

RETAIL / OFFICE SPACE FOR LEASE

6591-6599 Collins Drive, Moorpark, CA 93021

Moorpark Campus Plaza

NEIGHBORHOOD CENTER



FOR FURTHER INFORMATION PLEASE CONTACT:

JACK MIKAIL

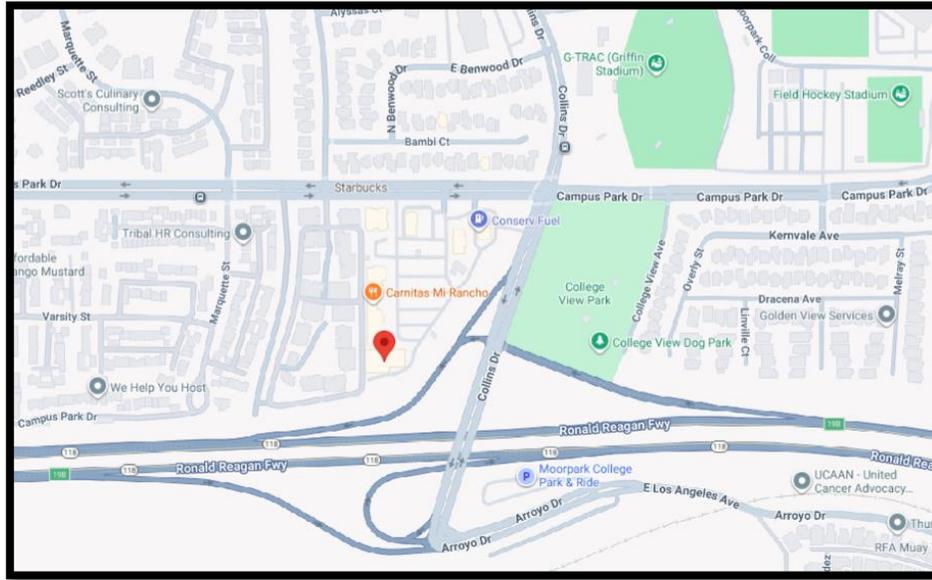
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partners INC.
INDUSTRIAL/COMMERCIAL REAL ESTATE
CA DRE #01132455



FEATHURES:

- **ANCHORED BY STARBUCKS, SUBWAY, UBATUBA ACAI, FARMERS INSURANCE**
- **LOCATED NEAR THE ENTRANCE TO MOORPARK COLLEGE & NEXT TO 118 FWY**
- **APPROX 15,000 COLLEGE STUDENTS AND FACULTY AT MOORPARK COLLEGE**
- **AMPLE PARKING, SIGNAGE AND EXPOSURE WITH FREEWAY VISIBILITY**
- **AVAILABLE SPACE: 1st Floor: 607 SF RETAIL / 2nd Floor: 1,331 SF OFFICE**
- **TWO STORY BUILDINGS WITH ELEVATOR SERVED**

AREA AMENITIES:

- 50,000 SF NEIGHBORHOOD CENTER**
- NEAR LOCAL & NATIONAL TENANTS**
- LOW NNN CHARGES OF \$0.62/SF**
- GREAT DEMOGRAPHICS (1 MILE):**
- \$147,957 AVG HH INCOME**
- \$121,160 MEDIAN HH INCOME**

(source: CoStar Analytics)

Available Space	Size (SF)	Rent/SF	Lease Term	Comments
6593 Collins Dr, Bldg. D - #D5A	607	\$1.95 NNN	3-5 Years	Small Retail Space on ground floor
6593 Collins Dr, Bldg. D - #D-17	1,331	\$1.50 MG	2-5 Years	2 nd floor, elevator served, bright and nicely built out office

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PICTURES



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