

FOR SALE OR LEASE

FLEX/OFFICE BUILDING | 17,400 SF

SALE PRICE - \$3,300,000 (\$189 PER SF)

LEASE RATE - \$1.15 TO \$1.25 PER SF PER MONTH

1ST FL – 8,700 SF

(INCLUDES SMALL WAREHOUSE OF +/- 2,000 SF)

2ND FL – 8,700 SF

(MIX OF OPEN AREA AND PRIVATE OFFICES)

PROPERTY HIGHLIGHTS:

- 17,400 SF (2 STORY) FREE STANDING BUILDING
- PARKING – 50 STALLS (+/- 3 PER 1,000 SF)
- LAND – 30,948 (.71 ACRES)
- ELEVATOR SERVED
- MULTIPLE ENTRANCES
- DESIGNER QUALITY INTERIOR
- UPGRADED KITCHEN/FLOORING/GLASS/RESTROOM
- PRIVATE PATIO AREA
- 3 ROLL UP DOORS
- HISTORICALLY LOW SBA FINANCING AVAILABLE



5401

TECH CIRCLE, MOORPARK, CA 93021

Exclusive Contacts:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

Location:	Quiet Cul-de-sac with easy access via 23 Fwy to Simi Valley & Thousand Oaks
Building Area:	17,400 SF on two floors
First Floor:	8,700 SF
Offices:	6,700 SF
Warehouse:	2,000 SF (3 roll up doors)
Second Floor:	8,700 SF
Total:	17,400 SF
Space Configuration:	Two separate entry lobbies, multiple meeting rooms, private offices, 2 separate kitchen areas (each floor), small warehouse area for storage/owner parking. Warehouse can be expanded
Site Area:	30,948 square feet or 0.71 acres (56% site coverage)
APN:	511-0-070-540
Zoning:	M1 (Industrial), City of Moorpark, Ventura County.
Construction:	Two-story, block construction, concrete slab foundation. 100% HVAC. Loading – 3 ground level doors. Fire sprinklers and alarms. 2 server rooms with dedicated AC.
Access:	One Elevator, 2 separate stair cases.
Parking:	50 stalls (2.9 spaces per 1,000 SF) plus street parking on Tech Circle



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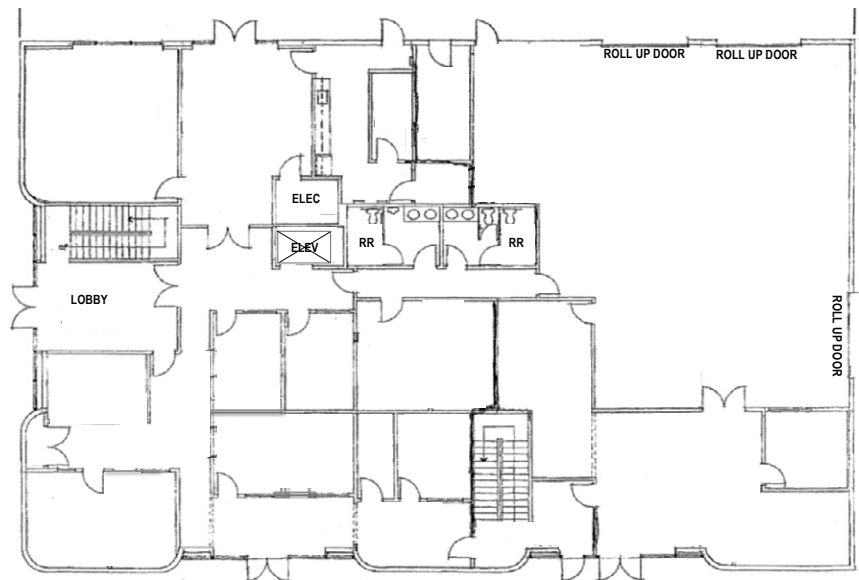
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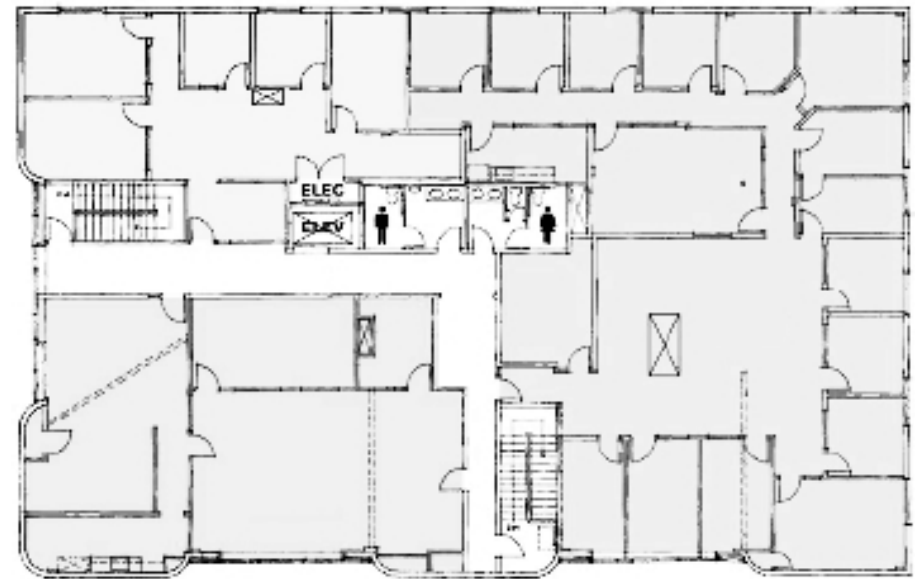
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FLOOR PLANS



First Floor – 8,700 SF



Second Floor – 8,700 SF

2nd Floor is Leased thru Nov. 30th, 2020

Chosen Payments, an Aurora Company.

www.chosenpayments.com

Highlights:

- Designer Quality Interior
- Upgraded Kitchen/Flooring/Glass/Restrooms/Conference Rooms
- Private Small Warehouse Included with 3 Roll Up Doors
- Warehouse Area can be expanded.
- Highly Functional & Flexible Building with many different layout options providing for a Buyer to occupy all or a portion and lease out the rest!
- Excellent Retirement Vehicle
- Historically Low SBA Financing Available – Call for details!

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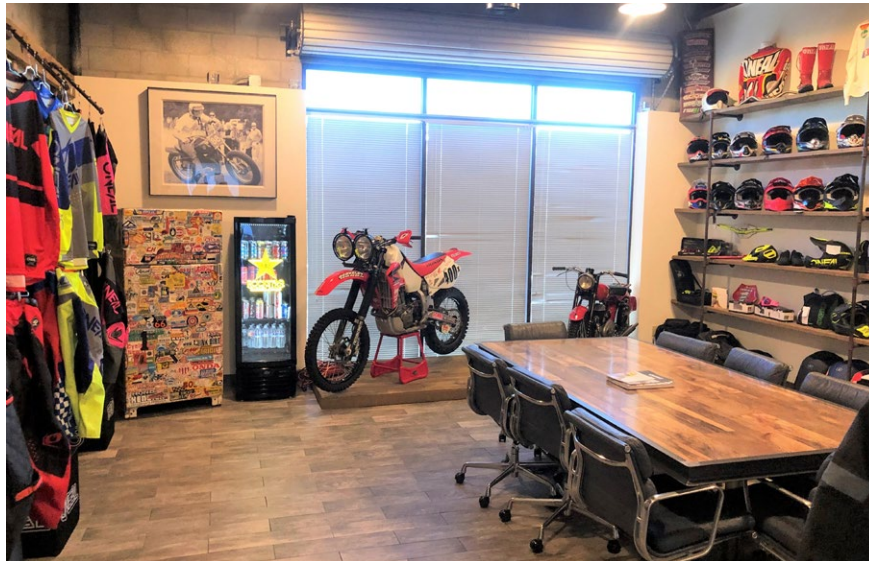
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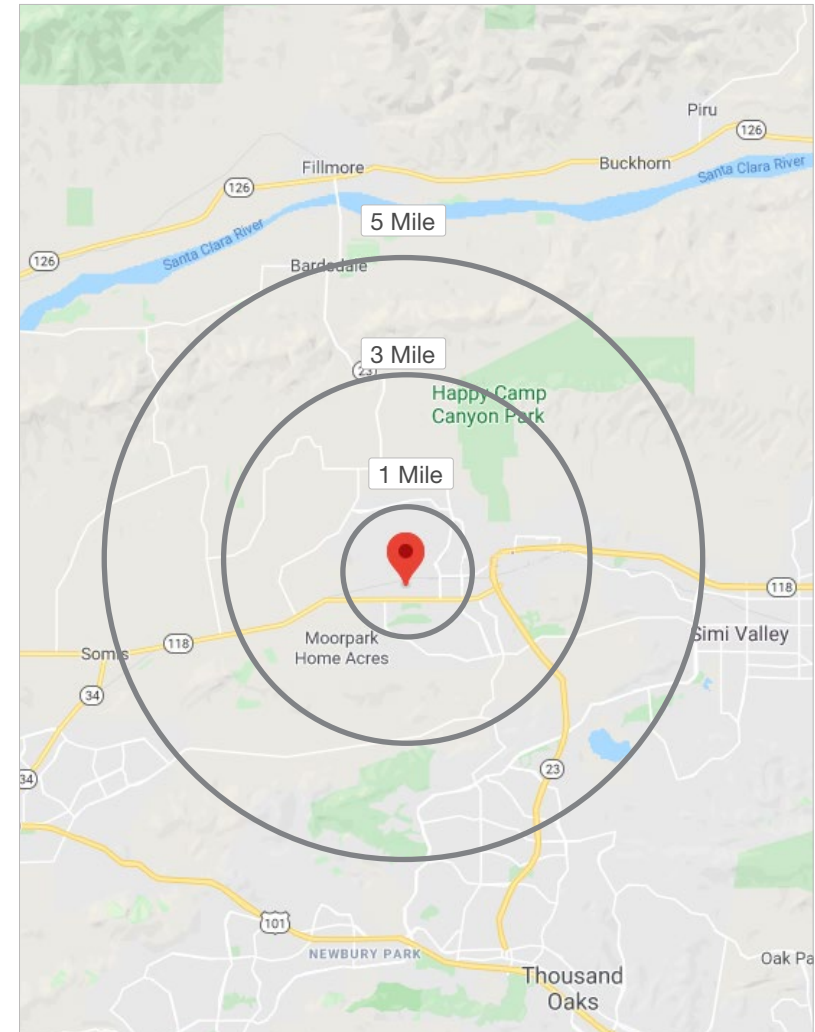
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2010 Census Population	10,080	35,073	62,843
2020 Estimated Population	10,295	37,507	65,548
2025 Projected Population	10,266	37,296	65,268
2020 Estimated Median Age	33.4	38.1	40.3

Households	1 Mile	3 Mile	5 Mile
2010 Census Households	2,961	10,743	20,234
2020 Estimated Households	3,114	11,778	21,495
2025 Projected Households	3,174	11,986	21,901

Annual Household Expenditures	1 Mile	3 Miles	5 Miles
Apparel	\$9 M	\$42.42 M	\$76.45 M
Entertainment	\$14.33 M	\$68.54 M	\$123.88 M
Food and Beverages	\$38.27 M	\$174 M	\$314.58 M
Furnishings and Equipment	\$8.86 M	\$42.18 M	\$76.33 M
Total Household Expenditures	\$250.64 M	\$1.17 B	\$2.11 B

Income	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$120,712	\$160,128	\$157,863
Median HH Income	\$89,040	\$123,865	\$122,571
Per Capita Income	\$36,517	\$50,286	\$51,949



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AERIALS



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SALE COMPS

	ADDRESS	CITY	STATE	ZIP	SALE DATE	SALE PRICE	SOLD SF	PRICE/SF	BUILDING TYPE	YEAR BUILT
	11968 Challenger Court	Moorpark	CA	93021	3/6/2020	\$1,520,000	5,518 SF	\$275 PSF	Industrial	1990
	82 W. Cochran Street	Simi Valley	CA	93065	1/31/2020	\$3,800,000	16,264 SF	\$232 PSF	Flex Office/Industrial	1989
	74 W. Cochran Street	Simi Valley	CA	93065	1/31/2020	\$2,972,500	12,396 SF	\$239 PSF	Flex Office/Industrial	1989
	233 E. High Street	Moorpark	CA	93021	8/29/2019	\$1,200,000	5,664 SF	\$212 PSF	Office	1982
	4520 E. Thousand Oaks Blvd.	Westlake Village	CA	91362	12/23/2019	\$3,315,000	10,178 SF	\$326 PSF	Office Investment	2000

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