

RETAIL / FOOD / OFFICE SPACE FOR LEASE

6591-6599 Collins Drive, Moorpark, CA 93021

Moorpark Campus Plaza

PROMINENT NEIGHBORHOOD CENTER



FOR FURTHER INFORMATION PLEASE CONTACT:

JACK MIKAIL

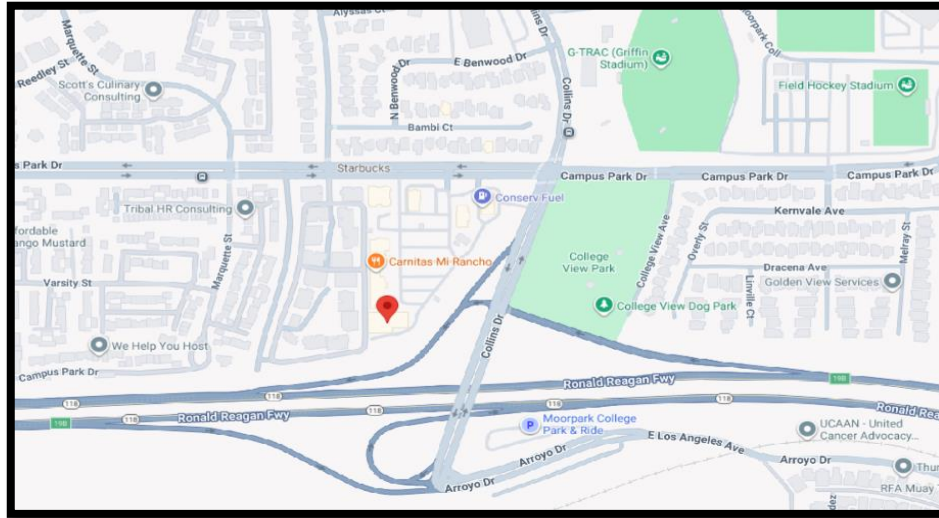
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TOLD Partners Group
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FEATURES:

- ANCHORED BY STARBUCKS, SUBWAY, UBATUBA ACAI, FARMERS INSURANCE
- LOCATED NEAR THE ENTRANCE TO MOORPARK COLLEGE & NEXT TO 118 FWY
- APPROX 15,000 COLLEGE STUDENTS AND FACULTY AT MOORPARK COLLEGE
- AMPLE PARKING, SIGNAGE AND EXPOSURE WITH FREEWAY VISIBILITY
- AVAILABLE SPACE: 1st Floor: 607 SF RETAIL, 1,443 SF PIZZA PARLOR & 768 SF SPORTS BAR
2nd Floor: 1,331 SF OFFICE
- TWO STORY BUILDINGS WITH ELEVATOR SERVED

AREA AMENITIES:

- 50,000 SF NEIGHBORHOOD CENTER
- NEAR LOCAL & NATIONAL TENANTS
- LOW NNN CHARGES OF \$0.62/SF
- GREAT DEMOGRAPHICS (1 MILE):
- 147,957 AVG HH INCOME
- 121,160 MEDIAN HH INCOME
- (source: CoStar Analytics)

Available Space	Size (SF)	Rent/SF	Lease Term	Comments
6593 Collins Dr, Bldg. D - #D-5A LEASED	607	\$1.95 NNN	3-5 Years	Small Retail Space on the First floor
6593 Collins Dr, Bldg. D - #D-5B	768	\$1.95 NNN	3-5 Years	Turn-Key Sports Bar next to Pizza Parlor / Italian Restaurant, to be leased together
6593 Collins Dr, Bldg. D - #D-6	1,443	\$1.95 NNN	3-5 Years	Turn-Key Pizza Parlor / Italian Restaurant next to the Sports Bar, to be leased together
6593 Collins Dr, Bldg. D - #D-17	1,331	\$1.50 MG	2-5 Years	2 nd floor, elevator served, bright and nicely built out office

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PICTURES



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