

# MOORPARK

## MARKETPLACE



RESTAURANT FOR LEASE



# THE MOORPARK MARKETPLACE

874-888 NEW LOS ANGELES AVE, MOORPARK, CA 93021



**Discover the exceptional trophy, grocery, and Target anchored Moorpark Marketplace shopping center. Nestled within one of Southern California's most affluent neighborhoods.**

This splendidly remodeled 207,300 square foot center stands proudly on an expansive 18.80-acre site, boasting an impressive frontage and stellar freeway visibility just off the Ronald Reagan Freeway (State Route 118). A magnet for affluence and activity, it's not just a shopping center but a vibrant community cornerstone. Moorpark Marketplace is more than just a location; it's a destination. With a remarkable 99% occupancy rate, it's a bustling melting pot of regional and national retailers. From the co-anchoring prowess of Kohl's and the compelling presence of Target, to the diverse offerings of Smart & Final Extra, TJ Maxx, Michaels, and Famous Footwear, this marketplace is a beacon for shop-

pers from Moorpark and beyond, including Thousand Oaks, Simi Valley, and Camarillo. Be part of a community graced by renowned brands like T-Mobile, Sport Clips, Jamba Juice, Wingstop, and Jimmy John's, alongside local gems such as Kiku Japanese Grill and Magma Pizzeria. The blend of national and local brands makes it ideal for a wide range of businesses. Situated in a high-demand, supply-limited area, Moorpark Marketplace boasts an impressive track record of over 18 years of high occupancy, averaging above 98%. Our tenants are more than just occupants; they're long-term partners, with an average stay exceeding 14 years. Visibility is paramount, and Moorpark Marketplace excels with nearly 900 feet of frontage along the 23 Freeway and 1,350 feet along New Los Angeles Ave. This unrivaled exposure, combined with a daily traffic count exceeding 100,000 vehicles and dedicated freeway signage, makes it an undeniable focal point in the region. Step into the future with Moorpark Marketplace, a place where business thrives, communities connect, and opportunities abound. Join us in this landmark center, freshly renovated in 2023, and be a part of Moorpark's bustling commercial narrative.





# RESTAURANT FOR LEASE

**1**  
Faces newly remodeled exterior courtyard

**2**  
Full kitchen with multiple hoods, exhaust shafts, grease line, etc.

**3**  
ADA restrooms



**888-D**  
SUITE



**±2,748**  
SQUARE FOOTAGE



**RESTAURANT (TURN-KEY)**  
TYPE



**\$2.75 / SF**  
PRICE



**NEGOTIABLE**  
TERM





888D  
RESTAURANT





# SITE PLAN

# MOORPARK MARKETPLACE



Tierra Rejada Golf Club

Agoura Hills

Thousand Oaks

Miller Park

Mesa Verde Middle



Miller PKWY

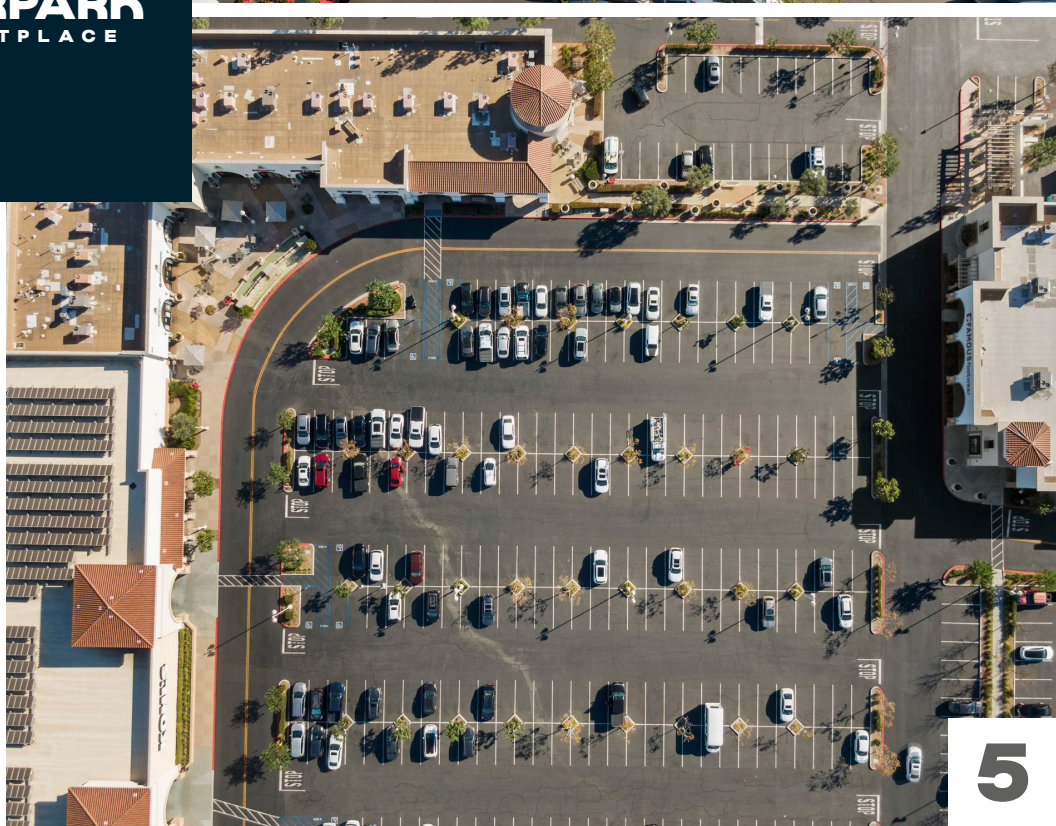


New Los Angeles Ave





**MOORPARK**  
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# NEARBY DEVELOPMENTS



## 01 – HITCH RANCH DEVELOPMENT

- Comstock Homes is proposing constructing 755 residential units on the Hitch Ranch site.

## 02 – HIGH STREET DEPOT

- Proposed mixed-use development, including 91 residential rental units and 13,656 square feet of ground floor commercial retail space.

## 03 – GREEN ISLAND VILLAS

- A 69 unit multifamily residential condominium development with a one-story recreational center located at 635 Los Angeles Ave. proposed to include a recreational center, dog park, and playground.

## 04 – CITY VENTURES DEVELOPMENT

- 110 single family residences currently in review

## 05 – GRAND MOORPARK DEVELOPMENT

- 66 condominiums in review process

## 06 – MASTERS AT MOORPARK COUNTRY CLUB

- New single family development by Toll Brothers currently under construction at Rocky Top Court, Moorpark. Masters at Moorpark has a total of 50 units, with sizes ranging from 4,195 to 4,697 SF.

## 07 – MERIDIAN HILLS/K. HOVNIANIAN HOMES

- A three-hundred-fifty (350) acre, 248-lot subdivision and Residential Planned Development on the west side of Walnut Canyon Road.

## 08 – PARDEE CONSTRUCTION COMPANY

- Development of 318 out of 450 single family residential lots and one (1) multifamily lot for 102 units on property located north of Charles Street.

## 09 – COUNTRY CLUB ESTATES PROJECT

- An expansion of the Country Club Estates Project on 43.3 acres located on the north side of Championship Drive, east of Grimes Canyon Road. The development consists of 50 single family homes.

## 10 – BIRDSALL GROUP DEVELOPMENT

- Approved development for the construction of 21 homes.

## 11 – CHIU DEVELOPMENT

- Proposed development to allow construction of a fifty (50) unit apartment building with 125 under-building parking spaces on a two (2) acre site on the north side of Everett Street, east of Walnut Canyon Road.

## 12 – PACIFIC COMMUNITIES BUILDER, INC

- Approved gated residential development consisting of 153 single family residential units and 130 detached condominium units on 38.73 acres.

## 13 – ESSEX PORTFOLIO, LP

- Two-hundred (200) apartment units on 10.57 acres located at the former high school site on the south side of Casey Road, west of the City Hall/Community Center site.

## 14 – PRING ROAD, LLC DEVELOPMENT

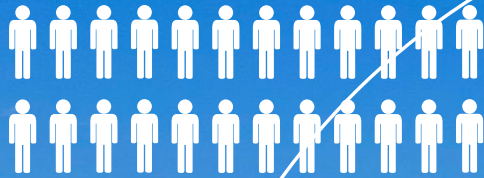
- 133 single family homes & 5 estate lots in review



# SITE PLAN







## POPULATION

**1 MILE**  
9,358  
**3 MILES**  
37,769  
**5 MILES**  
96,000



## HOUSEHOLDS

**1 MILE**  
2,617  
**3 MILES**  
11,626  
**5 MILES**  
31,579

# DEMOGRAPHICS



## AVERAGE HOUSEHOLD INCOME

**1 MILE**  
145,642  
**3 MILES**  
154,956  
**5 MILES**  
148,275



## MEDIAN HOUSEHOLD INCOME

**1 MILE**  
115,636  
**3 MILES**  
123,292  
**5 MILES**  
120,961





# MOORPARK MARKETPLACE

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