



FOR LEASE

22,248 SF INDUSTRIAL PROPERTY

6144 CONDOR DRIVE
MOORPARK | CA 93021

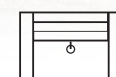
PROPERTY HIGHLIGHTS



22,248 SF
AVAILABLE



M1
ZONING



3
DOCK HIGH
POSITIONS



EASY ACCESS
CA 118 & 23

FOR MORE INFORMATION,
PLEASE CONTACT:

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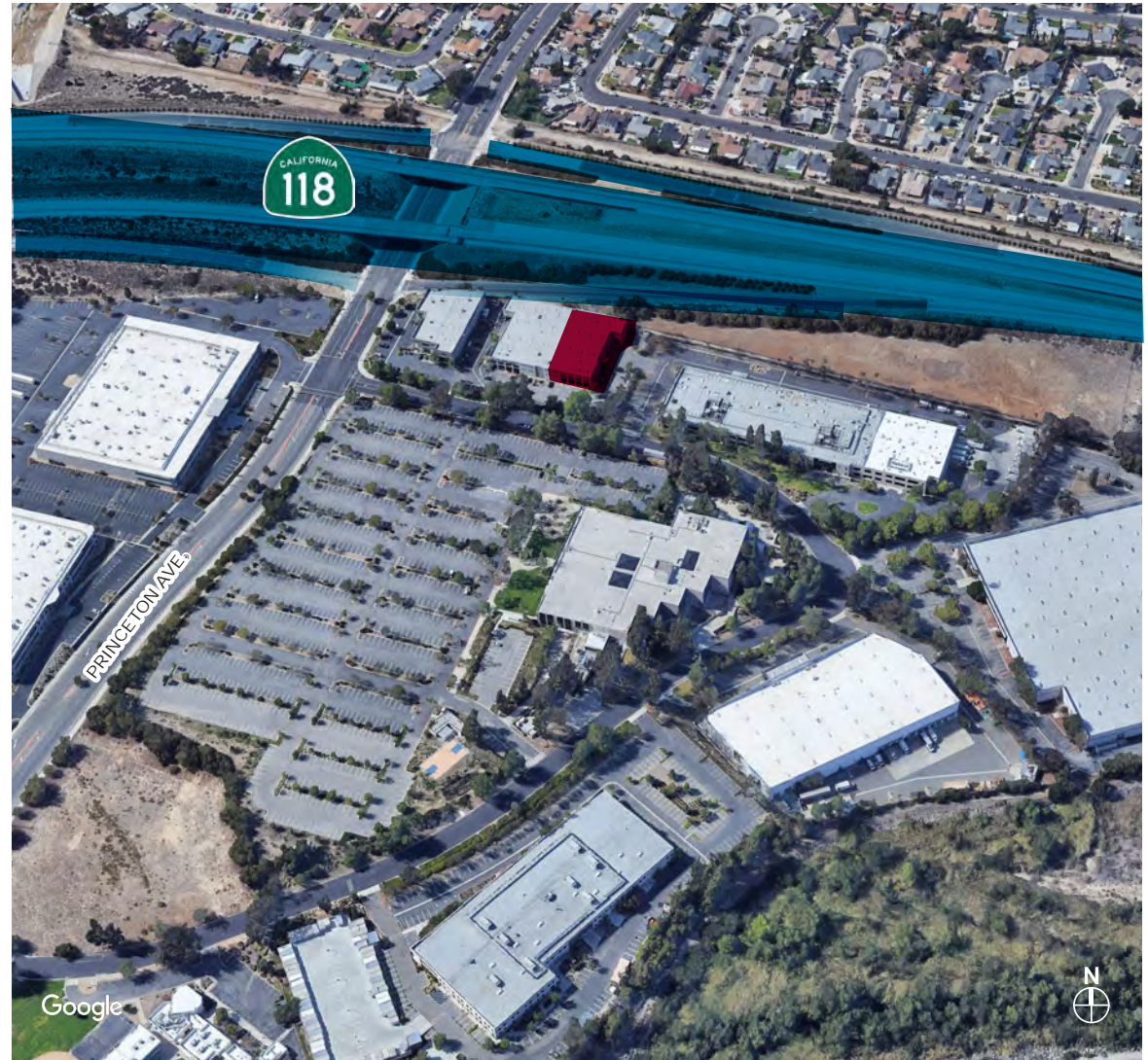
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PROPERTY HIGHLIGHTS:

- Excellent Parking
- M1 Zoning allows for a variety of industrial uses.
- 3-Dock High Loading Positions, 1 Leveler
- 12 Skylights in Warehouse
- AT&T Fiber
- Excellent Window Line with Good Natural Light.
- Total ±4,111 SF Office (±1,051 Ground Floor, ±3,060 SF Mezzanine)
- Restrooms ground floor and mezzanine
- Kitchenette ground floor and mezzanine
- Newer HVAC units for office & mezzanine
- 800 Amps, 480 Volts, 3 Phase, 4 Wire
- Location
 - Easy access to 118 & 23 Freeways.
 - Close to Retail Amenities at High St. and Los Angeles Ave.
 - Minutes to Simi Valley, Chatsworth, SFV, Thousand Oaks, Camarillo, Oxnard & Ventura

Lessee to independently verify all building specifications.



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PHOTOS



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POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	32,885	77,472	331,012
2023 Population	31,358	74,342	321,022
2028 Population Projection	30,760	73,019	315,973

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	1,113	2,633	13,190
\$125,000 - 150,000	1,004	2,329	10,034
\$150,000 - 200,000	1,695	4,017	16,263
\$200,000+	2,154	5,935	23,389
Avg Household Income	\$146,859	\$146,179	\$139,120

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2010 Households	10,440	26,624	115,120
2023 Households	9,878	25,418	111,283
2028 Household Projection	9,670	24,929	109,425
Annual Growth 2010-2023	0%	0.1%	0.1%
Annual Growth 2023-2028	-0.4%	-0.4%	-0.3%
Owner Occupied Households	7,161	17,972	77,473
Renter Occupied Households	2,510	6,957	31,952
Avg Household Size	2	2	2



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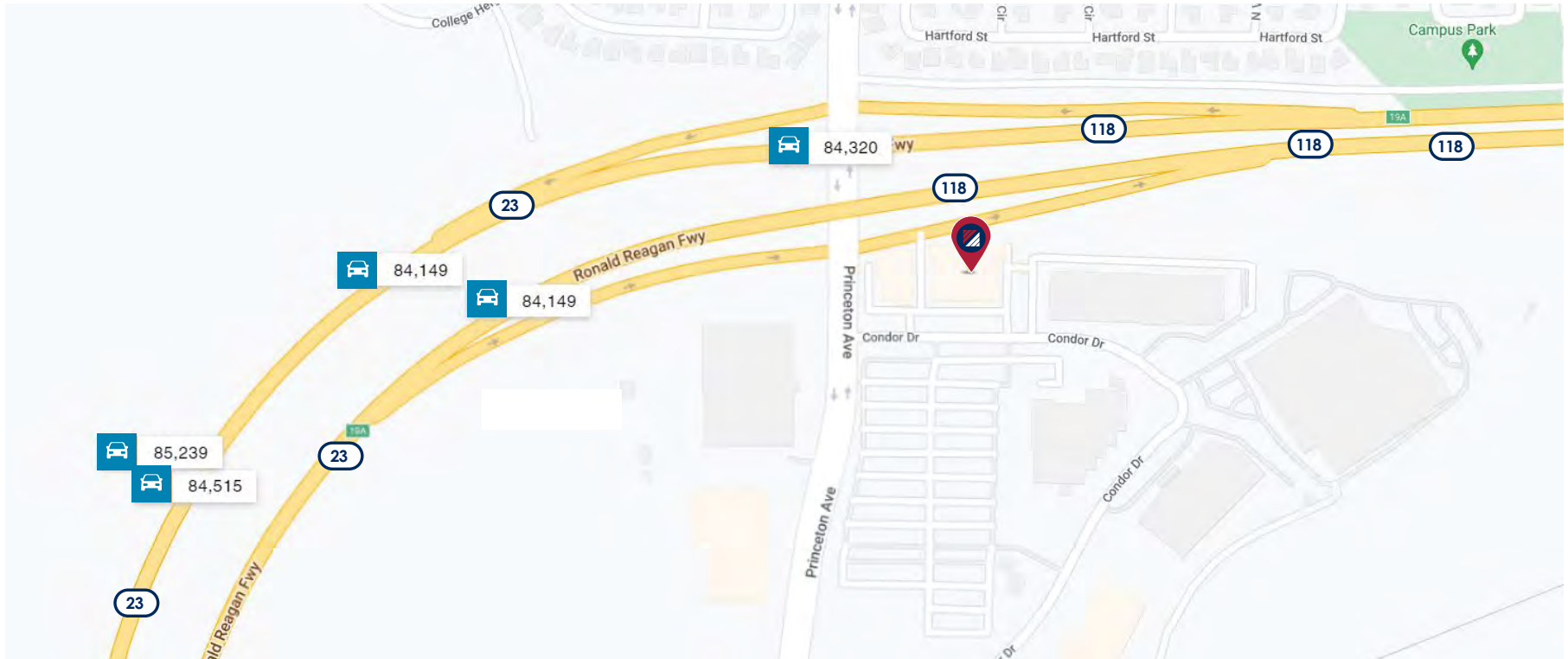


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STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
118	Cam Dos Rios SW	84,149	2022	0.26 mi
Ronald Reagan Fwy	Corporate Center Dr SE	88,449	2022	0.40 mi
Not Available	Not Available	84,515	2022	0.47 mi
Collins Drive	-	77,873	202	0.48 mi

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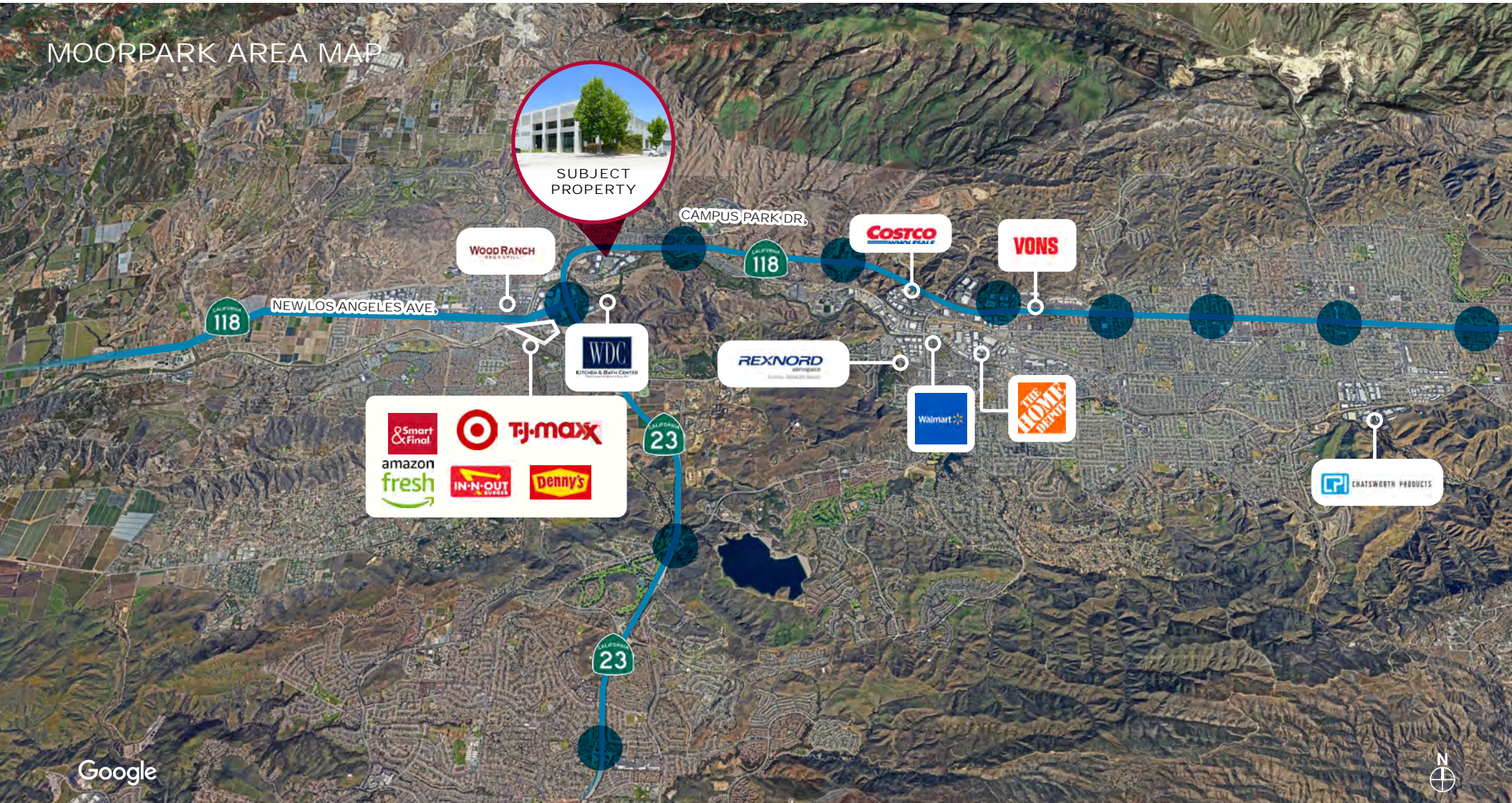


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MOORPARK AREA MAP



Google

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TRADE AREA MAP



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