

RETAIL / FOOD / OFFICE SPACE FOR LEASE

6591-6599 Collins Drive, Moorpark, CA 93021

Moorpark Campus Plaza

PROMINENT NEIGHBORHOOD CENTER



FOR FURTHER INFORMATION PLEASE CONTACT:

JACK MIKAIL

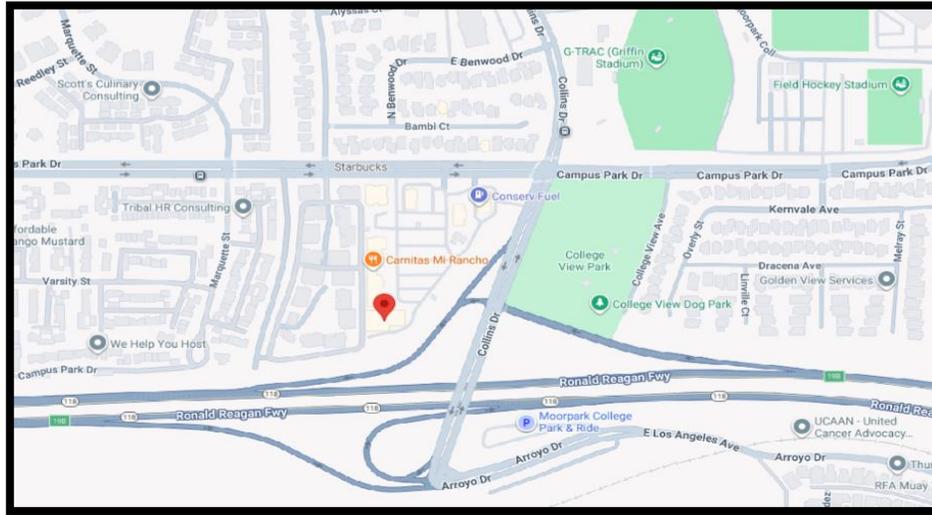
Senior Partner
818-466-0240 direct
818-203-8968 mobile
JackM@TOLD.com
CA DRE #00969374

WIOLETTA ZIOLA

Senior Associate
818-466-0227 direct
818-723-0407 mobile
WiolettaZ@TOLD.com
CA DRE #01913178

22212 Ventura Blvd. #220
Woodland Hills, CA 91364
818 593-3800 tel
www.TOLD.com

TOLD Partners Group
Commercial Real Estate Services DRE 02317247



FEATUHRES:

- 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, 1,443 SF PIZZA PARLOR & 768 SF SPORTS BAR
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 - #D-5A	607	\$1.95 NNN	3-5 Years	Small Retail Space on the First floor
6593 Collins Dr, Bldg. D - #D-5B	768	\$1.95 NNN	3-5 Years	Turn-Key Sports Bar next to Pizza Parlor / Italian Restaurant, Lease together or separately
6593 Collins Dr, Bldg. D - #D-6	1,443	\$1.95 NNN	3-5 Years	Turn-Key Pizza Parlor / Italian Restaurant next to the Sports Bar, Lease together or separately
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

JACK MIKAIL
 Senior Partner
 818-466-0240 direct
 818-203-8968 mobile
 JackM@TOLD.com
 CA DRE #00969374

WIOLETTA ZIOLA
 Senior Associate
 818-466-0227 direct
 818-723-0407 mobile
 WiolettaZ@TOLD.com
 CA DRE #01913178

22212 Ventura Blvd. #220
 Woodland Hills, CA 91364
 818 593-3800 tel
 www.TOLD.com



PICTURES



JACK MIKAIL
Senior Partner
818-466-0240 direct
818-203-8968 mobile
JackM@TOLD.com
CA DRE #00969374

WIOLETTA ZIOLA
Senior Associate
818-466-0227 direct
818-723-0407 mobile
WiolettaZ@TOLD.com
CA DRE #01913178

22212 Ventura Blvd. #220
Woodland Hills, CA 91364
818 593-3800 tel
www.TOLD.com

TOLD Partners Group
Commercial Real Estate Services DRE 02317247