



# For Lease Moorpark Town Center

101 W Los Angeles Ave  
Moorpark, CA 93021



RETAIL, MEDICAL OFFICE AVAILABLE

±960 SF - 2,593 SF

2ND GENERATION RESTAURANT AVAILABLE

5,600 SF PLEASE DO NOT DISTURB

### Est Demographics

|                      | 1 MILE    |
|----------------------|-----------|
| Population           | 14,295    |
| Avg Household Income | \$162,014 |
| Daytime Population   | 7,543     |
|                      | 3 MILE    |
| Population           | 36,630    |
| Avg Household Income | \$191,731 |
| Daytime Population   | 11,577    |
|                      | 5 MILE    |
| Population           | 73,737    |
| Avg Household Income | \$185,752 |
| Daytime Population   | 22,298    |

Year: 2025 | Source: Ersi

### About the Property

- High performing market anchored community center with strong national tenants offering both daily needs and consistent regional traffic
- Immediate proximity to Moorpark freeway at over 81K cpd
- Dedicated parking lot with ample on-site parking
- Excellent demographics & high disposable incomes within trade area

### Contact

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### Traffic Counts

|                             |              |
|-----------------------------|--------------|
| W Los Angeles Ave           | ± 28,000 CPD |
| Moorpark Ave                | ± 32,500 CPD |
| Year: 2025   Source: Costar |              |



## Tenant Directory GLA: 133,547 SF

MANAGED AND OWNED BY: Perform Properties

| No. | Tenant                   | SF    |
|-----|--------------------------|-------|
| 1   | 2nd Gen Restaurant       | 5,600 |
| 5   | Kumon Math & Reading     | 1,268 |
| 11  | Moorpark Laundry         | 2,456 |
| 19  | Available                | 1,229 |
| 35  | Exer Urgent Care         | 5,959 |
| 45  | Soulbody Yoga & Wellness | 1,234 |
| 55  | Care Dental              | 1,080 |

| No. | Tenant         | SF     |
|-----|----------------|--------|
| 65  | Towne Cleaners | 1,910  |
| 101 | Ralphs Grocery | 48,288 |
| 125 | Taco Bell      | 2,484  |
| 155 | CVS            | 18,160 |
| 165 | Chase Bank     | 4,356  |
| 205 | Goodwill       | 12,530 |
| 207 | DEAL PENDING   | 1,621  |

| No. | Tenant                | SF    |
|-----|-----------------------|-------|
| 217 | Available             | 1,346 |
| 223 | Available             | 2,593 |
| 225 | Club Pilates Moorpark | 1,827 |
| 229 | Royal Threading       | 917   |
| 231 | Tobacco Zone          | 911   |
| 235 | Available             | 1,255 |
| 239 | Sr. Ozzy's            | 2,534 |

| No.   | Tenant               | SF    |
|-------|----------------------|-------|
| 245   | Baskin Robbins       | 1,320 |
| 249   | Available            | 1,320 |
| 251   | Eyes on LA           | 1,220 |
| 253   | Available            | 960   |
| 257   | Country Club Nails   | 1,956 |
| 275   | Sherwin Williams     | 5,012 |
| 145-9 | Community Pediatrics | 2,201 |



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