



**UNBELIEVABLE
LEASE INCENTIVES**
RESTAURANT AVAILABLE

MOORPARK PLAZA

530 LOS ANGELES AVENUE
MOORPARK, CA



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MOORPARK PLAZA

Moorpark, CA, is a growing city in Ventura County, known for its family-friendly atmosphere, excellent schools, and well-planned neighborhoods. Strategically located between Los Angeles and Santa Barbara, Moorpark benefits from its proximity to major transportation corridors like Highway 23 and Highway 118, making it easily accessible to larger markets. The city is experiencing steady growth with a diverse mix of residential, retail, and industrial developments.



Great Street Visibility



Signalized Intersection



Under New Ownership & Management



Day Porter Service



Elevator Service



Property Enhancements Completed 2026



AVAILABILITY

Limited-time offer: Get 12 months at half rent on a 5-year lease, or 6 months at half rent on a 3-year lease—available on select suites in their current 'as-is' condition.

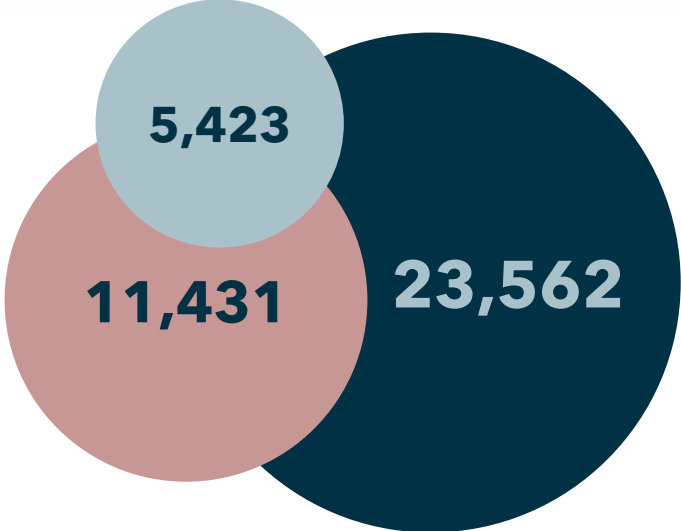
SUITE	OCCUPANCY	SIZE	RENTAL RATE	SPACE TYPE
101	Vacant	3,260 SF	\$1.99 NNN*	Restaurant Rate Reduced
103	Vacant	1,160 SF	\$1.75 NNN*	
105A	Vacant	1,160 SF	\$1.75 NNN*	

* \$0.75 Monthly NNN | ** + Utilities & Janitorial

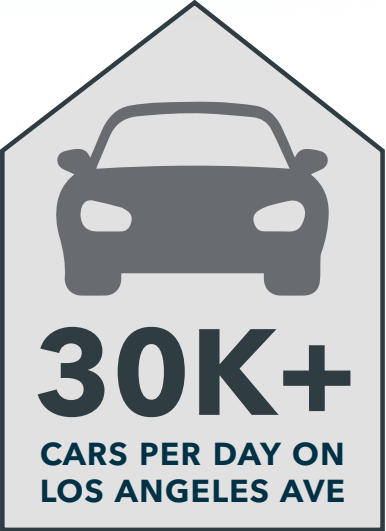


DEMOGRAPHICS

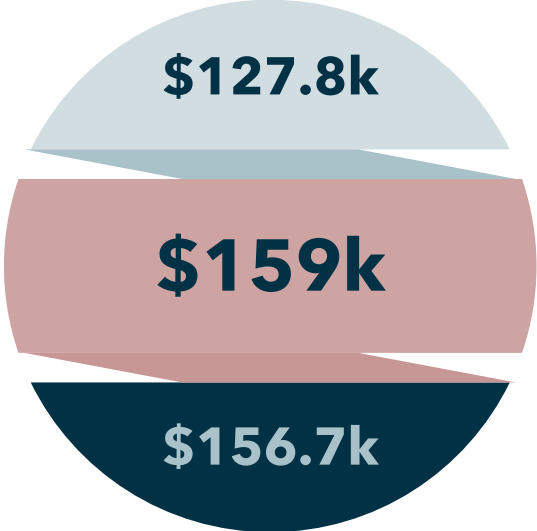
1-MILE 3-MILE 5-MILE



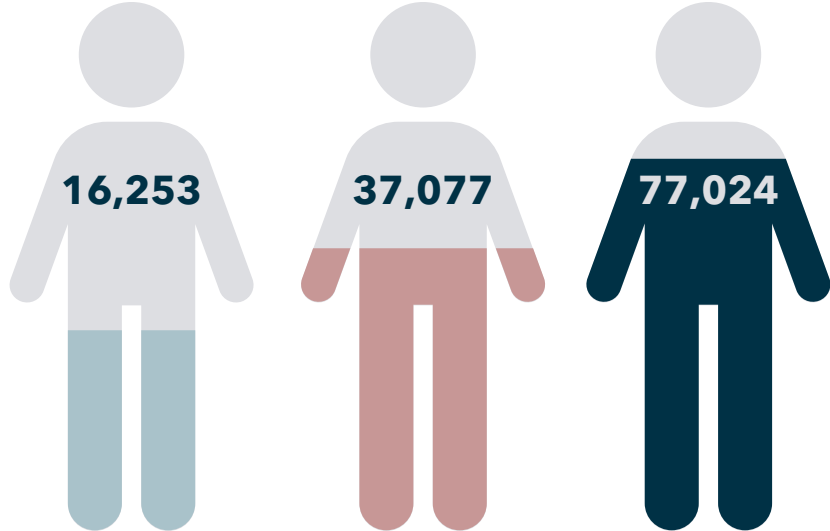
DAYTIME BUSINESS POPULATION



TRAFFIC COUNT (2024)



AVERAGE HOUSEHOLD INCOME



AVERAGE POPULATION COUNT

AMENITIES MAP



TARGET **Smart & Final** **KOHL'S**
extra! expect great things

CVS pharmacy **Michaels** **Famous Footwear** **Kiku** **BRICK OVEN PIZZA**
Where Creativity Happens! MAKE TODAY FAMOUS! JAPANESE RESTAURANT

IN-N-OUT BURGER **DEL TACO** **Natural Cafe** **Denny's** **TJ-MAXX**

STARBUCKS COFFEE **IT'S A GRIND** **JJ** **PANDA EXPRESS** **CHIPOTLE** **SportClips** **Jamba Juice** **Mobile**
THE ORIGINAL BURRITO EXPRESS! HAIRCUTS!

McDonald's **Starbucks** **Rachada** **EL TAPATIO**
SUPERCUTS **Little Caesars**

usfi Planet **at&t**

DICK'S SPORTING GOODS **CJ's Urban Cafe**

LESLIE'S SWIMMING POOL SUPPLIES **verizon**

Bank of America

530 Los Angeles Ave • Moorpark, CA



WOOD RANCH **POPEYES** **SUBWAY**
BBQ & GRILL! LOUISIANA KITCHEN!

Jax Pizza **VENTURA COUNTY CREDIT UNION** **7 ELEVEN** **UPS** **FARMERS INSURANCE**

FARMERS INSURANCE **ANDERSON Jewelers**

MOORPARK VET **川香園 Szechuan Garden**

Moorpark

E Los Angeles Ave

Spring Rd

Miller Pkwy

CALIFORNIA 118

CALIFORNIA 23

METROLINK

METROLINK

Enegren
BREWING CO.

CHP

WAREHOUSE DISCOUNT CENTER **Ortho MATTRESS**

FAIRFIELD Inn
Marriott





LEASING TEAM