# Moorpark Town Center

101 W Los Angeles Ave | Moorpark, CA 93021











# **Retail, Medical and Office**

960 SF - 2,593 SF **Available** 

### CONTACT

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610 Newport Center Dr | Suite 1500 | Newport Beach, CA 92660

### **Opportunity**

• High performing market anchored community center

with strong national tenants offering both daily needs and consistent regional traffic

- Immediate proximity to Moorpark freeway at over 81K cpd
- · Dedicated parking lot with ample on-site parking
- Excellent demographics & high disposable incomes within trade area

### 2025 DEMOGRAPHICS

**DESCRIPTION** 

	1 Mile	3 Miles	5 Miles
Population	14,295	36,630	73,737
Avg Household Income	\$162,014	\$191,731	\$185,752
Daytime Population	7,543	11,577	22,298
Source: Esri			

### TRAFFIC COUNTS

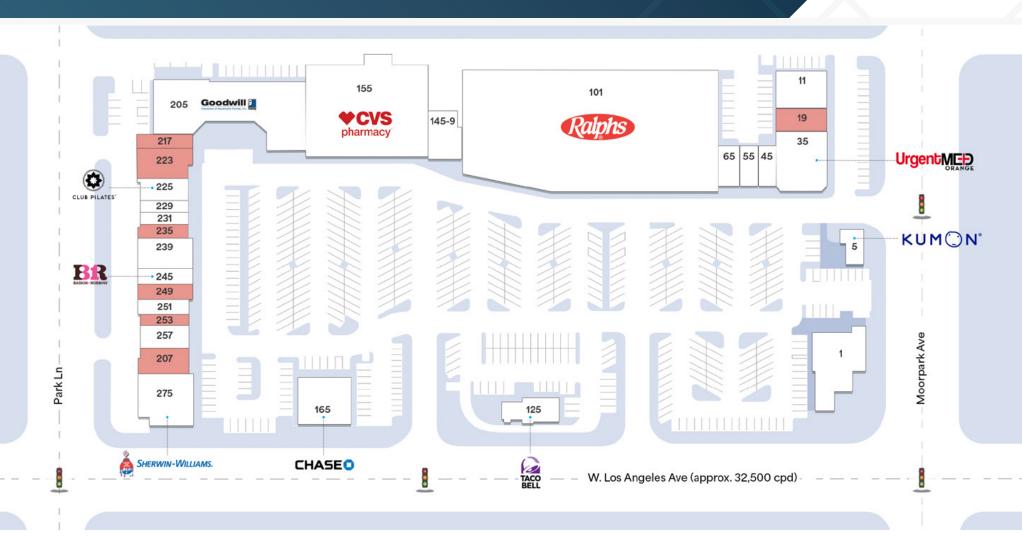
W Los Angeles Ave approx. 28,000 cpd approx. 32,500 cpd Moorpark ave

Source: Costar

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### Tenant Directory GLA: 133,547 SF

No.	Tenant	SF
1	Serendipity Café	5,600
5	Kumon Math & Reading	1,268
11	Moorpark Laundry	2,456
19	Available	1,229
35	Exer Urgent Care	5,959
45	Soulbody Yoga & Wellness	1,234
55	Care Dental	1,080

No.	Tenant	SF
65	Towne Cleaners	1,910
101	Ralphs Grocery	48,288
125	Taco Bell	2,484
155	CVS	18,160
165	Chase Bank	4,356
205	Goodwill	12,530
207	Available	1,621

No.	Tenant	SF
217	Available	1,346
223	Available	2,593
225	Club Pilates Moorpark	1,827
229	Royal Threading	917
231	Tobacco Zone	911
235	Available	1,255
239	Sr. Ozzy's	2,534

### MANAGED AND OWNED BY: Perform Properties

No.	Tenant	SF
245	Baskin Robbins	1,320
249	Available	1,320
251	Eyes on LA	1,220
253	Available	960
<ul><li>253</li><li>257</li></ul>	Available  Country Club Nails	960 1,956
200	7.174.114.21.0	
257	Country Club Nails	1,956

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