



**UNBELIEVABLE
LEASE INCENTIVES**

MOORPARK PLAZA

530 LOS ANGELES AVENUE
MOORPARK, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEASING TEAM

Aaron Guerrero
Principal
818.414.5024
aguerrero@lee-re.com
DRE #01768375

Cheri Blessing
Principal
805.626.1240
cblessing@lee-re.com
DRE #01192278

Bruce Milton
Associate
602.881.1166
bmilton@lee-re.com
DRE #01945652

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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.

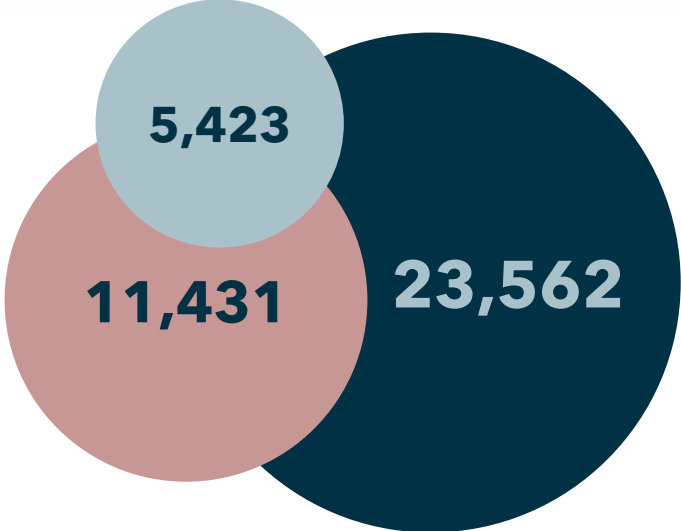
SUITE	OCCUPANCY	SIZE	RENTAL RATE	SPACE TYPE
103	Vacant	1,160 SF	\$1.75 NNN*	
105A	Vacant	1,160 SF	\$1.75 NNN*	

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

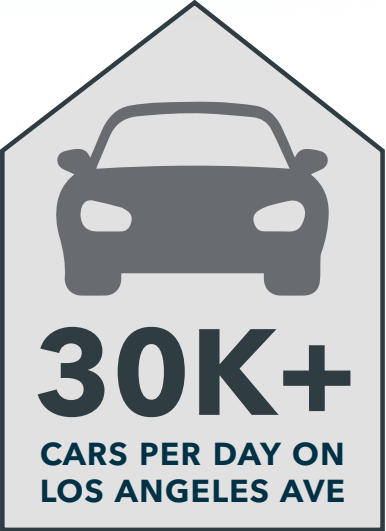


DEMOGRAPHICS

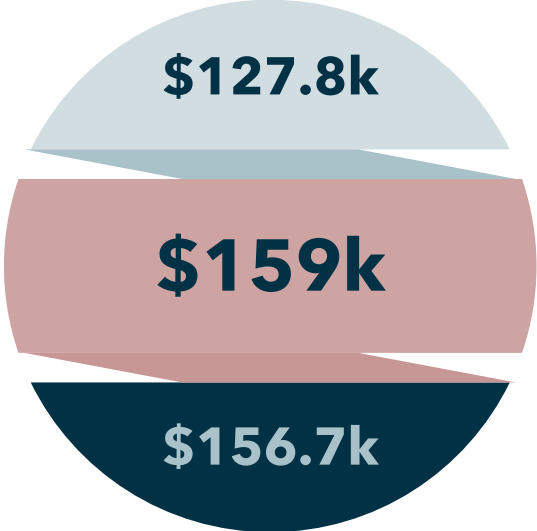
1-MILE 3-MILE 5-MILE



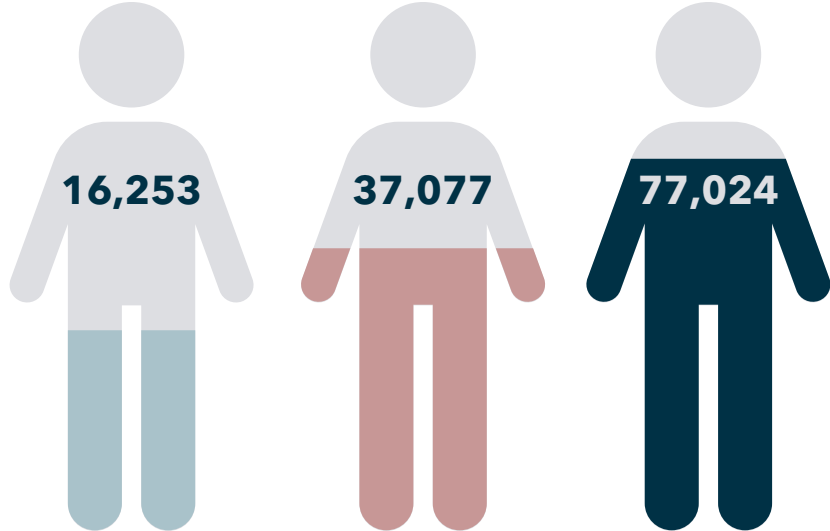
DAYTIME BUSINESS POPULATION



TRAFFIC COUNT (2024)



AVERAGE HOUSEHOLD INCOME



AVERAGE POPULATION COUNT



AMENITIES MAP



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

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

IN-N-OUT BURGER **DELTA CO.** **Natural Cafe** **Denny's** **TJ-MAXX**

STARBUCKS COFFEE **IT'S A GRIND** **JJ** **PANDA EXPRESS** **CHIPOTLE** **SportClips** **Jamba Juice** **Mobile**
TRUCKEE CANTINA MEXICAN GRILL 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**

E Los Angeles Ave

Spring Rd

Miller Pkwy

CALIFORNIA 118

CALIFORNIA 23

METROLINK

METROLINK

Moorpark

Enegren
BREWING CO.

WAREHOUSE DISCOUNT CENTER **Ortho MATTRESS**

FAIRFIELD Inn
Marriott

CHP





LEASING TEAM