

LAND FOR LEASE
±11.22 AC MOORPARK, CA
NEW LOS ANGELES AVE. & MILLER PKWY.
MOORPARK, CA 93021



PATRIOT
COMMERCE
CENTER



TARGET



KOHL'S

Smart



SR 23 FREEWAY



BRUCE HAMOUS, CCIM

818.636.8600

bhamous@retail-pa.com

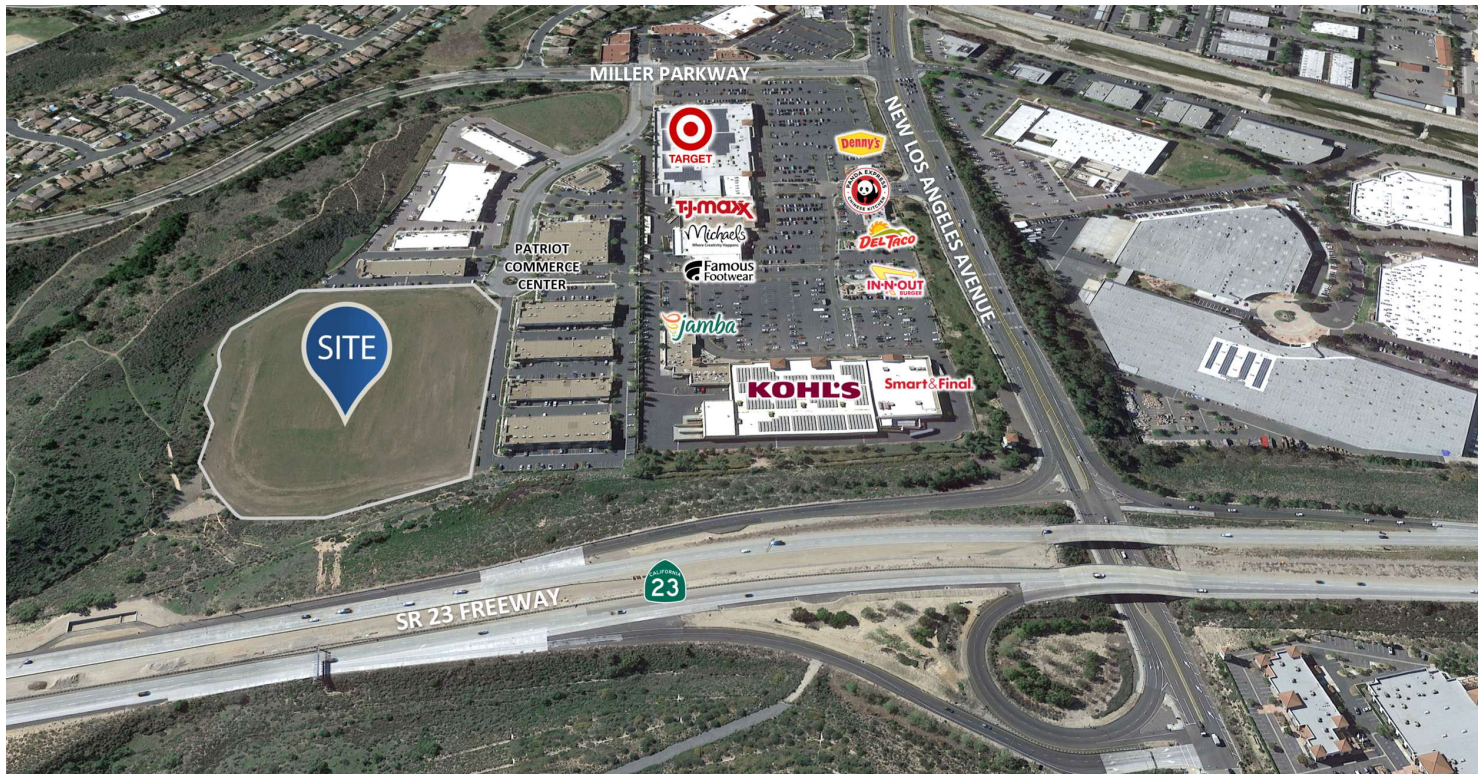
CalDRE #01073432

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

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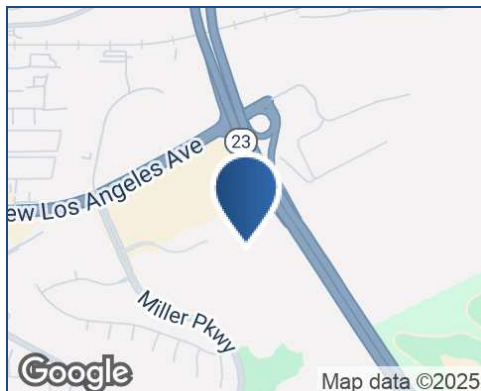
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	46,377
STREET	New Los Angeles Ave.

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	7,855	37,611	101,826
Average HH Income	\$168,891	\$184,670	\$182,286
Estimated Households	2,501	12,348	35,045

PROPERTY HIGHLIGHTS

- Immediate access to 23 & 118 Freeways
- Rough graded with all utilities to the property
- Zoned Commercial & Light Industrial
- Walking distance to retail amenities
- Freeway Visibility
- Adjacent Master Planned Business Park featuring office, medical & industrial uses.
- Southern California (Ventura County) location - Adjacent to several national retailers including Target, Kohl's, Michaels, TJ Maxx, Amazon Fresh, etc.
- Average Annual Household Income within three miles is in Excess of \$186,000
- 17%+ Projected Population Growth over the next five years

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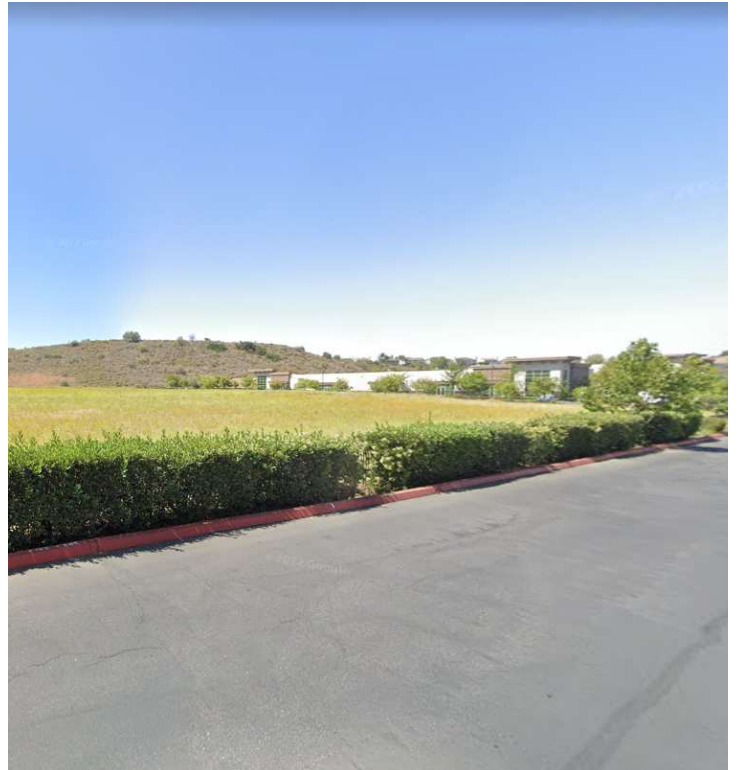
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Additional Photos



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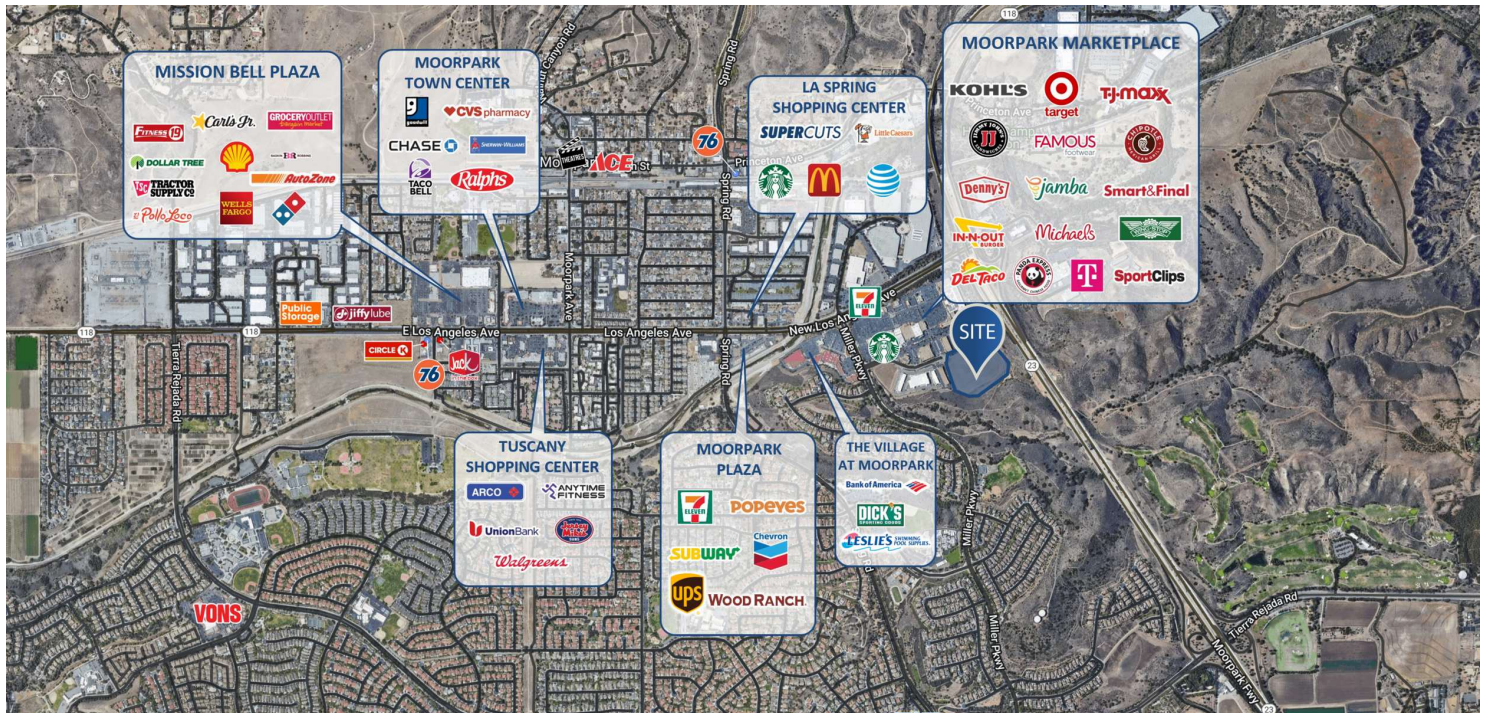
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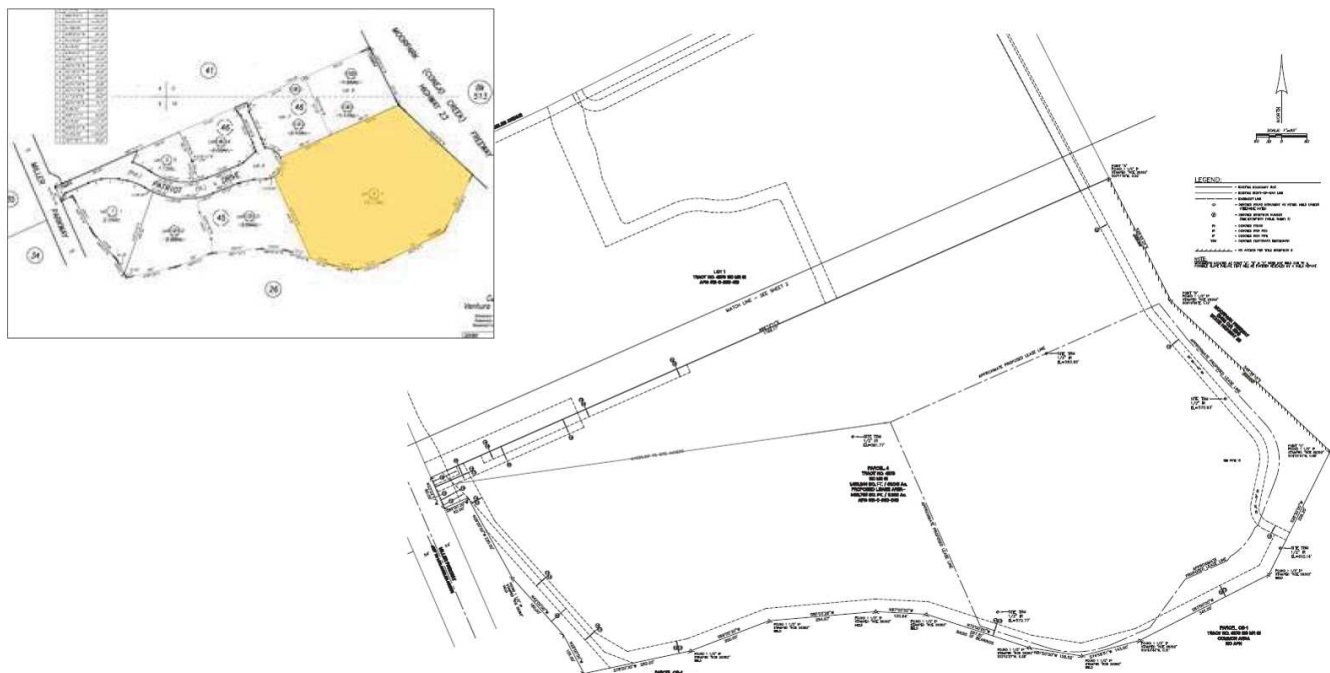
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Location Maps



SURVEY MAP



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