

FORMER RITE AID SINGLE TENANT BUILDING FOR LEASE / SALE

3941 SPRING ROAD, MOORPARK CA 93021

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



- Freestanding $\pm 16,730$ SF Single tenant, fully divisible, retail building seated on ± 3.18 acres ($\pm 138,471$ SF) parcel.
- Located at the signalized intersection of Spring Road and Tierra Rejada Road with 33,297 CPD.
- Building provides 16'+ clear ceiling height, fire sprinklers, and electricity specs of 1,000 amp 3 phase 208Y/120V.
- Building includes drive-thru; $\pm 1,450$ SF gated garden/patio area; 112 parking stalls.

SITE PLAN



MOORPARK OVERVIEW

Located within the City of Moorpark which is ranked (by the FBI) the 3rd safest city in California, with a population of 36,000 and is projected to reach 57,000 by 2058; Considered one of the 5 cities for business within the state; Currently provides 3.9M SQFT of Industrial space, 1.6M SQFT retail, and 301K SQFT office, spread across 7 unique business districts.

The property is surrounded by exceptionally affluent neighborhoods; average household income above \$190,000 within a 1-mile radius; Over 54% of residents are college educated; award winning schools including Peach Hill Academy, Mesa Verde Middle School with Moorpark Kinder immediately adjacent.

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,952	21,971	48,022
Average HH Income	\$211,520	\$187,524	\$189,023
Average House Value	\$884,764	\$872,523	\$881,579



MOORPARK TOWN CENTER

MOORPARK MARKETPLACE

TUSCANY SQUARE SHOPPING CENTER

amazon fresh

MISSION BELL PLAZA

MOORPARK

PEACH HILL

MESA VERDE MIDDLE SCHOOL
STUDENTS: 565

Core Knowledge Teach Hill Academy
STUDENTS: 445

KinderCare
STUDENTS: 142

SITE

TIERRA REJADA RD

SPRING RD

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EXCLUSIVELY LISTED BY:

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