

4209

TIERRA REJADA ROAD

MOORPARK, CA 93021



Cody Chiarella

First Vice President

Lic. 01754878

+1 818 502 6730

cody.chiarella@cbre.com

David Solomon

Senior Vice President

Lic. 01209699

+1 818 907 4628

david.solomon@cbre.com

CBRE

PROPERTY FEATURES

Address	4209 Tierra Rejada Road
City	Moorpark (Ventura County)
State	California
Building Area	8,829 SF
Land Area	1.09 Acres (47,639 SF)
Building Type	Retail/Office
Sale Type	Owner-User or Investment Opportunity
Year Built	2008
Parking	10:1 Ratio (88 Stalls)
Zoning	RPD5U



Retail/Office/Medical Type Building

- The asset offers space to a multitude of potential uses

Owner-User or Investment Opportunity

- SBA 90% financing eligible
- Owner-user with income potential

Property Highlights

- Located in the Mission Meadows Plaza
- Strong vehicular intersection
- Affluent submarket
- Part of a shopping center anchored by VONS. Co-tenants include Bank of America, Clinicas a California Health Center, Fantastic Sams, Lemmo's Grill, Moorpark Pizza Co., Subway, Starbucks, Vargo Physical Therapy and more
- Located directly across from Moorpark High School.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,029	31,209	77,842
Housing Units	3,688	11,657	28,997
Avg HH Income	\$158,842	\$162,684	\$156,117
Total Businesses	238	1,246	2,345



FINANCIAL INFORMATION



Price:
\$3,300,000

Price PSF (Building):
\$374

RENT ROLL

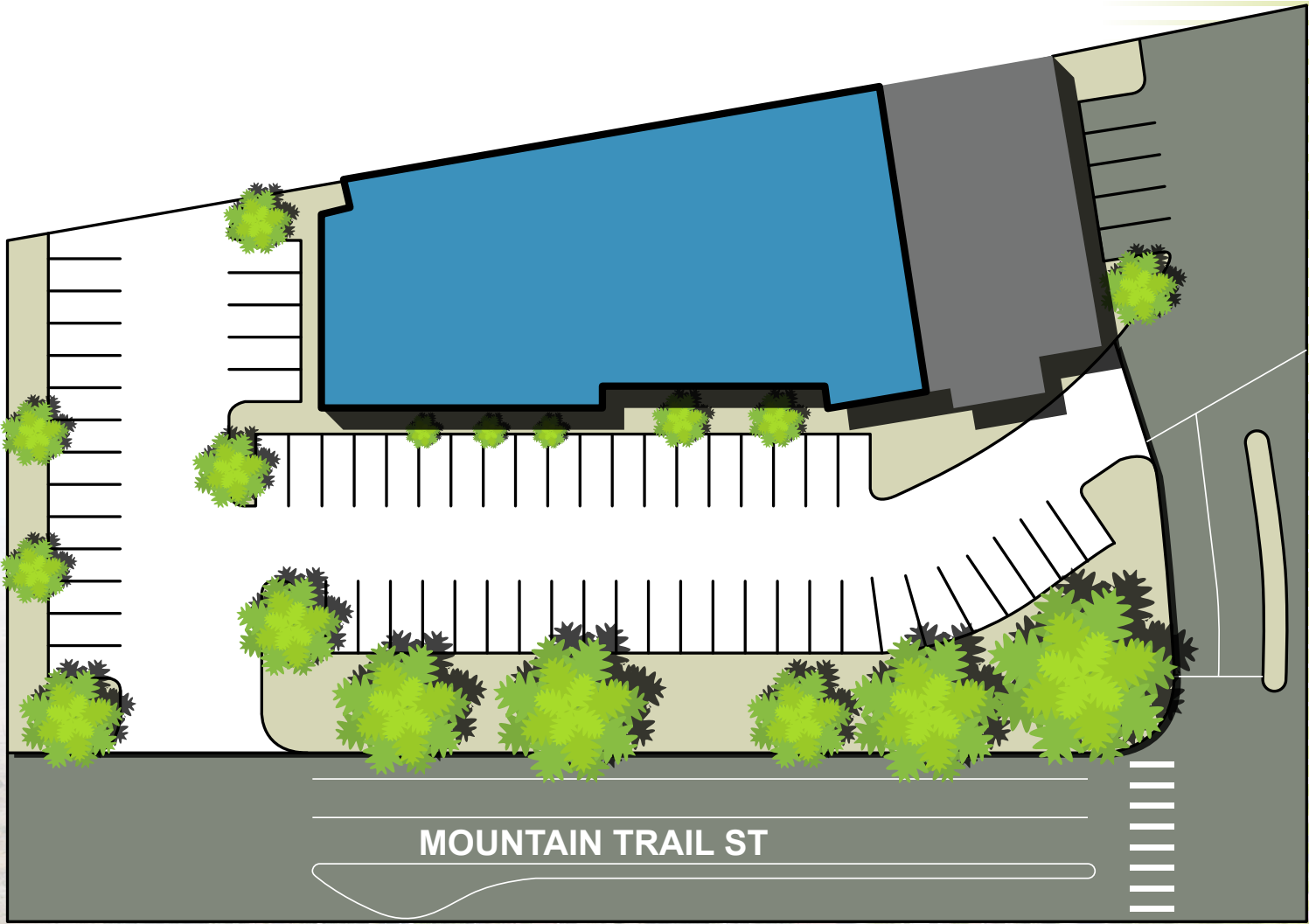
Suite	Tenant	Size	Term	Monthly Rental	Options
4209	EA Fitness	7,729 SF	Month-to-Month	\$11,500 NNN	None
4209A	Barks N Bubbles	1,100 SF	Month-to-Month	\$2,900 NNN	None
		8,829 SF		\$14,400 NNN	



AERIAL PHOTO OF PROJECT



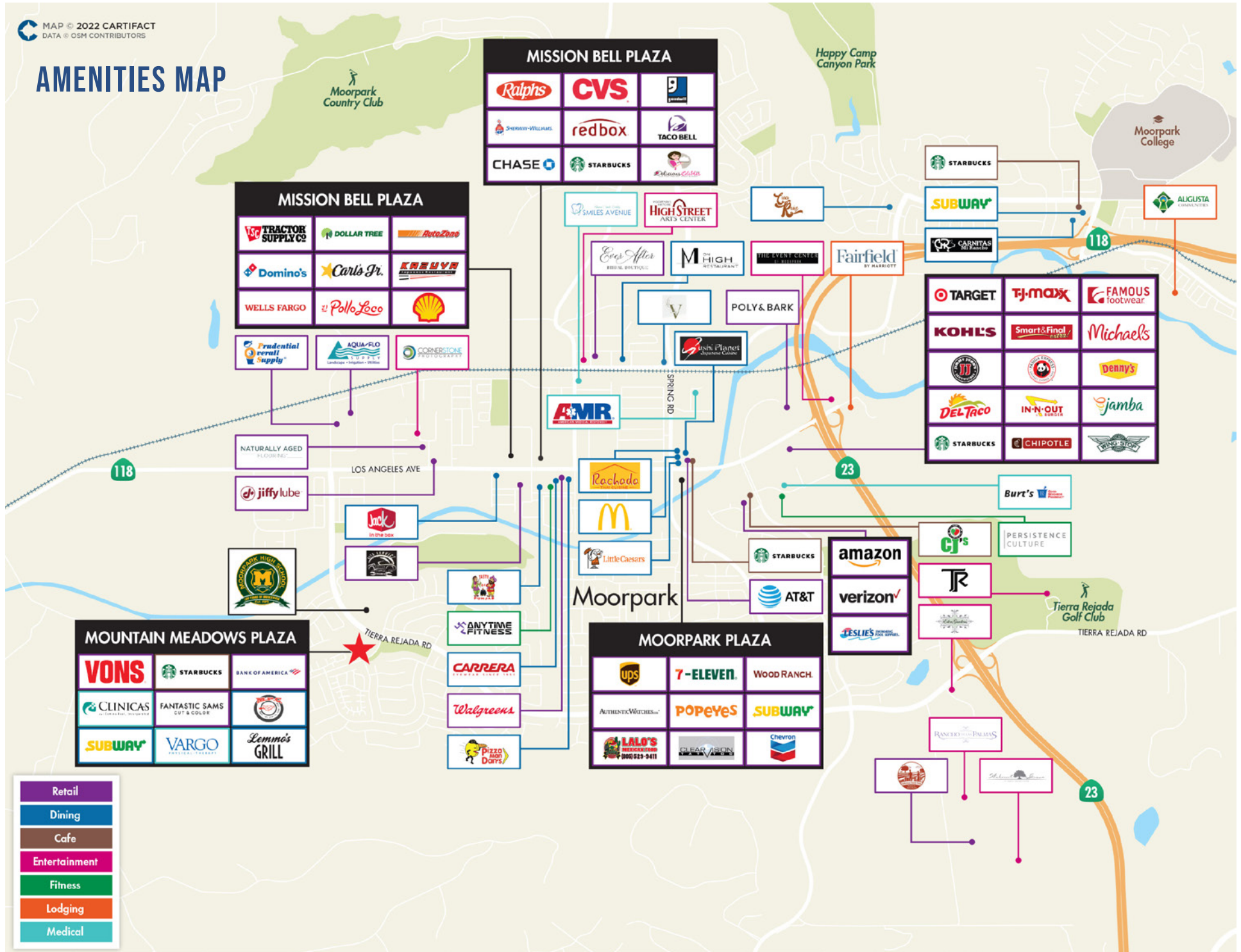
SITE MAP



MOUNTAIN TRAIL ST



AMENITIES MAP



- Retail
- Dining
- Cafe
- Entertainment
- Fitness
- Lodging
- Medical

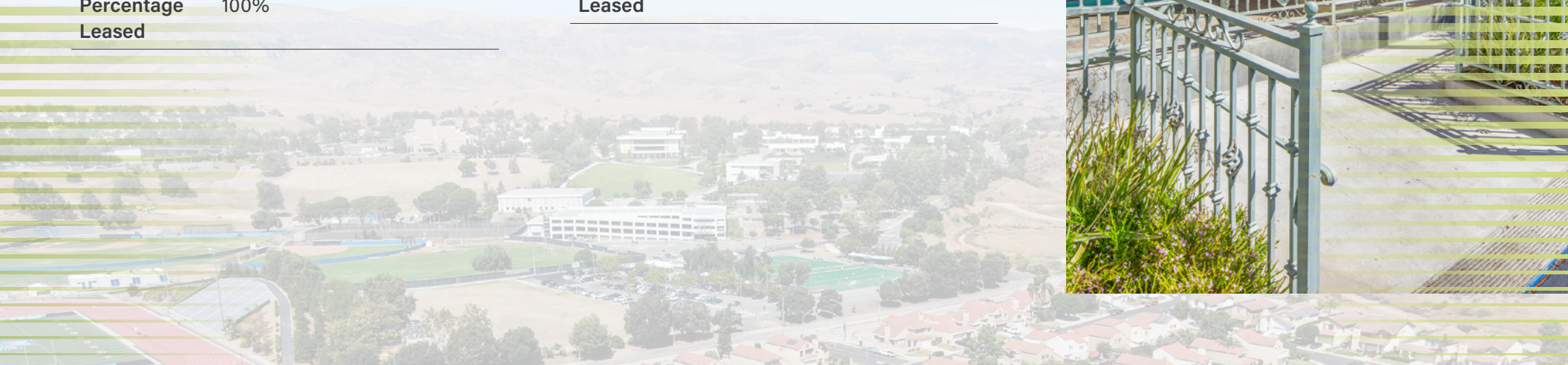
SALES COMPARABLES



Address	4215-4223 Tierra Rejada Road, Moorpark
Sale Price	\$2,000,000
PSF	\$372.72
Sale Date	9/28/21
Sale Type	Owner User (buyer was an existing tenant)
Building Area	5,366
Land Area	20,356
Stories	1
Year Built	1997
Percentage Leased	100%



Address	1146 W. Ventura Street, Fillmore
Sale Price	\$5,863,500
PSF	\$366
Sale Date	2/24/22
Sale Type	Investment
Building Area	16,000
Land Area	69,696
Stories	1
Year Built	2021
Percentage Leased	100%



ON MARKET COMPARABLES



Address	496 Moorpark Avenue, Moorpark
Asking Price	\$2,250,000
PSF	\$537.25
Sale Type	Owner User
Building Area	4,188
Land Area	16,988
Stories	1
Year Built	2007
Percentage Leased	0%
Sale Status	Available



Address	131 Cochran Street, Simi Valley
Asking Price	\$4,265,000.00
PSF	\$547.57
Sale Type	Opportunistic
Building Area	7,789
Land Area	6,970
Stories	1
Year Built	1999
Percentage Leased	27%
Sale Status	Escrow



Address	1830-1864 Cochran Street, Simi Valley
Asking Price	\$2,999,000.00
PSF	\$384.54
Sale Type	Opportunistic
Building Area	7,799
Land Area	31,799
Stories	1
Year Built	1974
Percentage Leased	48%
Sale Status	Available



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2022 CBRE, Inc. All Rights Reserved.

4209

TIERRA REJADA ROAD

MOORPARK, CA 93021



CBRE

Cody Chiarella

First Vice President

Lic. 01754878

+1 818 502 6730

cody.chiarella@cbre.com

David Solomon

Senior Vice President

Lic. 01209699

+1 818 907 4628

david.solomon@cbre.com

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.