



## RETAIL SPACES FOR LEASE | AVAILABLE NOW

80 - 250 E. High Street, Moorpark, CA 93021



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RETAIL & RESTAURANT USE  
MOORPARK, CA

**EXCLUSIVELY LISTED BY**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

80 - 250 E. High Street, Moorpark, CA 93021



## RETAIL & RESTAURANT OPPORTUNITIES AVAILABLE NOW

High Street Depot is more than just another residential building. It's unique shops and restaurants clustered around a lively public green space.

Moorpark, has become one of the fastest growing cities in Ventura County. Drawing from the surrounding communities benefited by access to two major freeways. This has helped drive the success of Bio Dynamic Farming and Stables that breed, train and board some of the country's best horses. These two factors bring a unique blend of visitors to the Moorpark Community.

It's a place where the entire community will feel connected by art, food & entertainment, with easy access to transit, freeways, shopping, and trails.



- ✓ ±13,451 SF of commercial space
- ✓ Village Green public space (approx. 8,140 SF)
- ✓ Perfect for restaurants, shops, beauty salons, and services
- ✓ Excellent curb appeal
- ✓ High-traffic area with easy access to 23 freeway
- ✓ 79 residential apartments on-site
- ✓ High-income demographic
- ✓ Strong foot traffic
- ✓ Many commuters from nearby Amtrak/Metrolink station that now includes weekend service
- ✓ Minutes from Moorpark College and Cal Lutheran University
- ✓ Near Thousand Oaks, Westlake Village, and Simi Valley



RETAIL & RESTAURANT USE  
MOORPARK, CA

# RETAIL SPACES

80 - 250 E. High Street, Moorpark, CA 93021



80 E HIGH ST



WESTERN BUILDINGS

160 E HIGH ST



CENTRAL BUILDINGS

180-220 E HIGH ST

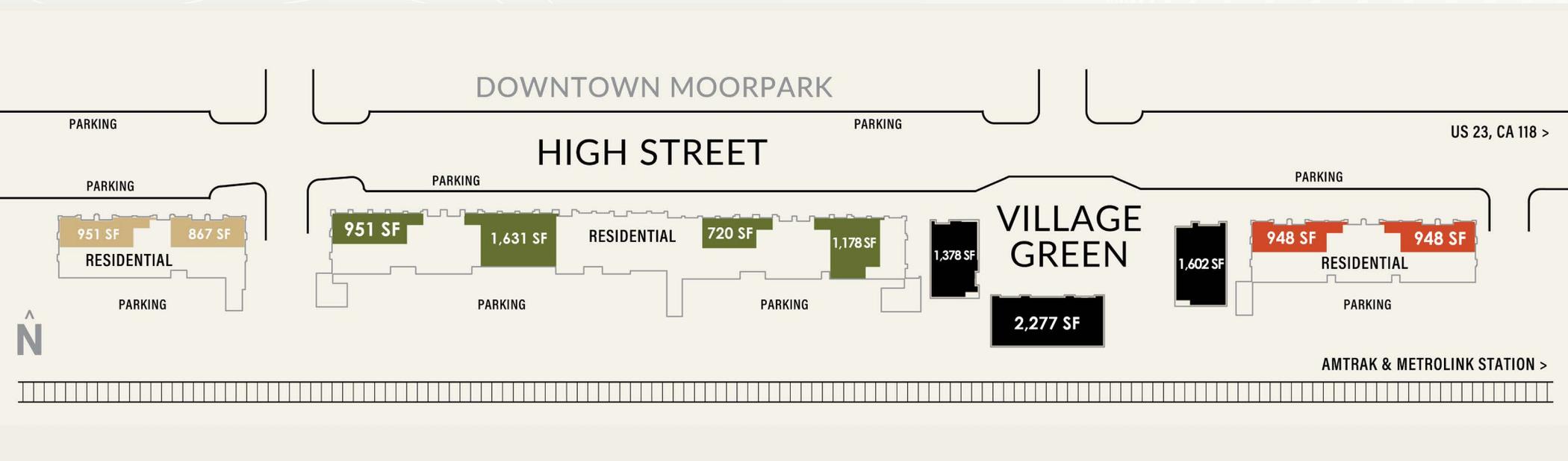


VILLAGE GREEN BUILDINGS

250 E HIGH ST



EASTERN BUILDINGS



RETAIL & RESTAURANT USE  
MOORPARK, CA

# 80 E HIGH ST

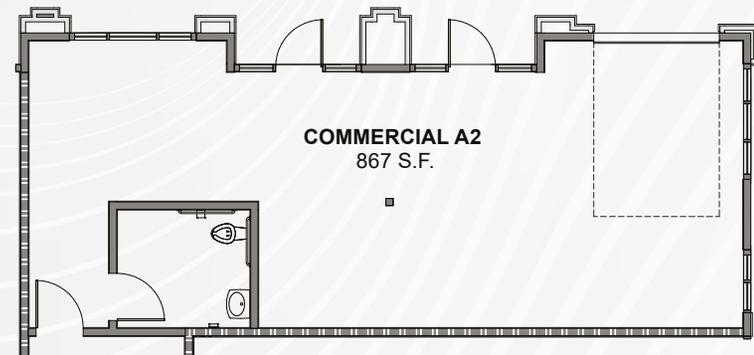
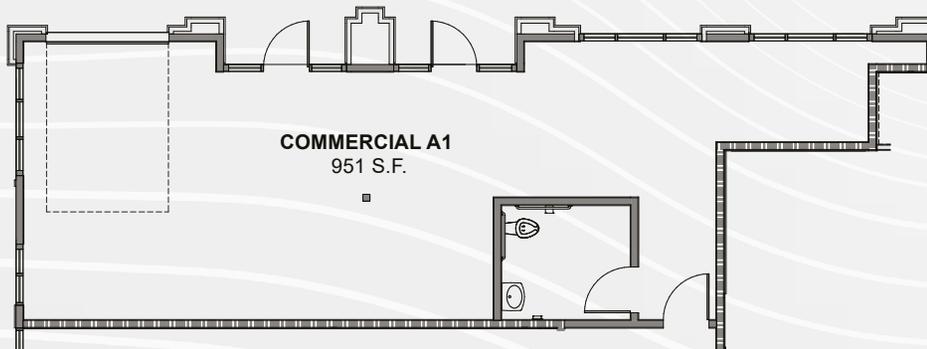
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## APPROX. 867 - 951 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✓ Western building
- ✓ Retail spaces are on High Street at the western edge of the property
- ✓ Residential units
- ✓ Set up for both restaurant and retail use



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL & RESTAURANT USE  
MOORPARK, CA

# 160 E HIGH ST

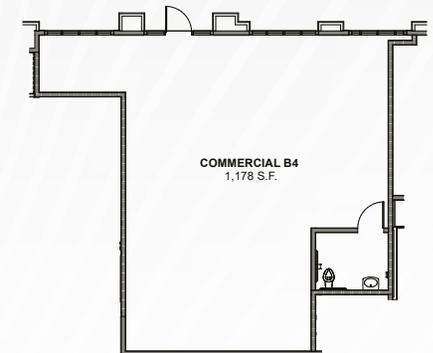
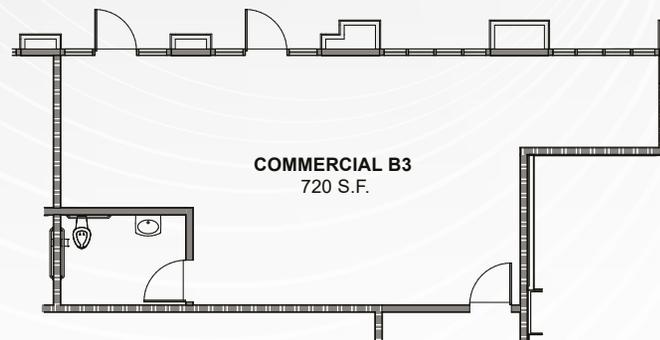
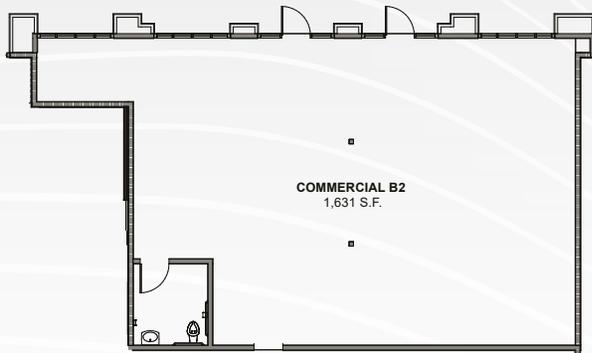
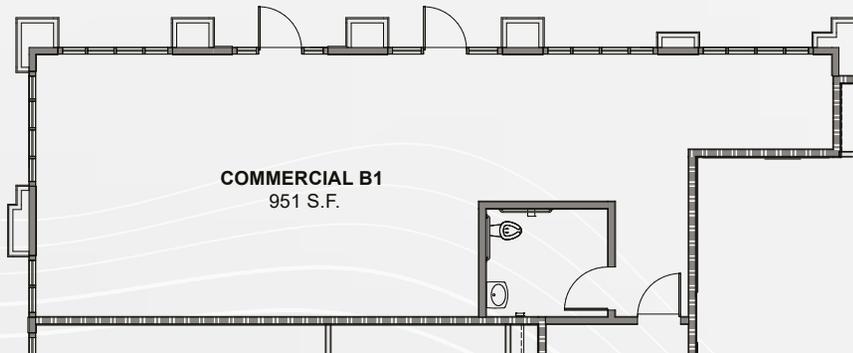
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## APPROX. 720 - 1,178 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✓ Central building
- ✓ These retail spaces run along High Street closest to the residential entrance and just west of the Village Green
- ✓ Residential units
- ✓ Set up for both restaurant and retail use



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# 180-220 E HIGH ST

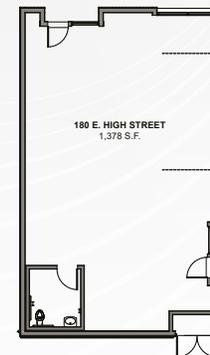
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**APPROX. 1,378 - 2,277 SF**

RATE: \$3.50 + 0.95 NNN PSF

- ✓ Premium locations surrounding the Village Green
- ✓ Residential units
- ✓ Set up for both restaurant and retail use



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RETAIL & RESTAURANT USE  
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# 250 E HIGH ST

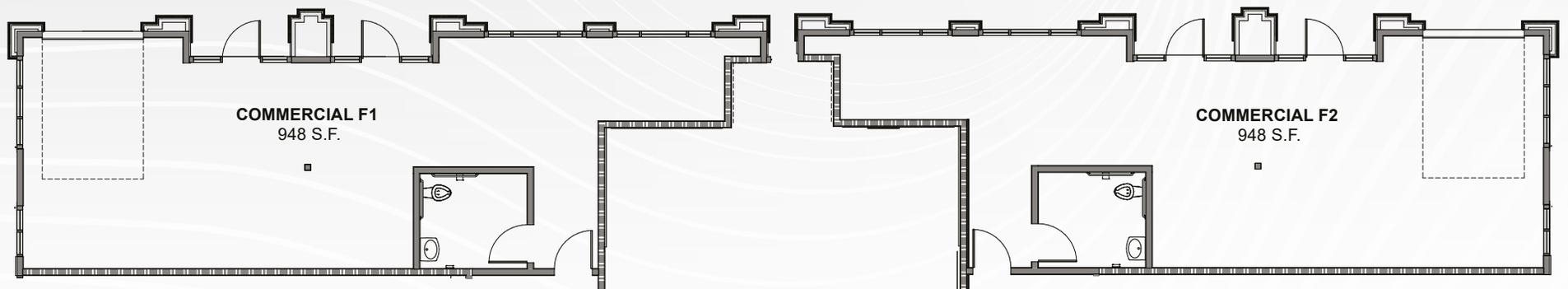
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## APPROX. 948 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✓ These retail spaces face High Street at the eastern edge of the property, closest to the train station
- ✓ Residential units
- ✓ Set up for both restaurant and retail use

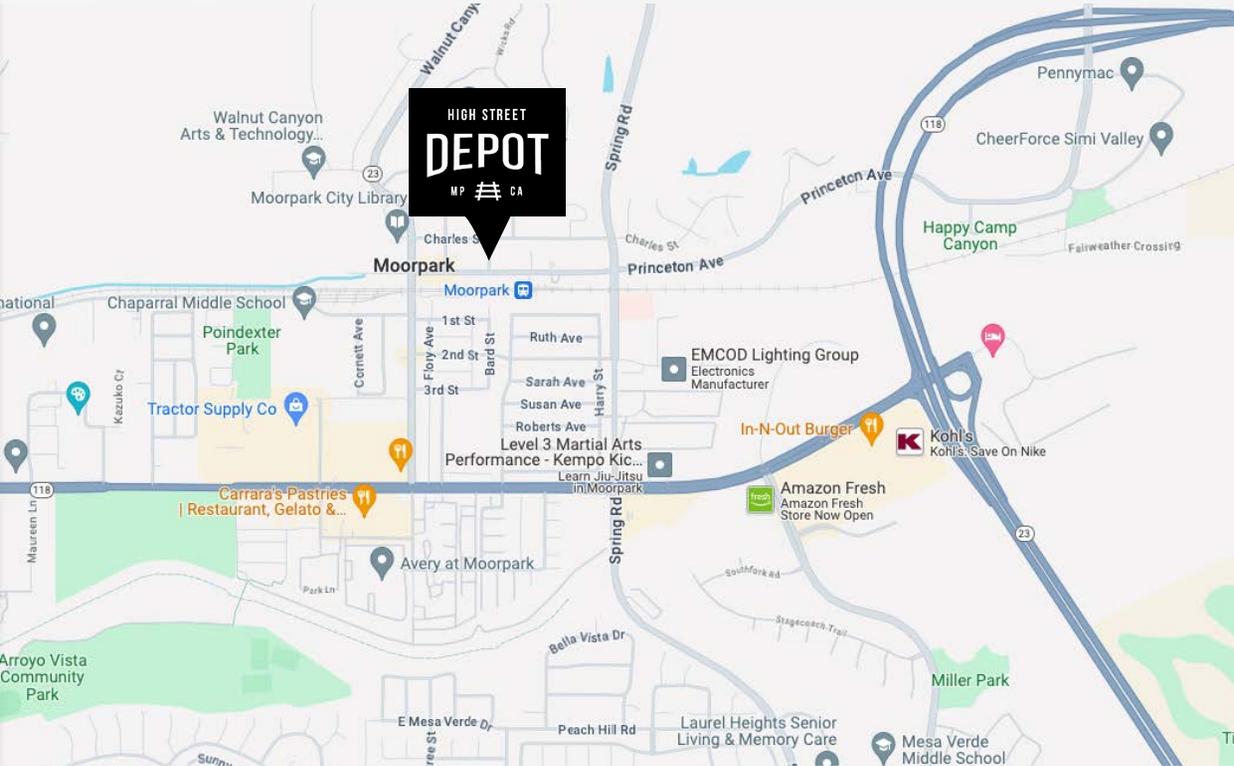


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RETAIL & RESTAURANT USE  
MOORPARK, CA

# CITY HIGHLIGHTS

80 - 250 E. High Street, Moorpark, CA 93021



## MOORPARK, CA

ONE OF THE FASTEST-GROWING CITIES IN VENTURA COUNTY

- ✓ Population 35,000
- ✓ One of the safest cities of its size in the US
- ✓ Top-rated community college
- ✓ Nestled between Simi Valley to the east and Thousand Oaks to the south
- ✓ Accessible via the 118 and 23 freeways
- ✓ Amtrak and Metrolink Station reaching DTLA and northern California

## DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
11,197	36,503	70,045

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$123,505	\$154,925	\$147,916

### DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
10,106	34,853	65,300

### TRAFFIC COUNT



± 7,194 CPD ON MOORPARK AVE



# CITY HIGHLIGHTS

80 - 250 E. High Street, Moorpark, CA 93021



1

## CITY LIBRARY

NEW, MODERN MOORPARK CITY LIBRARY

On August 6, 2025 the Moorpark City Council formally approved a contract for construction of new, modern City's public library to serve their residents. Construction of the Library is anticipated to begin in Fall of 2025.



2

## VENDRA GARDEN APARTMENTS

NEW MULTIFAMILY AFFORDABLE HOUSING

Vendra Gardens features a diverse mix of 200 units, comprising 80 one-bedroom, 68 two-bedroom, and 52 three-bedroom apartments. The development includes leasing and amenity buildings, each spanning 2,500 sq. ft.



3

## HITCH RANCH

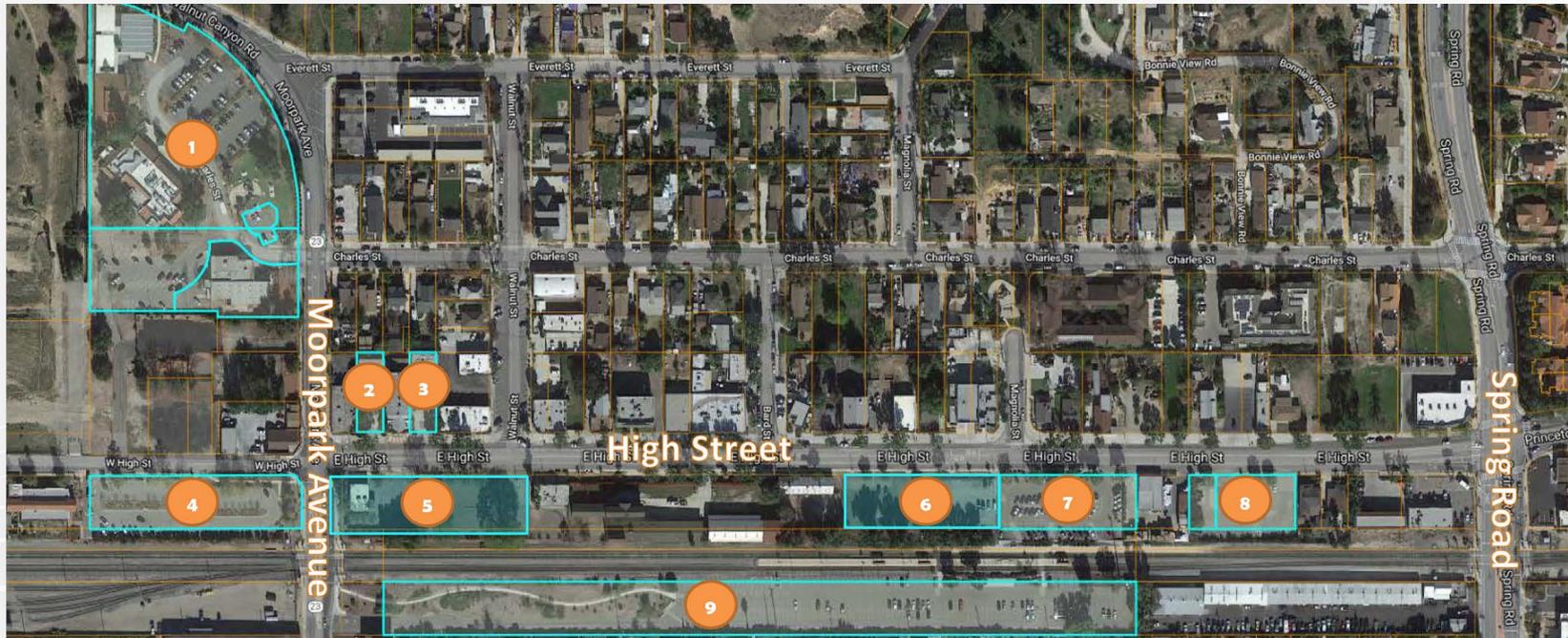
NEW RESIDENTIAL COMMUNITY

The development, projected to include 755 units, will provide critically needed housing, infrastructure improvements, preserve open space areas, and offer new opportunities for public recreation across four distinct neighborhoods.

# CITY HIGHLIGHTS

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## PUBLIC PARKING LOTS DOWNTOWN MOORPARK



Lot Number	1	2	3	4	5	6	7	8	9
Capacity	125 spaces	8 spaces	8 spaces	60 spaces	13 spaces in Chamber of Commerce lot plus large unstriped areas	Large unstriped lot to be partially improved with Lot 7	64 spaces (expanded to 93 with improvement project and portion of adjacent Lot 6)	47+ spaces (temporary striping plan)	208 spaces
Restrictions	11 reserved for City vehicles, 5 reserved for Active Adult Center	Gated and reserved for use by Arts Center	Gated and reserved for use by Arts Center	No overnight parking	No overnight parking	No overnight parking	Restricted to use by commuter and no overnight parking	No overnight parking	Restricted to use by commuters and limited stalls designated for overnight parking
Ownership	City of Moorpark	City of Moorpark	City of Moorpark	City of Moorpark	City of Moorpark	City of Moorpark	Ventura County Transportation Commission	City of Moorpark (smaller lot) and City Successor Agency (larger lot)	Ventura County Transportation Commission



# AERIAL MAP

HIGH STREET  
**DEPOT**

MP  CA



**COMMERCIAL**  
REAL ESTATE

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