

5390

KAZUKO COURT, MOORPARK, CA



Exclusively Offered By:

BILL KIEFER, SIOR
Executive Managing Director
D. 805.288.5467
M. 805.320.1600
bkiefer@naicapital.com
Cal DRE Lic #00828915

NAI CAPITAL COMMERCIAL
300 E. Esplanade Dr.
Suite #470
Oxnard, CA 93036
805.278.1400
naicapital.com



NOW FOR SALE | INVESTMENT OFFERING

SINGLE TENANT NET LEASE – LONG TERM OCCUPANCY – STABLE CASH FLOW

NAI Capital | INVESTMENT
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE SERVICES GROUP

PROPERTY OVERVIEW

Now On the Market For Sale

Single Credit Tenant, Net Lease – Originally Commenced September 2000 and Continues to September 2030

In-Place Scheduled Rent - \$331,959 per Year Plus Annual Rent Increases. Base Rent is well below market and only applies to ground floor area.

Total Building: 37,775 Square Feet

- Ground Floor: 32,455 Square Feet
- Mezzanine Storage: 5,320 Square Feet

Land Area: 1.77 Acres

Abundant Parking: Approximately 74 Stalls (2.3 spaces per 1,000 SF ground level)



EXECUTIVE SUMMARY

The Tenant

Originally utilized by GSI Lumonics Corp as an owner-user for manufacturing company, the succeeding business operates as Gooch & Housego, a leading optics & photonics firm headquartered in the United Kingdom. With 15 facilities in Asia, Europe & United States, G&H in Moorpark, CA specializes in photonics engineering & manufacturing for industry, telecoms, aerospace, defense, space and life science. The 7 decade old firm is publicly traded on the London Stock Exchange under “GHH.” See: www.gandh.com

Building

The modern industrial manufacturing building comprises approximately 37,775 total square feet. G&H is the sole occupant and utilizes the majority of the structure for advanced manufacturing with 100% HVAC service.



Investment Highlights - Single-Tenant Net Lease

Historical Snapshot	Rate PSF	Monthly Rent	Annual Rent
FY 2024/2025 (Year 25)	\$0.72	\$23,500	\$282,075
Scheduled Net Rental Income			
FY 2025/2026 (Year 26)	\$0.85	\$27,663	\$331,959
Annual Rent Increases	(CPI. 2% min/4% max)		
Operating Expenses	N/A; Net Lease		



PROPERTY HIGHLIGHTS



Price

\$6,750,000
\$179/SF (all); \$208/SF ground



Total Building

37,775 SF



Capitalization Rate

4.9%



APN

County of Ventura
#511-0-070-720



Land Area

1.77 Acres
77,101 SF



Area(s)

32,455 SF ground level;
5,320 SF mezzanine



Occupancy

100%



Warehouse Clear Height

22 feet



Loading

One grade level roll-up door



Fire Sprinklers

Throughout



Parking

74 Stalls; 2.3 Spaces per 1,000 SF



HVAC

Throughout (100%)



Zoning

M-1 Light Industrial Uses,
Moorpark, CA



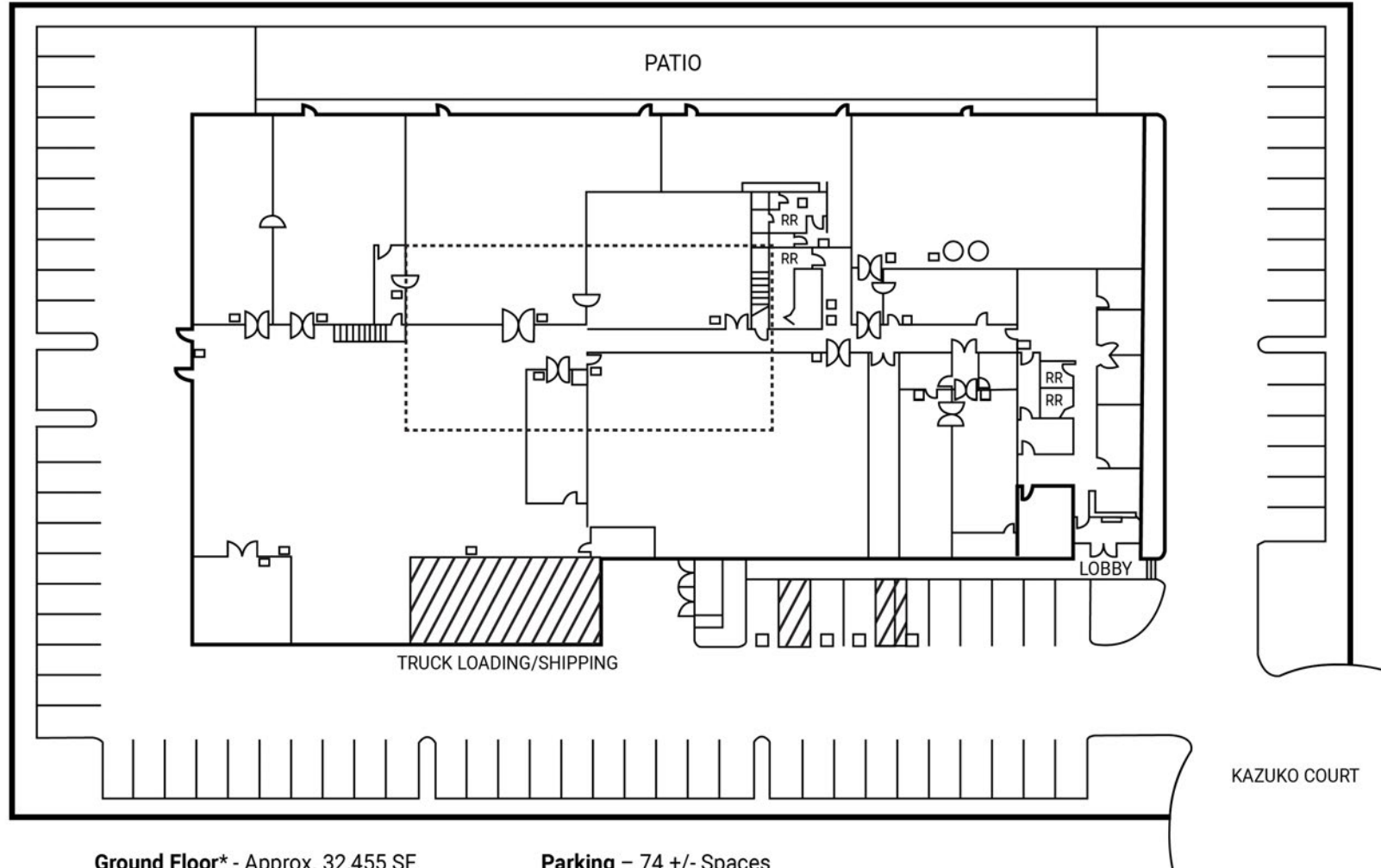
Construction

1997 original with ongoing
modernization by Tenant



5390 Kazuko Court Moorpark, CA, USA

Gooch & Housego – Precision Optics
www.gandh.com



Ground Floor* - Approx. 32,455 SF

*Excludes 5,320 +/- SF Mezzanine Storage

Total Combined - Approx 37,775 SF

Parking – 74 +/- Spaces

----- 2nd Level Storage

**Information is approximate and subject to independent verification*



SITE

**HIGH STREET
ARTS CENTER**

**MOORPARK
CITY LIBRARY**

**VENTURA COUNTY
SHERIFF'S DEPT**

**MOORPARK
CITY HALL**

**MOORPARK
COLLEGE**

**ARROYO
COMMUNITY PARK**

MOORPARK

SIMI VALLEY

SANTA ROSA

Google Earth
Images © 2025 Airbus

Nordhoff Street

118

23



Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus
Data LDEO, Columbia, NSF, NOAA

RETAIL AERIAL



MOORPARK

SITE

MISSION BELL PLAZA

- TSC TRACTOR SUPPLY CO
- Pollo Loco
- GROCERY OUTLET Bargain Market
- WELLS FARGO
- Auto Zone
- DOLLAR TREE
- Shell
- Starbucks
- TACO BELL
- CHASE
- Ralphs

OLD TOWN MOORPARK

POINDEXTER AVE

KAZUKO CT

W LOS ANGELES AVE

MOORPARK AVE

Google Earth


27,151 ATC

Market Availability/Vacancy Rates

5390 Kazuko Court, Moorpark, CA	No vacancy; 100% occupied since 2000
Moorpark/Simi Valley, CA	4.6%-10.5%
E Ventura County/Thousand Oaks, CA	7.7%-9.3%
W San Fernando Valley, CA	4.2%-5.4%

Market Asking Rents (per SF per month)

5390 Kazuko Court, Moorpark, CA	\$0.85 starting rent + CPI
Moorpark/Simi Valley, CA	\$1.26-\$1.43
E Ventura County/Thousand Oaks, CA	\$1.40-\$1.50
W San Fernando Valley, CA	\$1.64-\$1.69

**Source: CoStar Analytics for 3-Star Industrial Properties. Submarket report available on request.*

Market Sale Prices (average per SF)

5390 Kazuko Court, Moorpark, CA	\$179/\$208
Moorpark/Simi Valley, CA	\$235
E Ventura County/Thousand Oaks, CA	\$251
W San Fernando Valley, CA	\$234

Market Capitalization Rates (average)

5390 Kazuko Court, Moorpark, CA	4.9%
Moorpark/Simi Valley, CA	5.4%
E Ventura County/Thousand Oaks, CA	6%
W San Fernando Valley, CA	5.2%



The community is located in the eastern portion of Ventura County, closest to Los Angeles. The property is approximately 25 miles northwest of the San Fernando Valley with a population approaching 2 million people. Moorpark is a suburb with a suburban feel, situated at the base of hills. Neighboring communities include Thousand Oaks, Simi Valley and Santa Rosa Valley/Camarillo. The city is bisected by the Moorpark 118 Freeway (Los Angeles Avenue), with close proximity to the Ventura 101 and San Diego 405 Freeways.

East Ventura County Economy

The region, a suburb to Los Angeles, is a vibrant and growing economy with a strong focus on advanced manufacturing, particularly in the aerospace, defense, and automotive sectors. Beyond this, Moorpark’s economy also thrives on education, healthcare, retail, and professional services.

Demographics

Within 10 miles
from Moorpark



Population

338,661



Median Age

42.9 years



Median Home Value

\$778,049; 71% owner
occupied; 81% SFR



Avg Household Income

\$140,265



5390

KAZUKO COURT, MOORPARK, CA

Exclusively Offered By:

BILL KIEFER, SIOR

Executive Managing Director

D. 805.288.5467

M. 805.320.1600

bkiefer@naicapital.com

Cal DRE Lic #00828915

NAI CAPITAL COMMERCIAL

300 E. Esplanade Dr.

Suite #470

Oxnard, CA 93036

805.278.1400

naicapital.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474

NOW FOR SALE | INVESTMENT OFFERING

SINGLE TENANT NET LEASE – LONG TERM OCCUPANCY – STABLE CASH FLOW

NAI Capital | INVESTMENT
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE SERVICES GROUP