kanan Road & The Snake

Probably the most famous roads in California, its proximity to Los Angeles has made it the playground of the rich and famous. The roads connect “the valley”, a large suburban area to the north, with the beach area just north of Malibu. This area is home to many of the best roads in So Cal, but most enthusiasts spend their time on “The Snake”, a short 21 turn section just above the popular Rock Store.

Paramount Ranch

Agoura’s best kept secret, Paramount Ranch is only a few miles from the subject property and is also situated in the

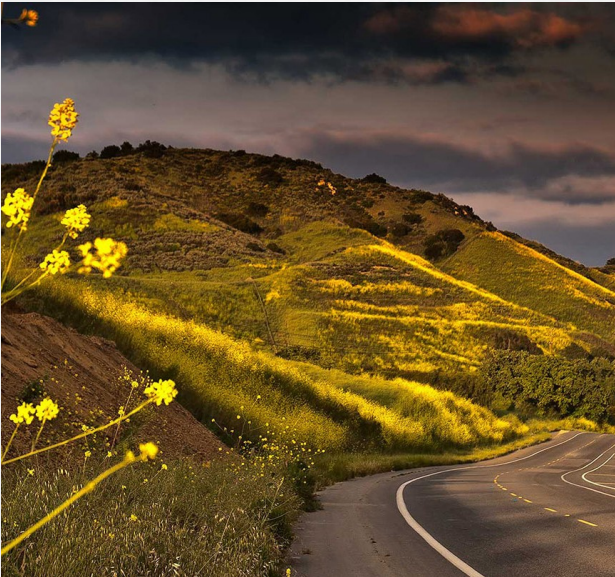
national park area. The Ranch features old time movie sets and trails and is great for hiking and exploring.

Malibu

The City of Malibu is a 27-mile strip of Pacific coastline; a beachfront community famous for its warm, sandy beaches, and for being home to countless movie stars and others associated with the Southern California motion picture and recording industries. Most Malibu residents live within a few hundred yards of Pacific Coast Highway (California State Route 1) which traverses the city. Malibu is bounded (more or less) by Topanga and Pacific Palisades to the southeast, the Santa Monica Mountains to the north, the Pacific Ocean to the west, and Ventura County to the north.



AREA HIGHLIGHTS



Clockwise from top: Paradise Cove, Malibu; Paramount Ranch; Malibou Lake; Agoura Hills; “The Snake” Kanan Road.

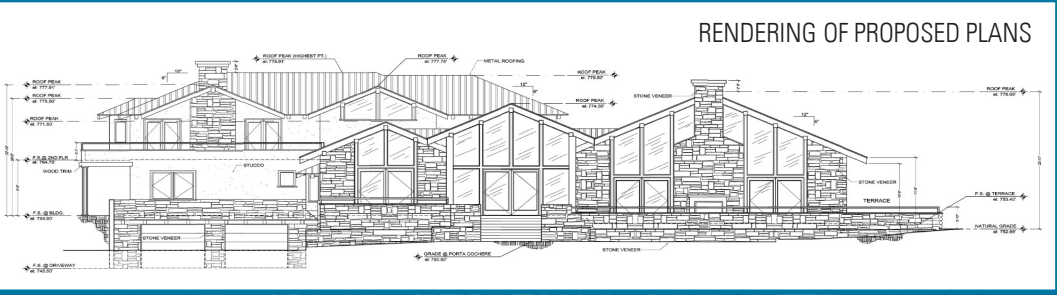


Mulholland Hwy.

LAKE VISTA DRIVE

GRIGGS DRIVE

RENDERING OF PROPOSED PLANS



KENNEDY WILSON

River Rock Ranch

29474 LAKE VISTA DR., AGOURA HILLS, CA 91301

29474LakeVistaDrive.com

Listing Broker

Marty Clouser

Vice President

Kennedy Wilson Real Estate Sales

CalBRE #00912230

Direct: 310-887-6422

Cell: 818-391-7491

mclouser@kennedywilson.com

Rhett Winchell

President

Kennedy Wilson Real Estate Sales

CalBRE #01906531

Direct: 310-887-6446

Cell: 818-371-0000

rwinchell@kennedywilson.com

Jordan Rubinstein

Vice President

Kennedy Wilson Properties, LTD

CalBRE #01736033

Direct: 310-887-3489

Cell: 310-435-3926

jordanrubinstein@kennedywilson.com