

**FOR LEASE**  
**2<sup>nd</sup> GENERATION RESTAURANT , RETAIL & OFFICE SPACE**

**MOORPARK CAMPUS PLAZA**

6591-6599 Collins Drive, Moorpark, CA 93021  
 MAJOR NEIGHBORHOOD RETAIL/OFFICE COMPLEX  
 LOCATED AT THE GATEWAY TO MOORPARK COLLEGE & NEXT TO 118 FREEWAY



**FEATHURES:**

- ANCHORED BY STARBUCKS, SUBWAY, UBATUBA ACAI, FARMERS INSURANCE
- LOCATED NEAR THE ENTRANCE TO MOORPARK COLLEGE / NEXT TO 118 FWY
- AVAILABLE BUILOUT & FULLY EQUIPED PIZZ RESTAURAT AND BAR
- APPROXIMATELY 15,000 COLLEGE STUDENTS AND FACULTY
- AMPLE PARKING, SIGNAGE AND EXPOSURE / FREEWAY VISIBILITY
- AVAILBLE SPACE: 1<sup>st</sup> Floor: 768 – 2,211 SF RETAIL / 2<sup>nd</sup> Floor: 1,331 SF OFFICE
- TWO STORY BUILDINGS ARE ELEVATOR SERVED

**AREA AMENITIES:**

50,000 SF NEIGHBORHOOD CENTER  
 WELL LOCATED NEXT TO 118 FREEWAY  
 NEAR LOCAL & NATIONAL TENATS  
 LOW NNN NET CHARGES OF \$0.62/SF  
 GREAT DEMOGRAPHICS (1 MILE):  
 \$131,757 AVG HH INCOME  
 \$105,161 MEDIAN HH INCOME

Available Space	Size (SF)	Rent/SF	Lease Term	Comments
6593 Collins Dr, Bldg D - #D-5B	768	\$1.95 NNN	3-5 Years	currently a bar next to #D-6, the pizza shop
6593 Collins Dr, Bldg D - #D-6	1,443	\$1.95 NNN	3-5 Years	currently a pizza restaurant with pizza oven
6593 Collins Dr, Bldg D - #D-17	1,331	\$1.50 MG	3-5 Years	2 <sup>nd</sup> floor, bright nicely built out office



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