

RETAIL SPACE FOR LEASE

Mission Bell Plaza, Moorpark, CA | 93021



BUILDING NAME	Mission Bell Plaza
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
BUILDING SIZE	5,500 SF
LOT SIZE	30,492 SF
YEAR BUILT	1996
353 W. MOORPARK AVE	Inline 1,122 SF Available \$2.50/SF NNN
361 W. MOORPARK AVE	Inline 2,244 SF Available \$2.50/SF NNN
587 W. MOORPARK AVE	Pad A 2,255 SF Available \$2.50/SF NNN
591 W. MOORPARK AVE	Pad A 1,745 SF Available \$2.50/SF NNN
593 W. MOORPARK AVE	Pad A 1,500/SF Available \$3.50/SF NNN



PROPERTY INFORMATION

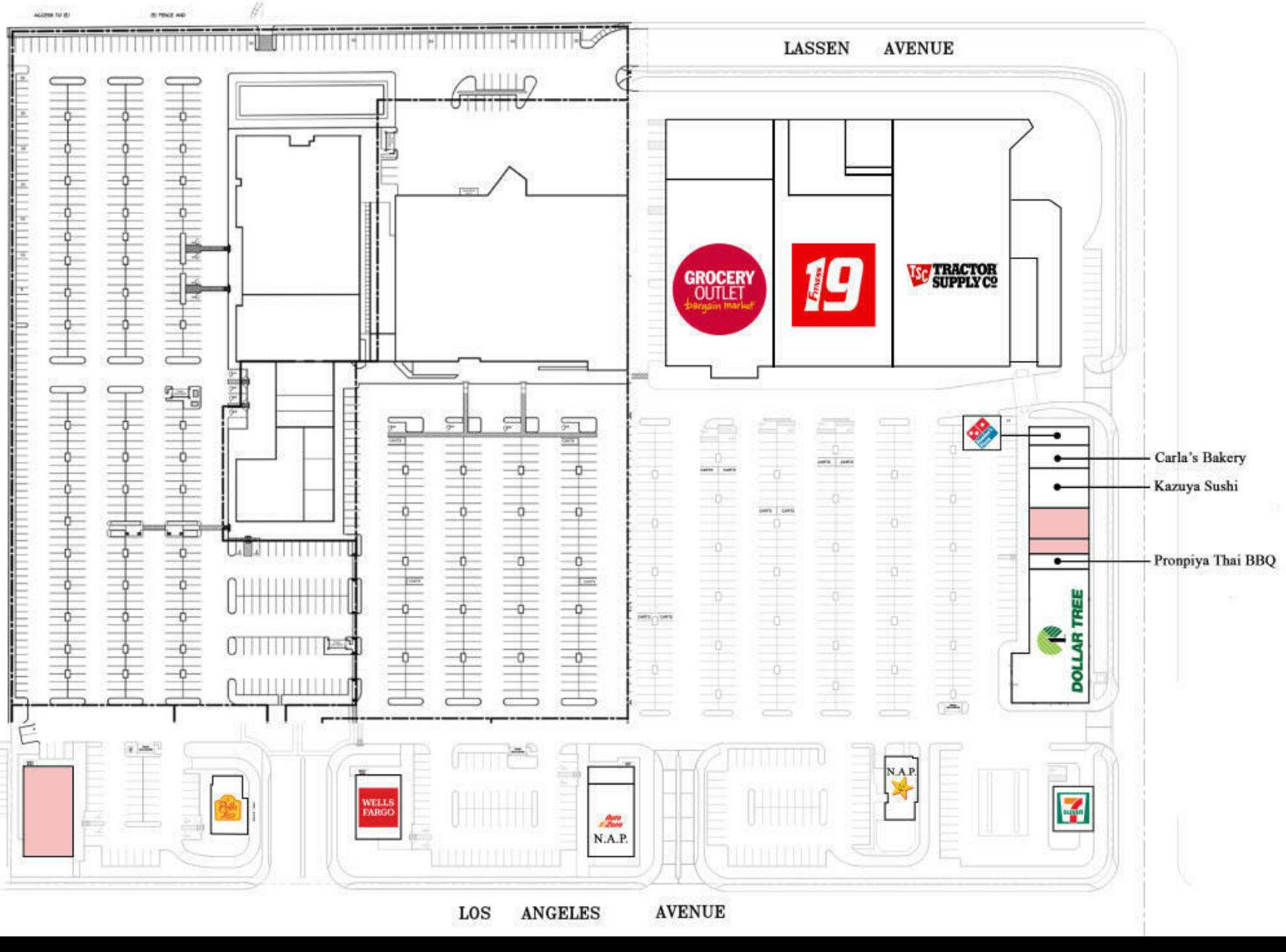
Retail space available within Mission Bell Plaza in Moorpark, CA. This neighborhood center is located along East Los Angeles Avenue with strong visibility and long-term tenant stability from anchors like Grocery Outlet, Fitness 19, Tractor Supply. Plans call for the former Albertsons and the adjoining retail on the west side of the center to be replaced with ±180-unit multi-family development, bringing additional built-in demand and strengthening the center's future customer base.

CITY OF MOORPARK OVERVIEW

Moorpark, California is a safe, family-oriented Ventura County community of about 35,621 residents with a high \$149,403

- ±1,500 SF fully equipped restaurant space at end cap
- 1,200' frontage with 5 monument signs
- Join Grocery Outlet, Tractor Supply, Dollar Tree, Carl's Jr.
- Jr. anchor opportunity - Pad A 5,500 SF Combined.
- Multiple ingress/egress points
- Population of 46,324 within 5 miles radius.
- Average Income of \$112,305 within 3 miles
- Close to 118 Freeway and main access to Camarillo.



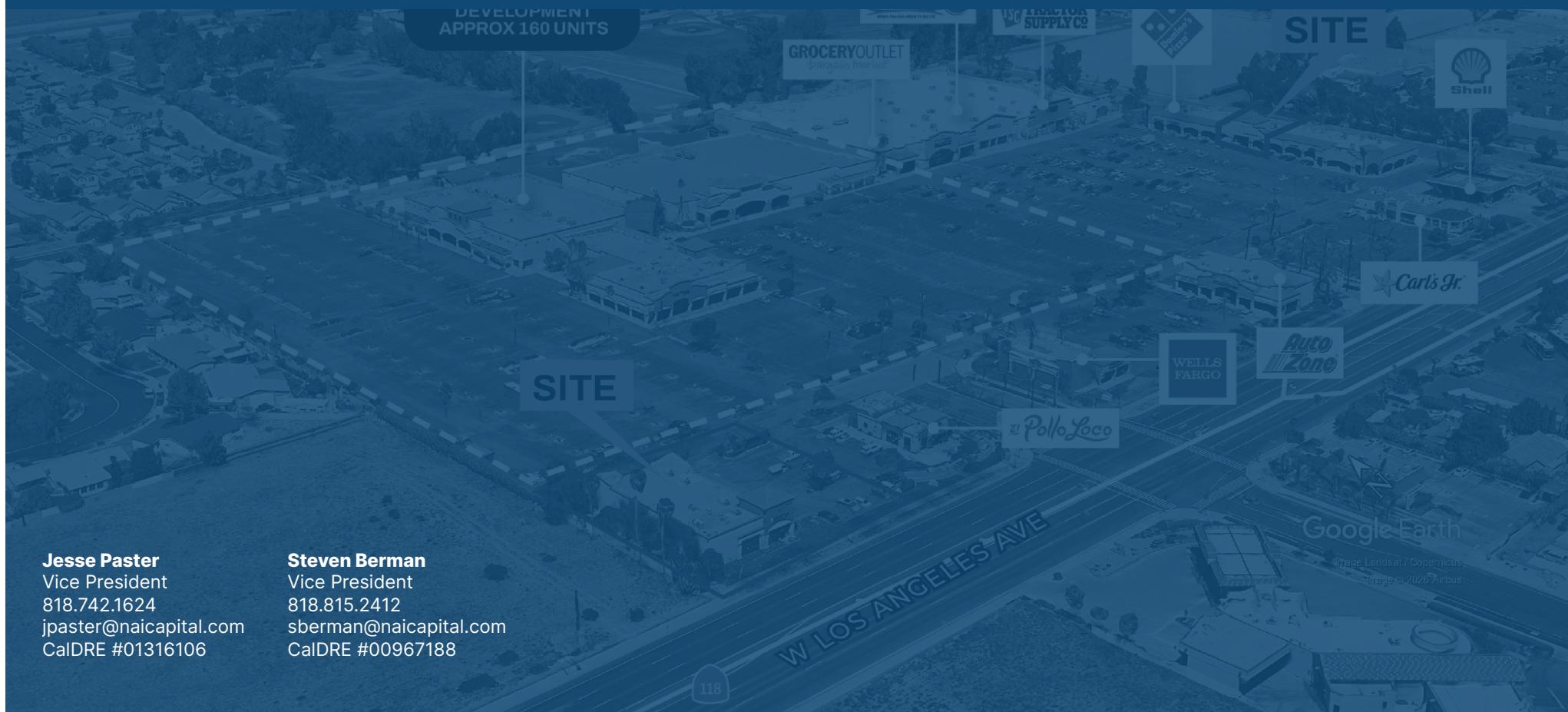






MISSION BELL PLAZA

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