

# RETAIL SPACE FOR LEASE

Mission Bell Plaza, Moorpark, CA | 93021





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



- $\pm$ 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.













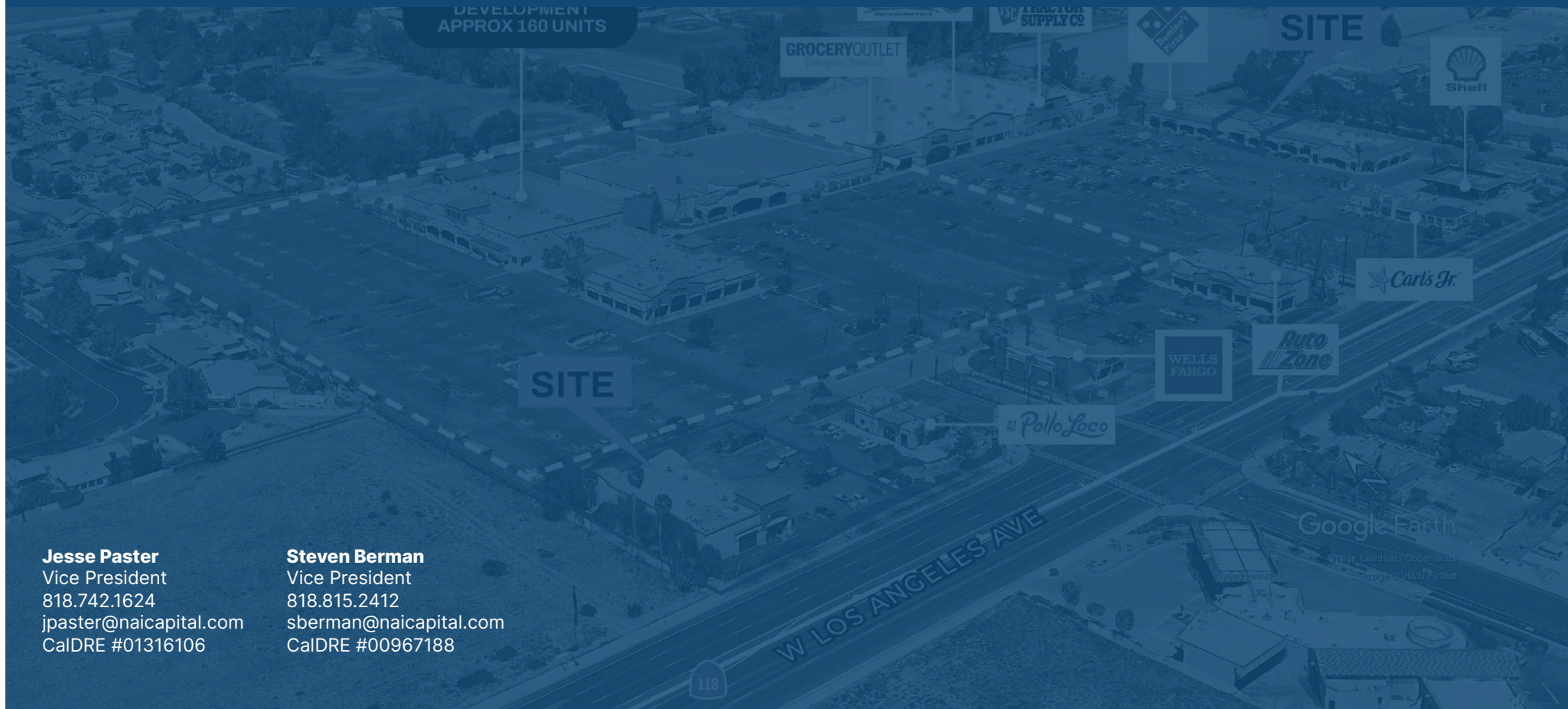






# MISSION BELL PLAZA

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