



STARTING RATE \$1.50 PSF NNN* (SEE INSIDE FOR DETAILS)

**HIGH VISIBILITY FROM 23 FREEWAY WITH PYLON SIGNAGE AND EXCELLENT CO-TENANCY WITH WDC
IDEAL FOR FLOORING, HOME DECOR AND REMODELING TENANTS**



FOR LEASE

**±10,180 SF HIGH IMAGE RETAIL BUILDING
14339 WHITE SAGE RD
MOORPARK | CA 93021**

MICHAEL WURTZEL

Associate Vice President
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E: mwurtzel@daumcommercial.com
CA DRE License #01916821

FOR MORE INFORMATION,
PLEASE CONTACT:

PROPERTY HIGHLIGHTS



±10,180 SF
AVAILABLE



CPD
ZONING



EXCELLENT
PARKING



EASY ACCESS
CA 23 & 118
FREEWAYS

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PROPERTY HIGHLIGHTS:

- High Image Building with Excellent Freeway Visibility
- 12' Rear Roll Up Door and Double Door Entry
- Excellent Window Line on 3 Sides with Good Natural Light
- Exposed Ceilings with Rigid Ducting
- Excellent Parking
- CPD Zoning Allows for a Variety of Retail Uses
- Pylon, Monument and Building Signage Available for Maximum Exposure from 23 Freeway and Los Angeles Avenue
- AT&T Fiber
- Easy Access to 23 & 118 Freeways
- Starting Rate \$1.50 PSF NNN for 6 Months with 3 Year Term, 12 Months with 5 Year Term. Increase to Market Rate Thereafter.



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PHOTOS



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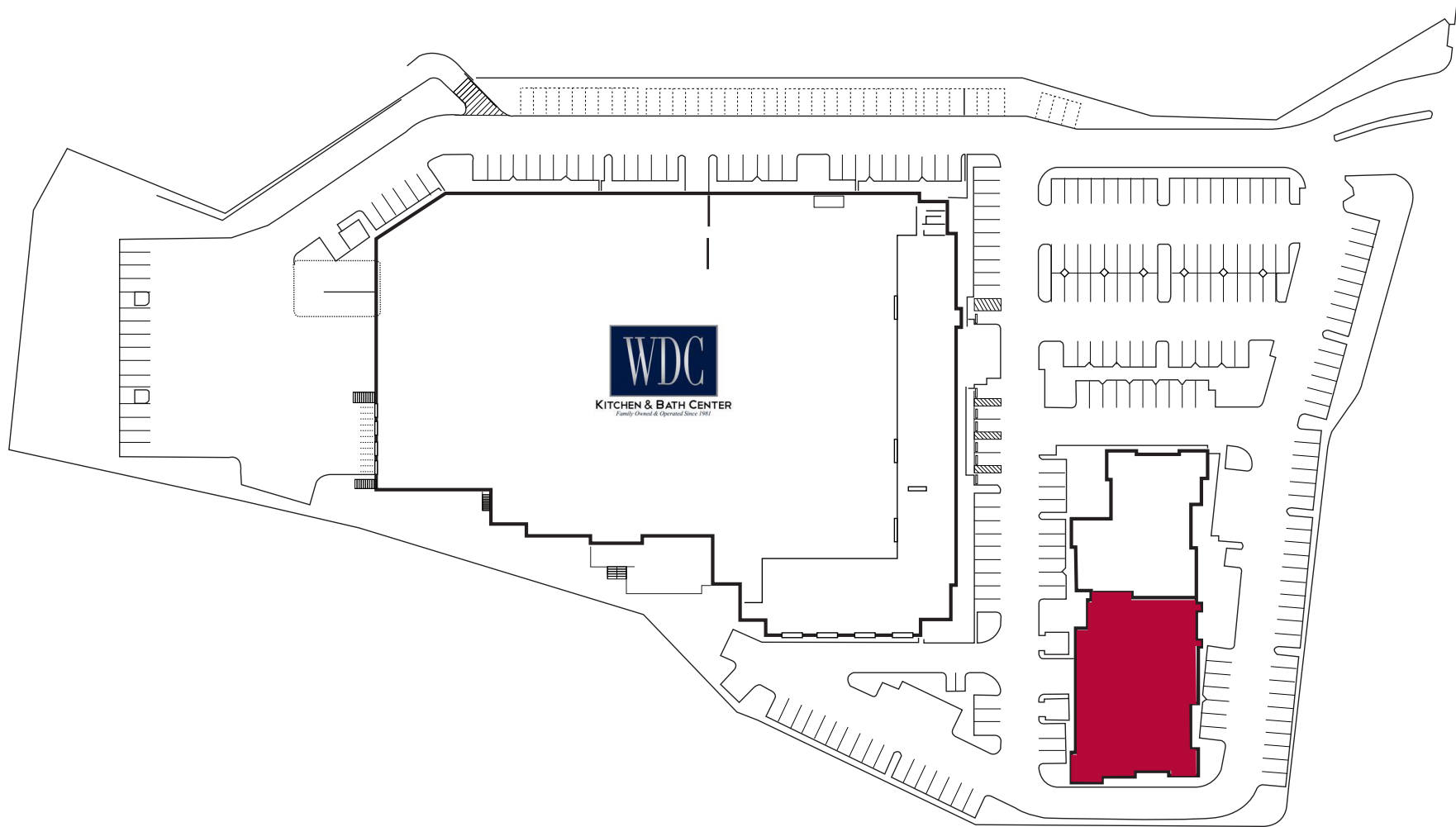
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SITE PLAN



***NOT TO SCALE**

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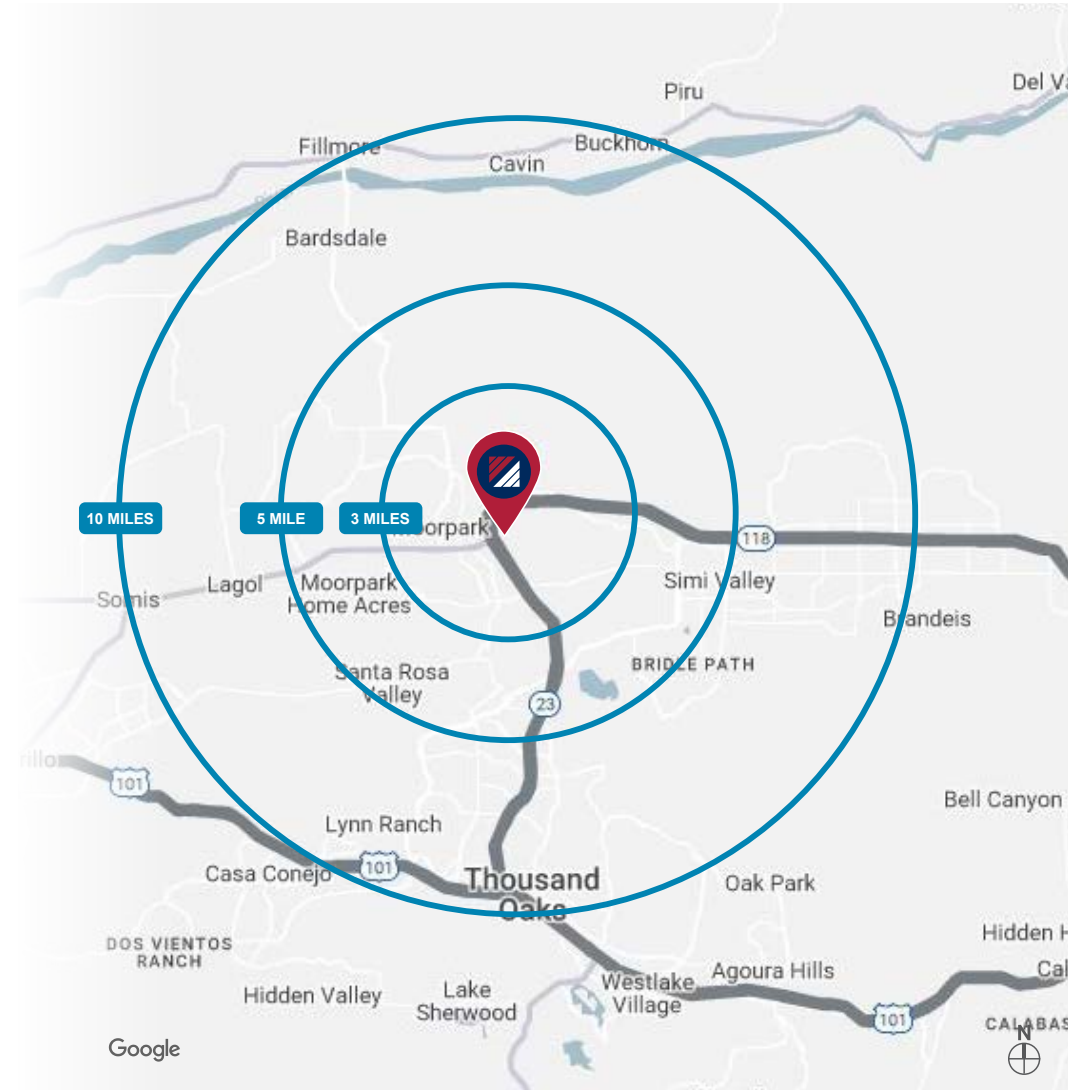
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DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	36,836	91,634	351,520
2025 Population	35,254	87,893	341,830
2030 Population Projection	34,787	86,773	338,597

2023 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	1,131	2,788	11,261
\$125,000 - 150,000	1,046	2,465	10,160
\$150,000 - 200,000	2,142	4,764	17,041
\$200,000+	3,505	9,534	34,800
Avg Household Income	\$172,130	\$168,037	\$158,263

HOUSEHOLD	3 MILE	5 MILE	10 MILE
2020 Households	11,779	31,061	122,794
2025 Households	11,193	29,590	118,863
2030 Household Projection	11,021	29,154	117,574
Annual Growth 2020-2025	0.1%	0.2%	0.3%
Annual Growth 2025-2030	-0.3%	-0.3%	-0.2%
Owner Occupied Households	8,344	21,643	84,394
Renter Occupied Households	2,678	7,511	33,180
Avg Household Size	3.1	2.8	2.8



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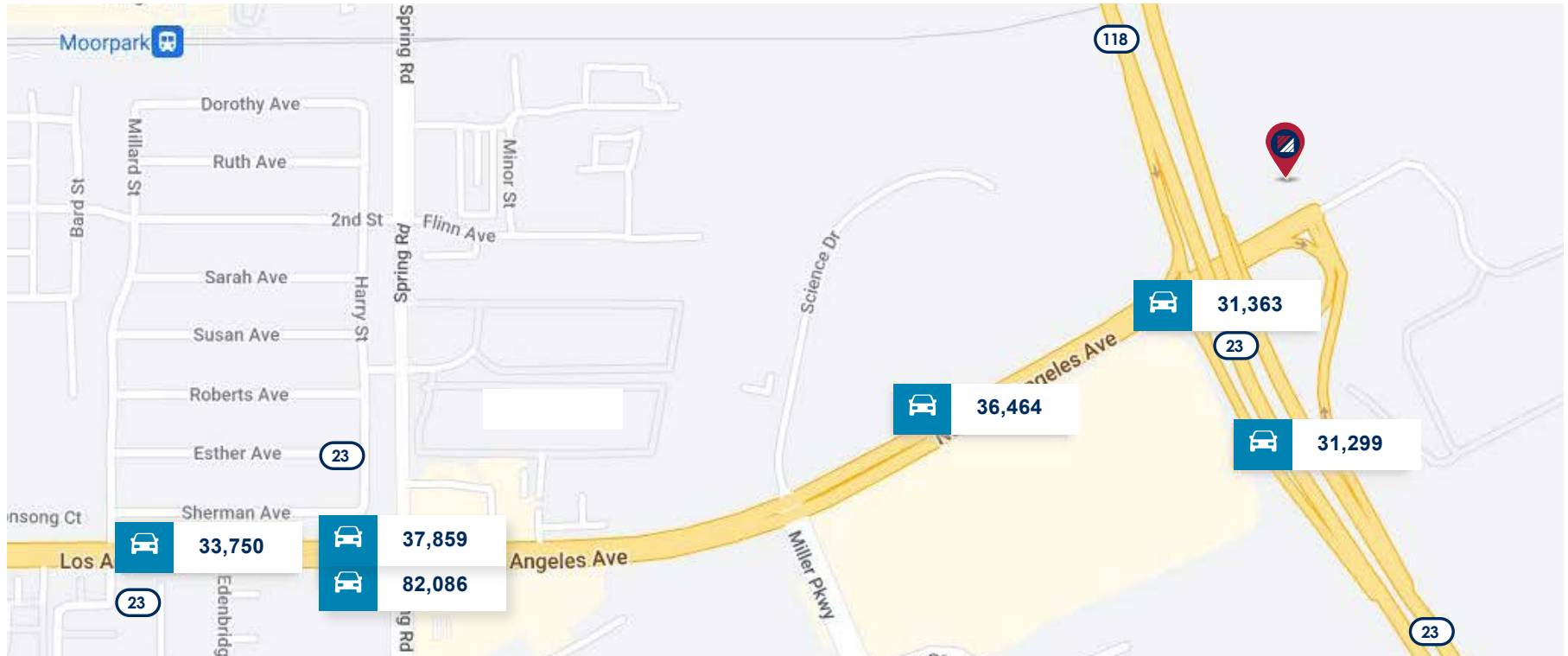
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TRAFFIC COUNT



STREET	CROSS STREET	CROSS STREET DISTANCE	COUNT YEAR	AVG DAILY VOLUME
Moorpark Freeway	-	35,718	2025	0.11 mi
New Los Angeles Ave	Miller Pkwy SW	37,361	2025	0.31 mi
Not Available	Not Available No	85,239	2020	0.51 mi
23	-	73,970	2025	0.58 mi

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MOORPARK AREA MAP



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TRADE AREA MAP



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