



For Lease

Moorpark Town Center

**101 W Los Angeles Ave
Moorpark, CA 93021**

PLEASE DO NOT DISTURB EXISTING TENANTS

RETAIL, MEDICAL OFFICE AVAILABLE

960 SF - 1,346 SF

IMPROVED RESTAURANT AVAILABLE

2,593 SF - 5,600 SF

Est Demographics

Population 14,295

Avg Household Income \$162,014

Daytime Population 7,543

1 MILE

Population 36,630

Avg Household Income \$191,731

Daytime Population 11,577

3 MILE

Population 73,737

Avg Household Income \$185,752

Daytime Population 22,298

5 MILE

Source: Esri

MANAGED AND OWNED BY: Perform Properties



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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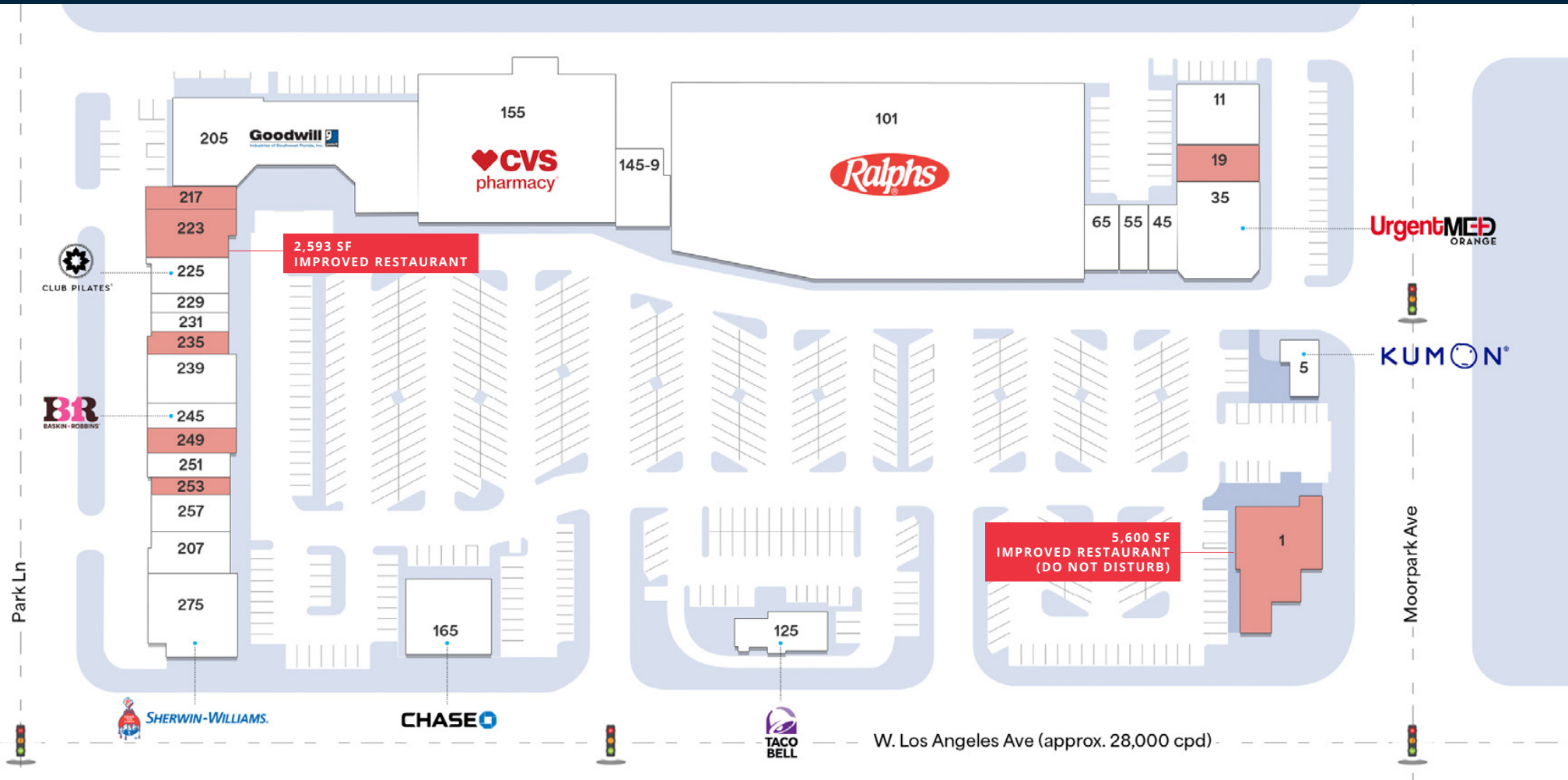
SRS REAL ESTATE PARTNERS The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.

Traffic Counts

W Los Angeles Ave ± 28,000 CPD

Moorpark Ave ± 32,500 CPD

Source: CoStar



Tenant Directory GLA: 133,547 SF

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No.	Tenant	SF
1	Improved 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	FedEx	1,621

No.	Tenant	SF
217	Available	1,346
223	Improved Restaurant	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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