

**UNBELIEVABLE
LEASE INCENTIVES**

MOORPARK PLAZA

530 LOS ANGELES AVENUE
MOORPARK, CA

LEASING TEAM

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MOORPARK PLAZA

Moorpark, CA, is a growing city in Ventura County, known for its family-friendly atmosphere, excellent schools, and well-planned neighborhoods. Strategically located between Los Angeles and Santa Barbara, Moorpark benefits from its proximity to major transportation corridors like Highway 23 and Highway 118, making it easily accessible to larger markets. The city is experiencing steady growth with a diverse mix of residential, retail, and industrial developments.



Great Street Visibility



Signalized Intersection



Under New Ownership & Management



Day Porter Service



Elevator Service



Property Enhancements
Under Way / Near Completion



AVAILABILITY

12 Months of Half Rent on a 5-Year Term | 6 Months of Half Rent on a 3-Year Term

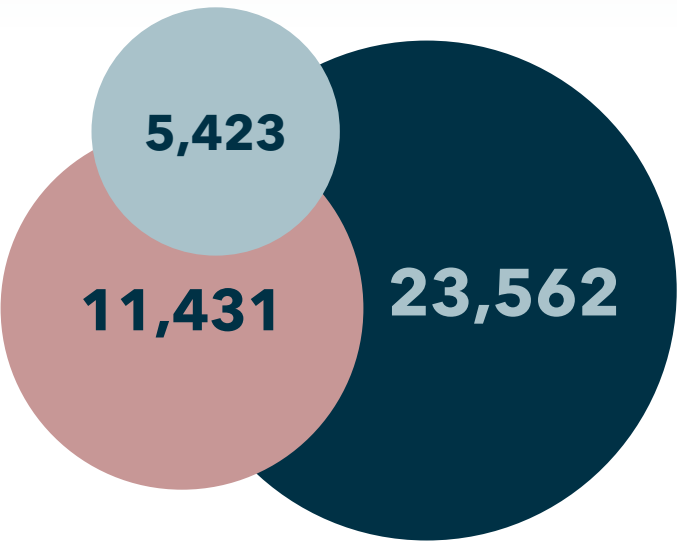
SUITE	OCCUPANCY	SIZE	RENTAL RATE	SPACE TYPE
101	Vacant	3,260 SF	\$2.50 NNN*	Restaurant Space
103	Vacant	1,160 SF	\$1.75 NNN*	
105A***	Vacant	1,160 SF	\$1.75 NNN*	
105B***	Vacant	1,160 SF	\$1.75 NNN*	
111	Vacant	1,640 SF	\$1.75 NNN*	
208	Vacant	1,160 SF	\$1.55 MG**	

* \$0.75 Monthly NNN | ** + Utilities & Janitorial | *** Contiguous for 2,320 SF



DEMOGRAPHICS

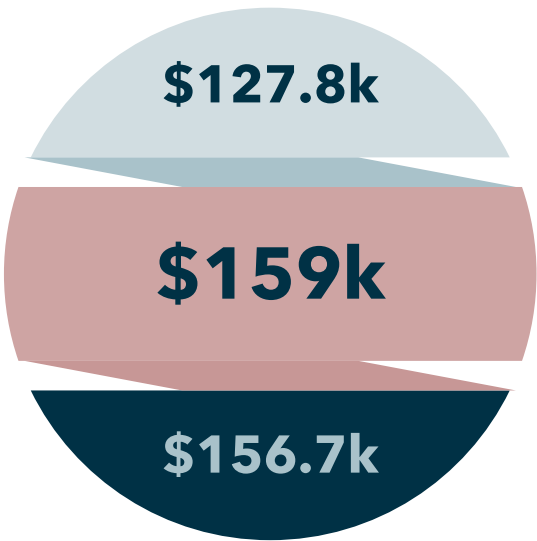
1-MILE 3-MILE 5-MILE



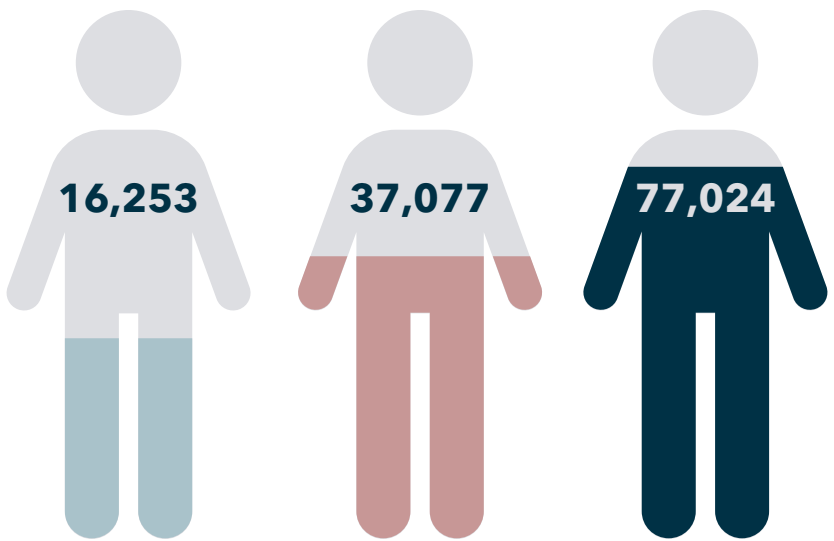
DAYTIME
BUSINESS POPULATION



TRAFFIC COUNT
(2024)



AVERAGE
HOUSEHOLD INCOME



AVERAGE
POPULATION COUNT





AMENITIES MAP



LEASING TEAM