

Former Rite Aid Single Tenant Building ±16,730 SF For Lease (Divisible) / For Sale

3941 SPRING ROAD, MOORPARK CA 93021

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

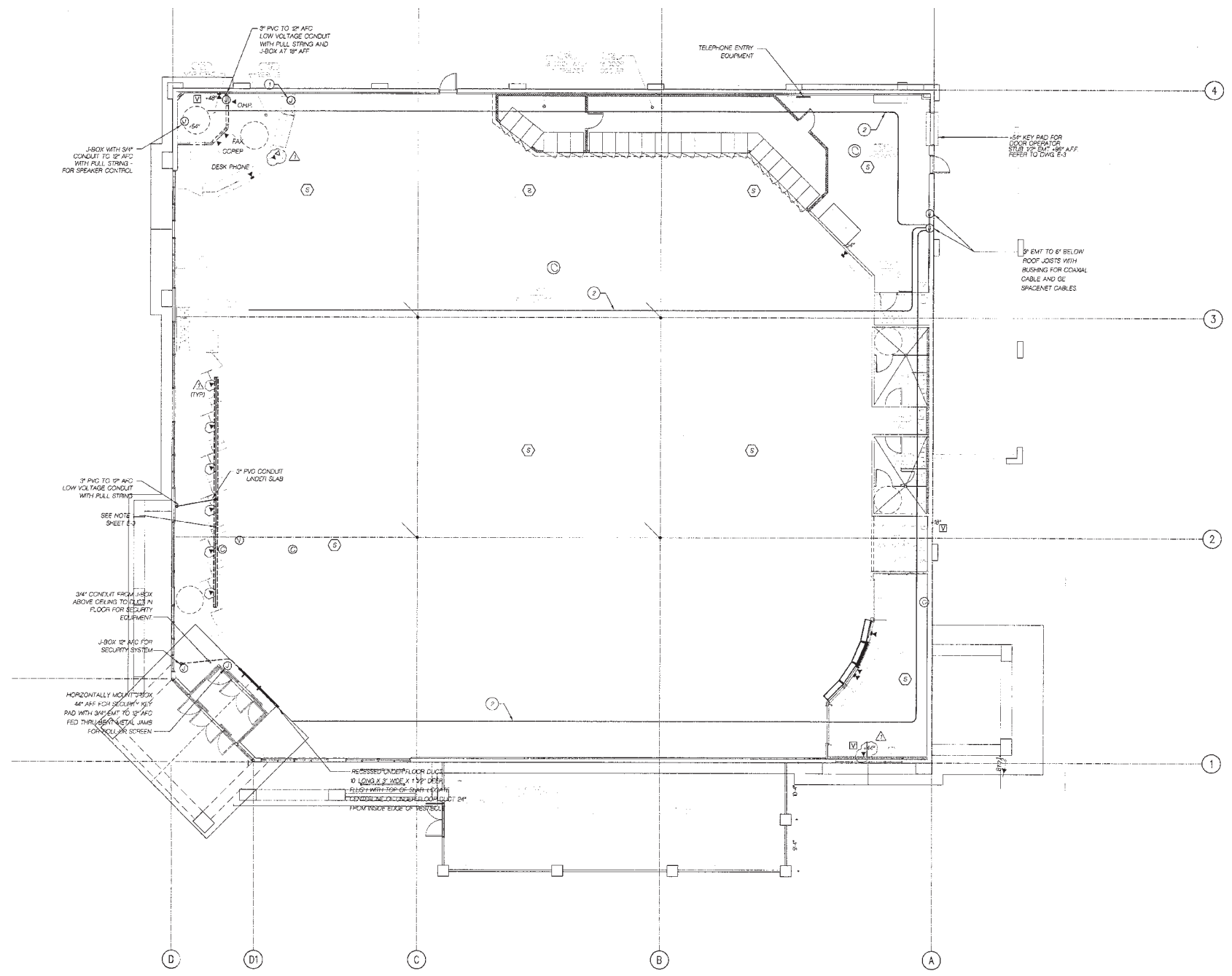


- Freestanding $\pm 16,730$ SF Single tenant, fully divisible, retail building seated on ± 3.18 acres ($\pm 138,471$ SF) parcel.
- Located at the signalized intersection of Spring Road and Tierra Rejada Road with 33,297 CPD.
- Building provides 16'+ clear ceiling height, fire sprinklers, and electricity specs of 1,000 amp 3 phase 208Y/120V.
- Building includes drive-thru; $\pm 1,450$ SF gated garden/patio area; 112 parking stalls.

SITE PLAN



FLOOR PLAN



MOORPARK OVERVIEW

Located within the City of Moorpark which is ranked (by the FBI) the 3rd safest city in California, with a population of 36,000 and is projected to reach 57,000 by 2058; Considered one of the 5 cities for business within the state; Currently provides 3.9M SQFT of Industrial space, 1.6M SQFT retail, and 301K SQFT office, spread across 7 unique business districts.

The property is surrounded by exceptionally affluent neighborhoods; average household income above \$190,000 within a 1-mile radius; Over 54% of residents are college educated; award winning schools including Peach Hill Academy, Mesa Verde Middle School with Moorpark Kinder immediately adjacent.

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,952	21,971	48,022
Average HH Income	\$211,520	\$187,524	\$189,023
Average House Value	\$884,764	\$872,523	\$881,579



MOORPARK TOWN CENTER

goodwill CVS Ralphs

TACO BELL CHASE

TUSCANY SQUARE SHOPPING CENTER

ARCO ampm W

ANYTIME FITNESS usbank

MISSION BELL PLAZA

GROCERY OUTLET Bargain Market Jack in the Box

BR Wells Fargo Shell

DOLLAR TREE

TSC TRACTOR SUPPLY CO Auto Zone

Carl's Jr. Fitness 19

MOORPARK MARKETPLACE

Smart Final Denny's IN-N-OUT Michaels Famous Footwear

DEL TACO TARGET

TJ-MAXX KOHL'S CHIROTE

amazon fresh

MOORPARK

PEACH HILL

MESA VERDE MIDDLE SCHOOL

STUDENTS: 565

Core Knowledge

Peach Hill Academy

STUDENTS: 445

KinderCare

STUDENTS: 142

SITE

TIERRA REJADA RD

SPRING RD

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EXCLUSIVELY LISTED BY:

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