

AVAILABLE FOR SALE

2 Vacant Residential Development Sites

*1293-1331 Walnut Canyon Rd., Moorpark, CA
1063-1123 Walnut Canyon Rd., Moorpark, CA*



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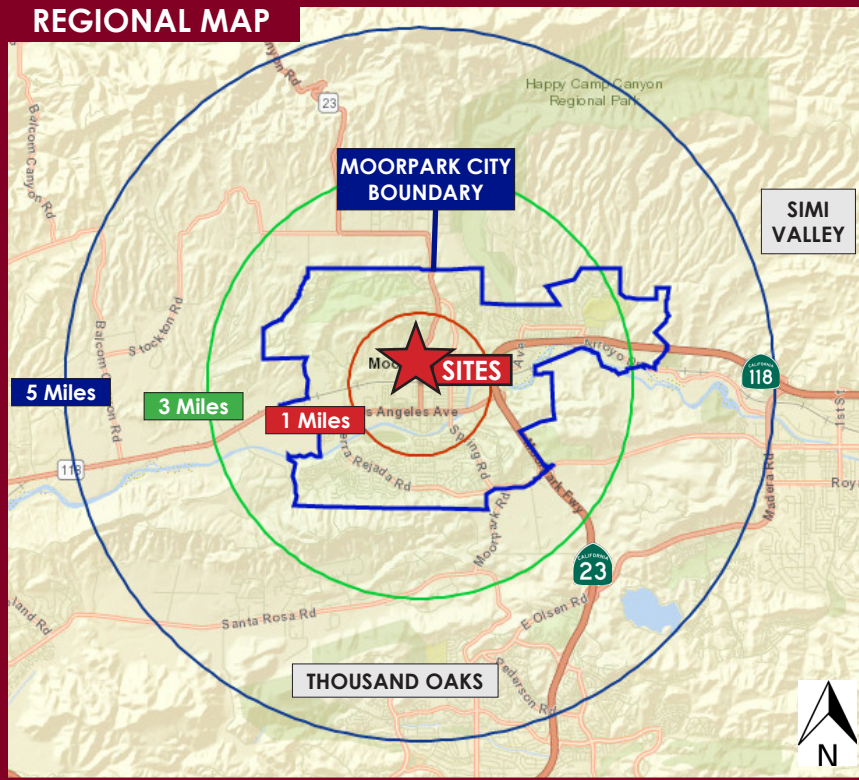
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TABLE OF CONTENTS

- 01 Property Sale Guidelines
- 02 Area Profile & Demographics
- 03 Property Location Map
- 04 Summary Table of Properties
- 05- 06 Property Site Profiles

PROPERTY SALE GUIDELINES

REGIONAL MAP



Kosmont Real Estate Services, dba Kosmont Realty ("KR") has been retained by the Housing Successor Agency to the former Redevelopment Agency of the City of Moorpark ("Housing Successor Agency" or "HSA" or "Seller") as the exclusive representative in the disposition and sale of certain property owned by the former Redevelopment Agency to the City of Moorpark ("RDA").

KR, on behalf of the HSA, is offering two (2) residential properties ("Properties"), which present unique opportunities for prospective buyers to acquire and reuse/develop former RDA owned properties in the City. The Seller will accept single property offers, multiple property offers, and/or offers for all of the subject Properties.

The City of Moorpark, located in southeastern part of Ventura County, is a business friendly city that has stable quality neighborhoods, enjoys an outstanding business area profile, and is just 50 miles northwest of downtown Los Angeles. Moorpark is consistently ranked as one of the safest cities in the US and offers strong trade area demographics, excellent access to major freeways (23 and 118 freeways), educational institutions (Moorpark Community College), major airports (LAX, Burbank, Van Nuys and Oxnard), and convenient freight and passenger service.

All questions, inquiries and requests for additional due diligence information regarding the Properties should be directed to the KR representatives identified in this offering memorandum. The prospective buyer(s) will be selected by Seller in its sole and absolute discretion based on a variety of factors including but not limited to:

- Purchase price
- Timing of due diligence
- Experience, qualifications, and proposed use of the property(ies)
- Compliance with the City of Moorpark zoning code

Buyers are required to submit an offer in writing via mail or electronically (preferred) to:

Kosmont Real Estate Services (License # 02058445)
Attn: Mr. Brian Moncrief, Senior Managing Director
1601 N. Sepulveda Blvd., #382
Manhattan Beach, CA 90266
(805) 469-7364
bmoncrief@kosmontrealty.com

DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs. The Seller may continue to solicit offers beyond the Offer Deadline if, in its respective sole determination, is not satisfied with the offers received. Development entitlements and sale of properties subject to City/Public Agency/Housing Successor Agency approval.

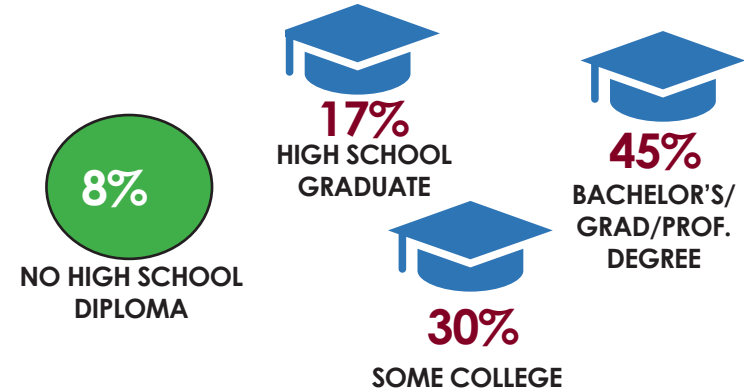
AREA PROFILE & DEMOGRAPHICS

DEMOGRAPHIC INFORMATION - 2023

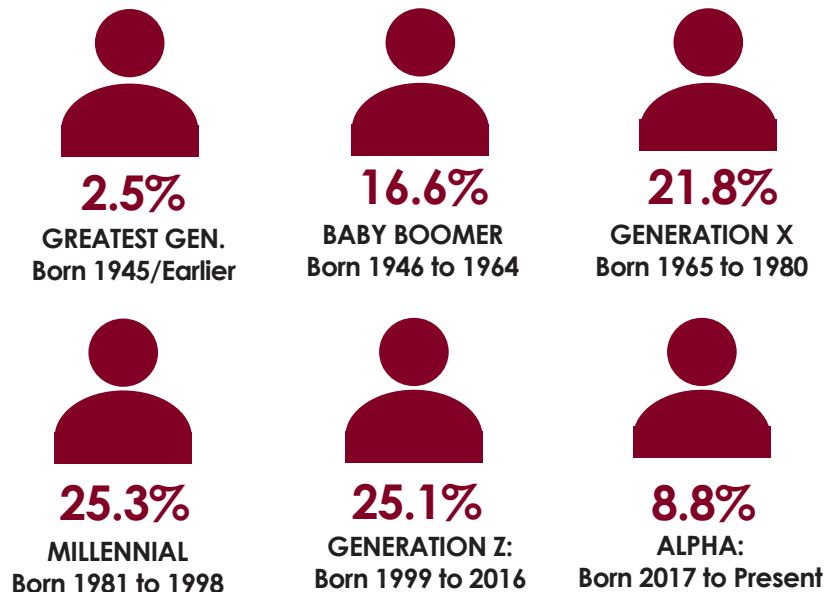
	CITY	1 MILES	3 MILES	5 MILES
POPULATION	35,289	10,768	37,552	64,187
HOUSEHOLDS	11,404	3,251	12,154	21,990
MEDIAN AGE	36.7	32.2	37.2	39.8
INCOME & HOME VALUES				
Avg. Household Income	\$167,479	\$130,989	\$172,473	\$168,071
Avg. Home Value	\$869,470	\$954,444	\$895,169	\$904,072

NOTE: Radii is from intersection of Moorpark Ave. & Princeton Ave., which is generally the midpoint of subject properties for sale.

EDUCATION (City)



POPULATION BY GENERATION (City)



Source: ESRI Business Analyst (2023)

KEY AREA HIGHLIGHTS

- Moorpark is consistently ranked as one of the safest cities in Ventura County and the United States
- Top employers include: Pennymac, AeroVironment, Pentair Water Pool & Spa, Benchmark Electronics Manufacturing Solutions, Ensign-Bickford Aerospace and Defense Company, Target Stores, Abbyson Living, and Test Equity LLC.
- Excellent access to major freeways (23 and 118 freeways) and nearby MetroLink station in Downtown provides convenient freight and passenger service.
- Premier local and regional educational institutions (Moorpark Community College, California Lutheran University (CLU), Cal State University Channel Islands, Cal Lutheran University)
- Close proximity to major airports (LAX, Burbank, Van Nuys and Oxnard), and just 50 miles northwest of downtown LA.

PROPERTY LOCATION MAP



SUMMARY TABLE OF PROPERTIES FOR SALE

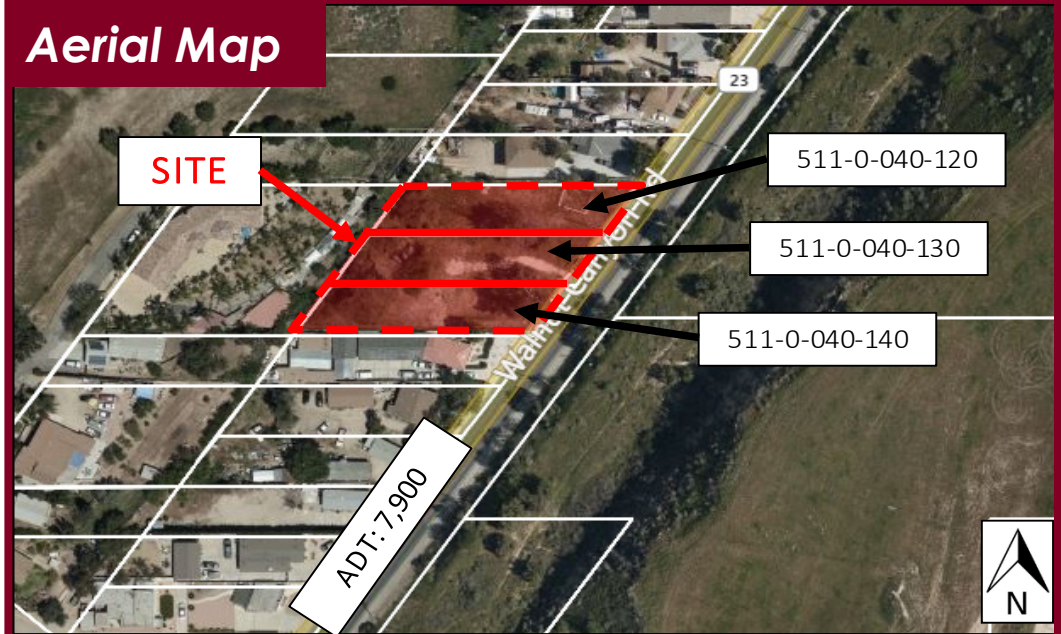
# on Map	Address	APNs	Owner	Lot Size (AC)	Zoning	Current Use
#1	1293-1331 Walnut Canyon Rd.	511-0-040-120, 511-0-040-130, 511-0-040-140	Moorpark Housing Successor Agency	~0.81	R-1	Vacant, unimproved land
#2	1063-1123 Walnut Canyon Rd.	511-0-030-250, 511-0-030-260, 511-0-030-270, 511-0-030-280, 511-0-030-290, 511-0-030-300	Moorpark Housing Successor Agency	~1.56	R-1	Vacant, unimproved land

PROPERTY #1: 1293-1331 Walnut Canyon Rd.

Site Profile

- **Address:** 1293-1331 Walnut Canyon Rd.
- **APNs:** 511-0-040-120, 511-0-040-130, 511-0-040-140
- **Lot Size:** +/- 0.81 Acres
- **Zoning:** Single Family Residential (R-1)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

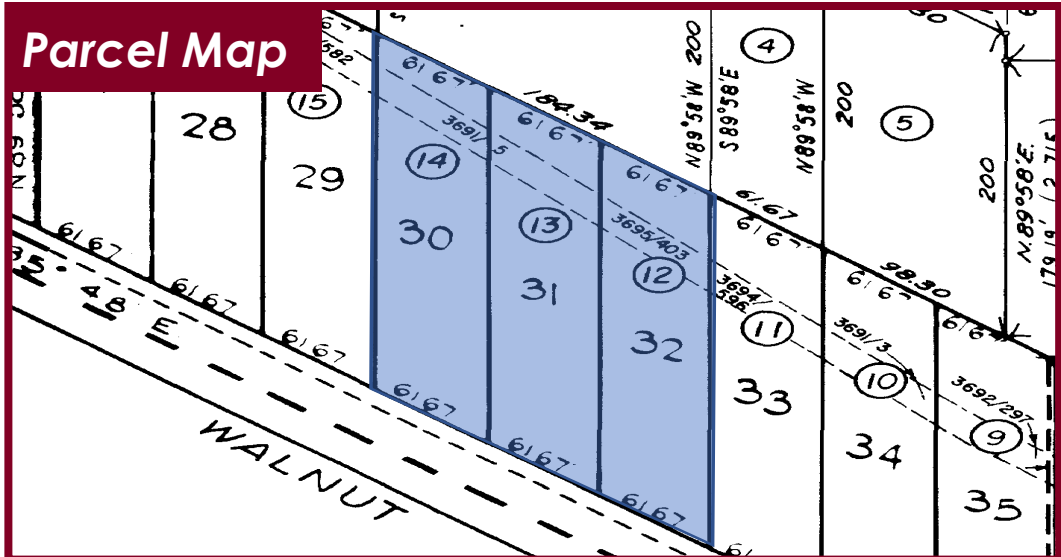
Aerial Map



Street View



Parcel Map



PROPERTY #2: 1063-1123 Walnut Canyon Rd.

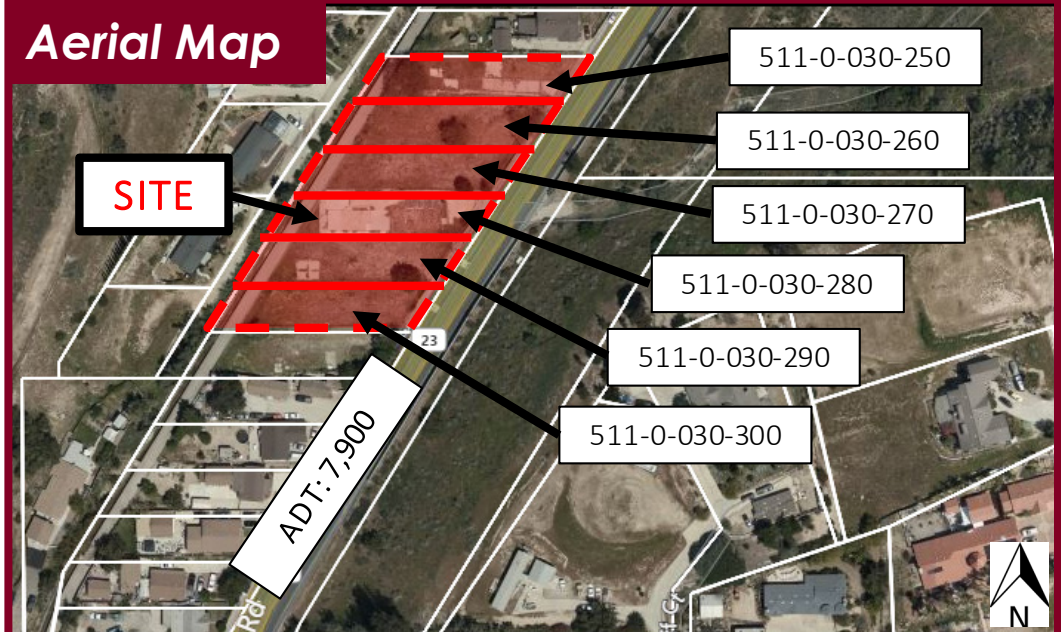
Site Profile

- **Address:** 1063-1123 Walnut Canyon Rd.
- **APNs:** 511-0-030-250, -260, -270, -280, -290, and -300
- **Lot Size:** +/- 1.56 Acres
- **Zoning:** Single Family Residential (R-1)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

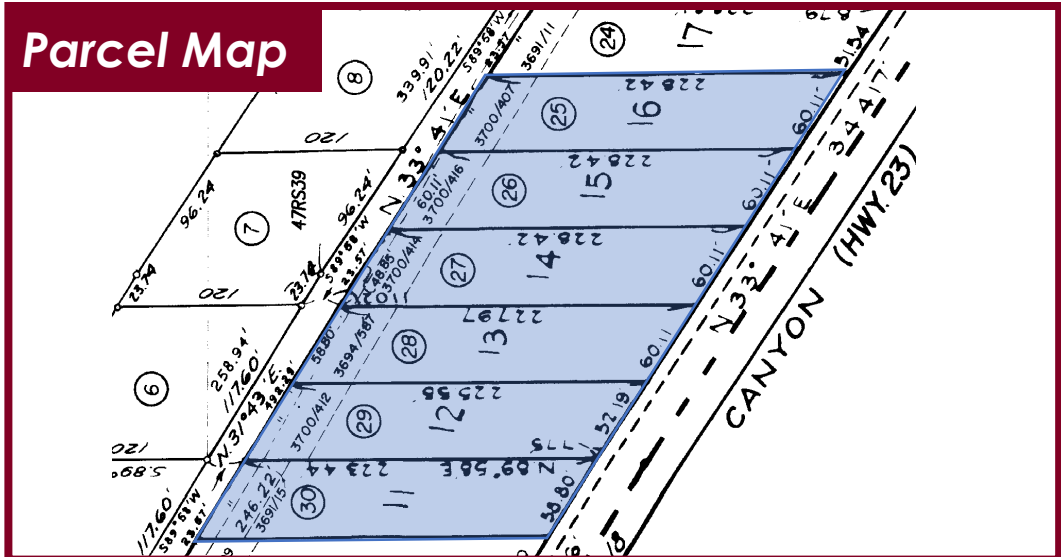
Street View



Aerial Map



Parcel Map





For more information, please contact:

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