

# 1,260 - 1,809 SF RESTAURANT; RETAIL



## FOR LEASE



## 4215 - 4267 Tierra Rejada Road

Moorpark, California 93021

### Property Highlights

- 4225: 1,809 SF Available three offices, two restrooms and a open floor plan. Great for Restaurant use. Landlord will consider T.I dollars for a hood and grease trap with amortization end cap.
- 4271: 1,260 SF Available Excellent Condition, Built-out for a Barber shop or Hair Salon. A must see location!
- 4271B: 1,265 SF Available second generation restaurant, former Tenant "Subway". Landlord will consider T.I. dollars for a hood and grease trap with amortization end cap.
- Vons Anchored Center
- High traffic area with great visibility
- Across from Moorpark High School with over 1,900 Student's and Faculty
- Abundant Parking & Signage
- Health Centric/ Outdoor Retail Center
- Signaled Intersection

SPACES	LEASE RATE	SPACE SIZE	BASE RENT/MO.
4225 Tierra Rejada Rd	\$1.25 SF/Mo. (NNN)	1,809SF	\$2,261
4271 Tierra Rejada Rd.	\$1.50 SF/Mo. (NNN)	1,260 SF	\$1,890
4271B Tierra Rejada Rd.	\$2.08 SF/Mo. (NNN)	1,265 SF	\$2,634

NNN=99 cents/SF/Mo.

DEMOGRAPHICS	1 MILE TO 3 MILES
Total Households	11,616
Total Population	37,331
Average HH Income	\$119,333



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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**Tenants for Location:**

- Vons
- Clinicas del Camino Real
- Nail Salon
- Meadow Plaza Dry Cleaners
- Lemmo's Grill
- Panda Fresh
- Moorpark Family Dental Care
- Mail and More (UPS/FedEx)
- Vargo Physical Therapy
- EA Fitness
- Barks N Bubbles Dog Grooming
- Taqueria Jalisco Restaurant
- Yo Fruiti Yogurt
- Lemmo's Pizza
- Starbucks
- Surf Boba



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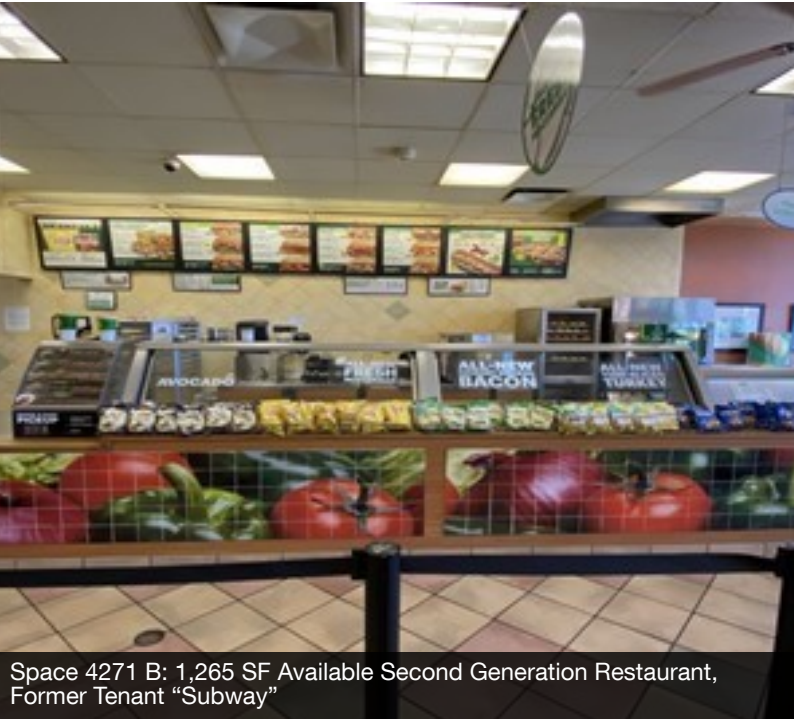
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