



**HIGH VISIBILITY FROM 23 FREEWAY WITH PYLON SIGNAGE AND EXCELLENT CO-TENANCY WITH WDC  
IDEAL FOR FLOORING, HOME DECOR AND REMODELING TENANTS**



# FOR LEASE

**±10,180 SF HIGH IMAGE RETAIL BUILDING**  
**14339 WHITE SAGE RD**  
MOORPARK | CA 93021

## MICHAEL WURTZEL

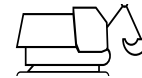
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FOR MORE INFORMATION,  
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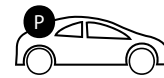
### PROPERTY HIGHLIGHTS



±10,180 SF  
AVAILABLE



CPD  
ZONING



EXCELLENT  
PARKING



EASY ACCESS  
CA 23 & 118  
FREEWAYS



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## PROPERTY HIGHLIGHTS:

- High Image Building with Excellent Freeway Visibility
- 12' Rear Roll Up Door and Double Door Entry
- Excellent Window Line on 3 Sides with Good Natural Light
- Exposed Ceilings with Rigid Ducting
- Excellent Parking
- CPD Zoning Allows for a Variety of Retail Uses
- Pylon, Monument and Building Signage Available for Maximum Exposure from 23 Freeway and Los Angeles Avenue
- AT&T Fiber
- Location
  - Easy Access to 23 & 118 Freeways
  - Close to Retail Amenities on New Los Angeles Avenue and High Street



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PHOTOS



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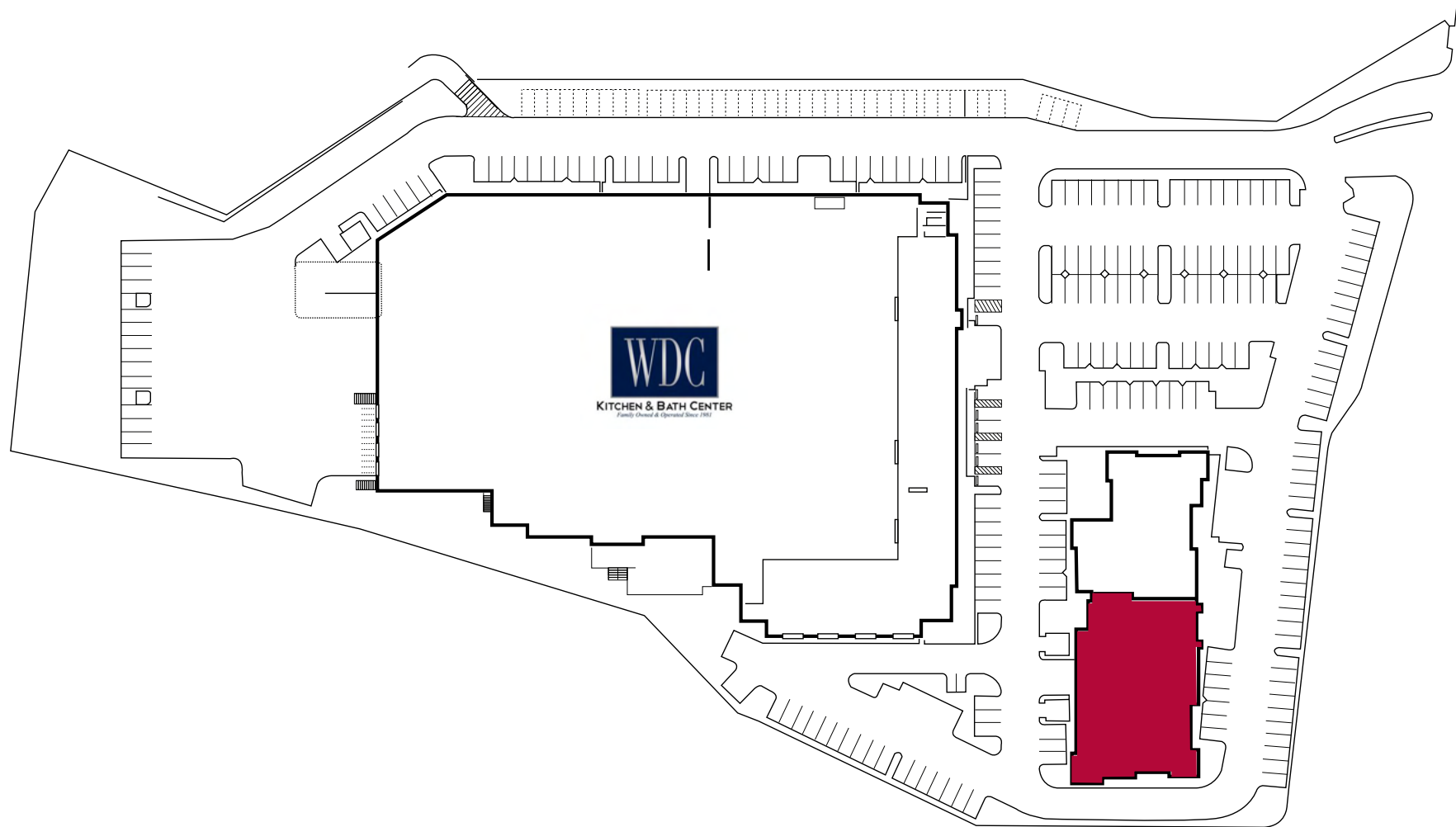
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**SITE PLAN**



**\*NOT TO SCALE**

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### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	36,840	91,632	351,418
2024 Population	35,111	87,789	340,894
2029 Population Projection	34,438	86,197	335,471

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	1,263	3,270	14,073
\$125,000 - 150,000	1,106	2,706	10,650
\$150,000 - 200,000	1,945	4,804	17,277
\$200,000+	2,627	7,028	25,941
Avg Household Income	\$151,722	\$148,009	\$141,183

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2020 Households	11,777	31,062	122,754
2024 Households	11,139	29,621	118,683
2029 Household Projection	10,903	29,045	116,673
Annual Growth 2020-2024	-0.1%	0.2%	0.3%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.3%
Owner Occupied Households	8,252	21,479	83,570
Renter Occupied Households	2,651	7,566	33,103
Avg Household Size	3.1	2.8	2.8



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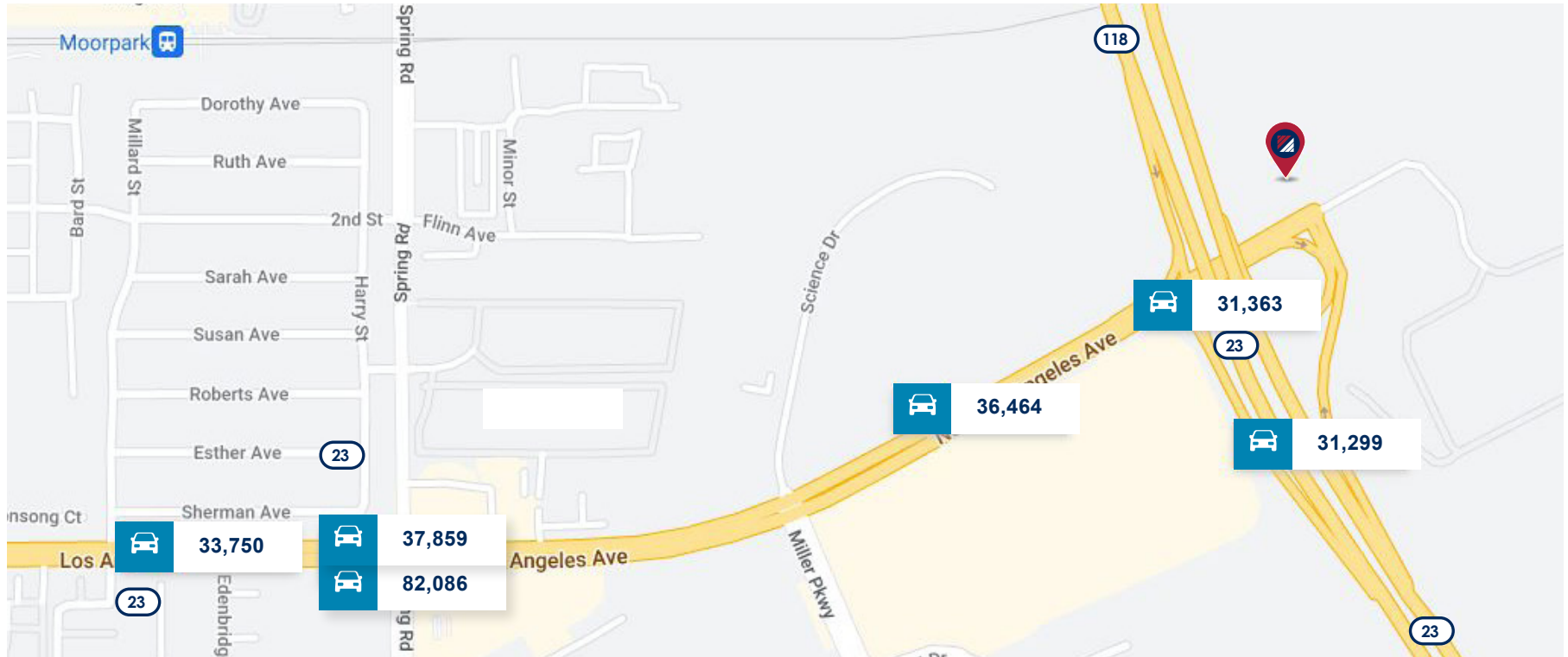


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**TRAFFIC COUNT**



STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
Moorpark Freeway	-	31,363	2020	0.11 mi
23	-	31,299	2022	0.21 mi
New Los Angeles Ave	Miller Pkwy	36,464	2022	0.31 mi
Ronald Reagan Freeway	-	84,515	2022	0.49 mi

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MOORPARK AREA MAP



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TRADE AREA MAP



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