

MOORPARK MARKETPLACE

Highly Improved Restaurant Space
Now Available for Lease!

AVAILABLE
FOR LEASE

MOORPARK, CA 93021

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PROPERTY SUMMARY

Moorpark Marketplace offers tenants a fantastic opportunity to lease the only major retail center located in the wealthiest neighborhood in Ventura County.

THE OFFERING

Anchored by retail-giant Target, Moorpark Marketplace is a 336,055 square foot shopping center featuring a staggering collection of Top-brand Tenants, including Denny's, Famous Footwear, In-N-Out, Jamba Juice, Jimmy John's, Kohl's, Michaels, Panda Express, Smart & Final Extra, Sport Clips, T-Mobile and TJ Maxx. These retailers were drawn to the city's superior demographics, where the average income surpasses \$140,000. Accordingly, the shopping center boasts strong stability with low tenant turnover. That said, their modest rents offer an attractive price point now and favorable rent-upside down the road.

Moorpark Marketplace opened in 2004 to cater to the residents of Moorpark and nearby communities like Simi Valley, Thousand Oaks and Westlake Village. The shopping center is beautifully designed to catch the eye of its abundant affluent residents. Sitting at the southwest corner of the 23 Freeway, Moorpark Marketplace provides super-convenient access to this highly-trafficked area. Simply put, there's not another retail site like Moorpark Marketplace for miles, making this a unique opportunity to affordably invest in a wealthy market.

MOORPARK OVERVIEW

"Old Town Moorpark" is the area surrounding High Street, and is the historic center of the city. A feature of the downtown area are the pepper trees that line High Street, planted by Robert Poindexter who was responsible for the plotting and mapping of the town. This area also features the High Street Arts Center (a Performing Arts center operated by the City of Moorpark), and various restaurants and businesses.

The Peach Hill and Mountain Meadows neighborhoods are south of the Arroyo Simi, and most of the homes here were built within the last 30 years. Moorpark High School is in this area, as well as many parks, including the Arroyo Vista Park and Recreation Center, the city's largest park. This area contains a large part of the city's population.

Campus Park is named for Moorpark College. An additional substantial development is occurring to the north of the existing city, in the area of the Moorpark Country Club.

A few events are held in the Moorpark area during the year, most notably Moorpark "Country Days", a single day parade and festival in late September or early October, American Civil War battle reenactments in early-November (in 2019 this annual event was cancelled), an "Apricot Festival", usually in the spring or summer, and an annual fireworks celebration on the third of July every year. The "Country Days" parade includes various vendors, entertainment, and family friendly games/crafts. Children march with their schools, sports teams, dance companies, etc. Local businesses are also encouraged to march. The July 3rd fireworks are popular around the rest of Ventura County, as people can go to the Moorpark fireworks on the 3rd, and still see their own local city's fireworks on July 4.

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PROPERTY HIGHLIGHTS

DOMINANT regional shopping destination strategically located in one of Southern California's most affluent communities

EXCELLENT tenant mix including Smart and Final Extra, TJ Maxx, Panda Express, Denny's, Jamba Juice, and Jimmy Johns

STRATEGICALLY located off the Ronald Reagan Freeway with close to 900 feet of freeway frontage

STRONG operating history with stable historical occupancy

EXCEPTIONALLY maintained asset with beautiful architecture and no near term capital requirements

***COMPLETE EXTERIOR PROPERTY REMODEL AND NEWLY REPAVED PARKING! NEW CONSTRUCTION TO BE COMPLETED END OF AUGUST 2023**



NEARBY DEVELOPMENTS

01 HITCH RANCH DEVELOPMENT

Comstock Homes is proposing constructing 755 residential units on the Hitch Ranch site.

02 HIGH STREET DEPOT

Proposed mixed-use development, including 91 residential rental units and 13,656 square feet of ground floor commercial retail space.

03 GREEN ISLAND VILLAS

A 69 unit multifamily residential condominium development with a one-story recreational center located at 635 Los Angeles Ave. proposed to include a recreational center, dog park, and playground.

04 CITY VENTURES DEVELOPMENT

110 single family residences currently in review

05 GRAND MOORPARK DEVELOPMENT

66 condominiums in review process

06 MASTERS AT MOORPARK COUNTRY CLUB

New single family development by Toll Brothers currently under construction at Rocky Top Court, Moorpark. Masters at Moorpark has a total of 50 units, with sizes ranging from 4,195 to 4,697 SF.

07 MERIDIAN HILLS/K. HOVNANIAN HOMES

A three-hundred-fifty (350) acre, 248-lot subdivision and Residential Planned Development on the west side of Walnut Canyon Road.

08 PARDEE CONSTRUCTION COMPANY

Development of 318 out of 450 single family residential lots and one (1) multifamily lot for 102 units on property located north of Charles Street.

09 COUNTRY CLUB ESTATES PROJECT

An expansion of the Country Club Estates Project on 43.3 acres located on the north side of Championship Drive, east of Grimes Canyon Road. The development consists of 50 single family homes.

10 BIRDSALL GROUP DEVELOPMENT

Approved development for the construction of 21 homes.

11 CHIU DEVELOPMENT

Proposed development to allow construction of a fifty (50) unit apartment building with 125 under-building parking spaces on a two (2) acre site on the north side of Everett Street, east of Walnut Canyon Road.

12 PACIFIC COMMUNITIES BUILDER, INC

Approved gated residential development consisting of 153 single family residential units and 130 detached condominium units on 38.73 acres.

13 ESSEX PORTFOLIO, LP

Two-hundred (200) apartment units on 10.57 acres located at the former high school site on the south side of Casey Road, west of the City Hall/Community Center site.

14 SPRING ROAD, LLC DEVELOPMENT

133 single family homes & 5 estate lots in review

AMENITIES MAP



BARD LAKE

WOOD RANCH GOLF CLUB

23

TUSCANY SQUARE SHOPPING CENTER



MOORPARK HIGH SCHOOL

ARROYO VISTA
COMMUNITY PARK

MOORPARK
COLLEGE



TIERRA REJADA GOLF CLUB

SUBJECT
PROPERTY

E LOS ANGELES AVE

118

MOORPARK TOWN CENTER



MOORPARK CAMPUS PLAZA



MISSION BELL PLAZA



SITE PLAN



- 01 ±2,748 SF Fully Built-Out Restaurant Space
\$2.50 PSF NNN (\$.90 PSF)

TENANT DIRECTORY

No	Tenant	SF
624 C2	Famous Footwear	9,693
800 A	Target (N.A.P.)	125,535
800 B	TJ Maxx	30,667
816 C1	Michael's	21,244
PAD 3	Denny's	4,022
PAD 2	Panda Express	4,850
PAD 1	Del Taco	2,260
856	In-N-Out (N.A.P.)	3,220
864 F	Smart & Final Extra	30,792
872 E	Kohl's	87,011

BUILDING D1

D	Improved Restaurant Available	2,748
E	Boba Time	1,014
F	It's A Grind	1,201
G	Brick Oven Cafe	1,220
H	Wild Side Smoke Shop	1,045
H1	T-Mobile	1,400
I	Sports Clips	1,003
J	Jamba Juice	1,260

BUILDING D2

A	Wing Stop	1,982
B	Jimmy John's	1,361
C	Kiku Japanese Grill	2,489