



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



VARSITY PARK PLAZA

14701-14721 Princenton Avenue, Moorpark, CA 93021



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DRE#02051633



RETAIL & MEDICAL SPACES
MOORPARK, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

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APPROX. 678-4,450 SF

RETAIL, RESTAURANT, PHARMACY & MEDICAL SPACES FOR LEASE

- ✓ Suite 1 | ±2,075 SF former restaurant space
- ✓ Suite 2 | ±3,832 SF former medical space
- ✓ Suite 3 | ±618 SF former real estate office
- ✓ Suite 10 | ±900 SF former restaurant space (cold kitchen)
- ✓ Suite 14721 | ±1,780 freestanding, former pharmacy pad space
- ✓ Co-Tenants include: Little Scholars Montessori, Farmer's Insurance, El Pollo Corona Grill, Plexus Physical Therapy, Paul Jang Dentistry, Raspado House, Waggin' Tails Pet Grooming and many more!

AREA AMENITIES

- ✓ Located at 118 freeway and Princeton Avenue exit
- ✓ Abundant parking
- ✓ Convenient access to 118 and 23 freeways
- ✓ Down the street from Moorpark College
- ✓ Strong demographics: Population 317,007 in 10-mile radius, Average Household Income is over \$149K in 3-mile radius, and Median Home Value is \$722,728 in 3-mile radius

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|---|-----------|-----------|
|  Population | 6,732 | 31,730 | 69,796 |
|  Avg. HH Income | \$147,392 | \$149,646 | \$145,754 |
|  Daytime Pop | 5,404 | 25,472 | 56,880 |
|  Traffic Count | ± 84,320 CPD ON 118 FWY (FWY EXIT @ PRINCETON AVE) | | |

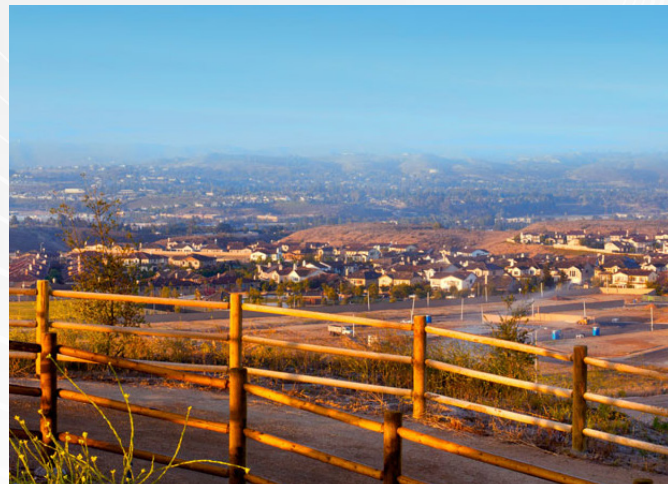
CITY HIGHLIGHTS

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MOORPARK, CA

Moorpark has been recognized as a Kosmont “Very Low-Cost City in which to do business” and as one of “America’s Top-Rated Smaller Cities”. Moorpark also has a long history of being the safest city in Ventura County, and the distinction of being one of the five safest cities in the state.

- ✓ Nationally recognized schools and the highest per capita income in the county add to Moorpark’s quality of life and strong economic climate
- ✓ Money Magazine also named Moorpark one of the best places to live in 2007. Education & Labor Force
- ✓ A skilled labor force is readily available due to the wide variety of advanced educational institutions nearby
- ✓ Three community colleges serve Ventura County, including Moorpark’s own Moorpark College
- ✓ Both California State University at Channel Islands and California State University at Northridge are within a 30 minute drive and the private California Lutheran University is within a 15 minute drive
- ✓ Major universities such as UC Santa Barbara, Pepperdine, UCLA, and USC are all within a 50 to 60 minute drive



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INTERIOR PHOTOS

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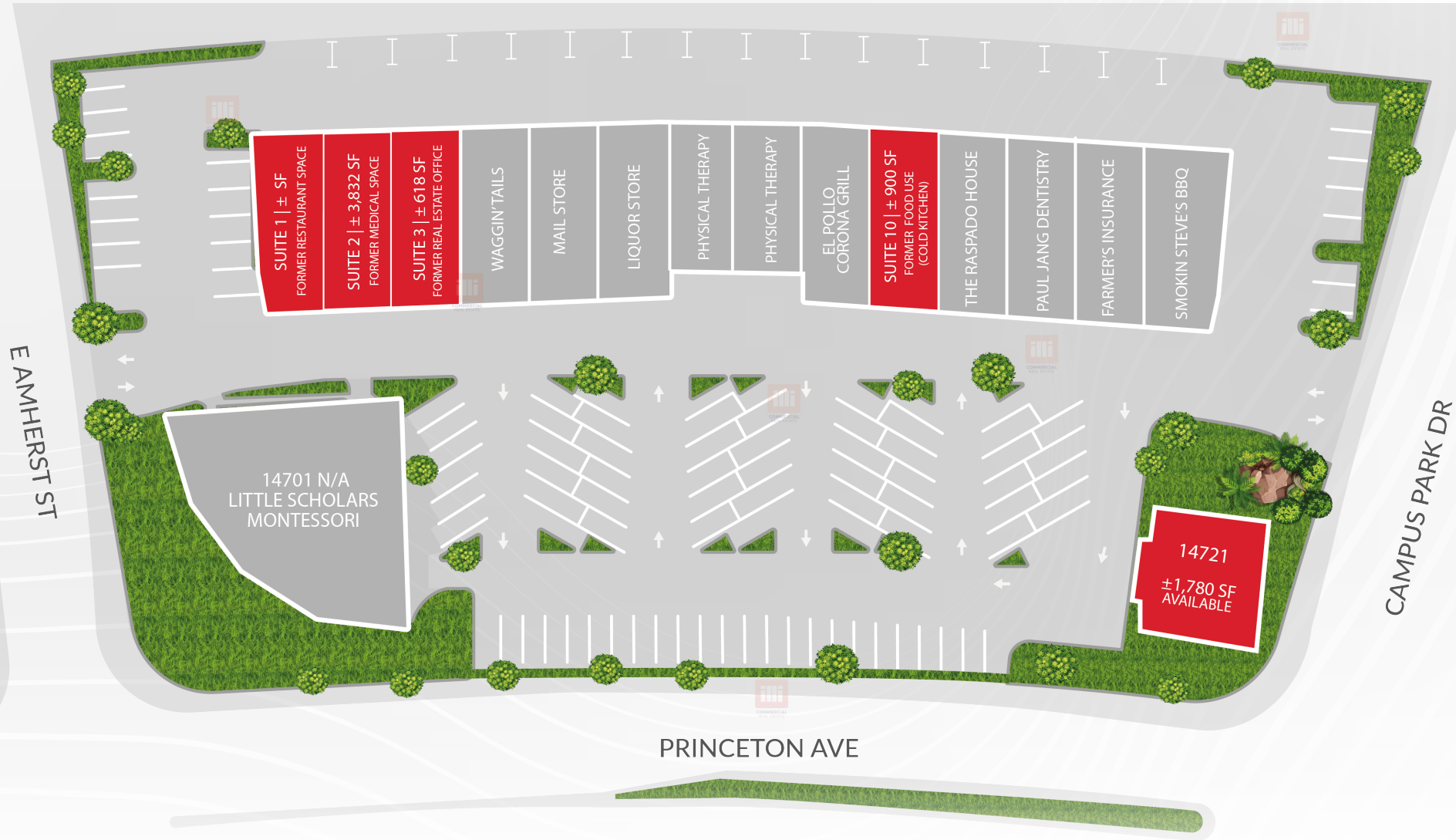


SUITE 10



SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



RUSTIC CANYON
GOLF COURSE

AVAILABLE

MOORPARK
COLLEGE

CARNITAS
Mi Rancho

CONSERV
FUEL

CALIFORNIA
118

TRI-COUNTY
POWERSPORTS

Fairfield
BY MARRIOTT

SABRENT

POLY & BARK

DOLLAR TREE

WELLS
FARGO

CVS
pharmacy

Ralphs

McDonald's

Starbucks

WOOD RANCH.

amazon
fresh

CALIFORNIA
23

HIGH SCHOOL

Sleep

CHIPOTLE

WOOD RANCH.

DOLLAR TREE

GROCERY OUTLET
bargain market

ups

Ralphs

VONS

Starbucks

citi

SABRENT

KOHL'S

Jack
in the box

POLY & BARK

AERIAL MAP

CVS
pharmacy

target

WING-STOP

amazon
fresh

MOORPARK
COLLEGE

IN-N-OUT
BURGER

McDonald's

7
ELEVEN

TJ-maxx

Raspado House



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