

3941 SPRING RD, MOORPARK CA

FORMER RITE AID AVAILABLE

- ● ● FOR LEASE/FOR SALE
- 1,200 - 16,730 SF AVAILABLE





Investment Summary

Sale Price	\$5,500,000
Price per SF	±\$328.75
Address	3941 Spring Rd Moorpark, CA 93021
Gross Leasable Area	±16,730 SF
Total Lot Size	±3.18 Acres
Parking	±112 Spaces + Additional Reciprocal Parking Rights
Year Built	1999
Property Type	Freestanding Pad Building

3941 Spring Rd
Moorpark, CA 93021

Background

Moorpark is located in Ventura County, bordered by Thousand Oaks, Simi Valley, and Camarillo. Spanning approximately 12.5 square miles with a population of roughly 36,000.

Moorpark is known for its suburban character and high quality of life. The city is situated along the CA-23 corridor with convenient access to the US-101.

Economy

Moorpark features a strong commercial base with approximately 3.9M SF of industrial, 1.6M SF of retail, and 301K SF of office space.

The property also benefits from exceptionally affluent surrounding neighborhoods, with average household incomes over \$190,000 within a one-mile radius.



PROPERTY HIGHLIGHTS

- ▶ Former Rite Aid Available For Lease/ For Sale
- ▶ ±16,730 SF GLA
- ▶ Proposed Demise Options Available for Lease: ±1,200 SF – ±5,796 SF (Larger sizes also possible).
- ▶ Close Proximity to CA-23 via Tierra Rejada Rd off-ramp to the east of site.
- ▶ Strong visibility with ±30,728 CPD at the intersection of Tierra Rejada Rd & Spring Rd.



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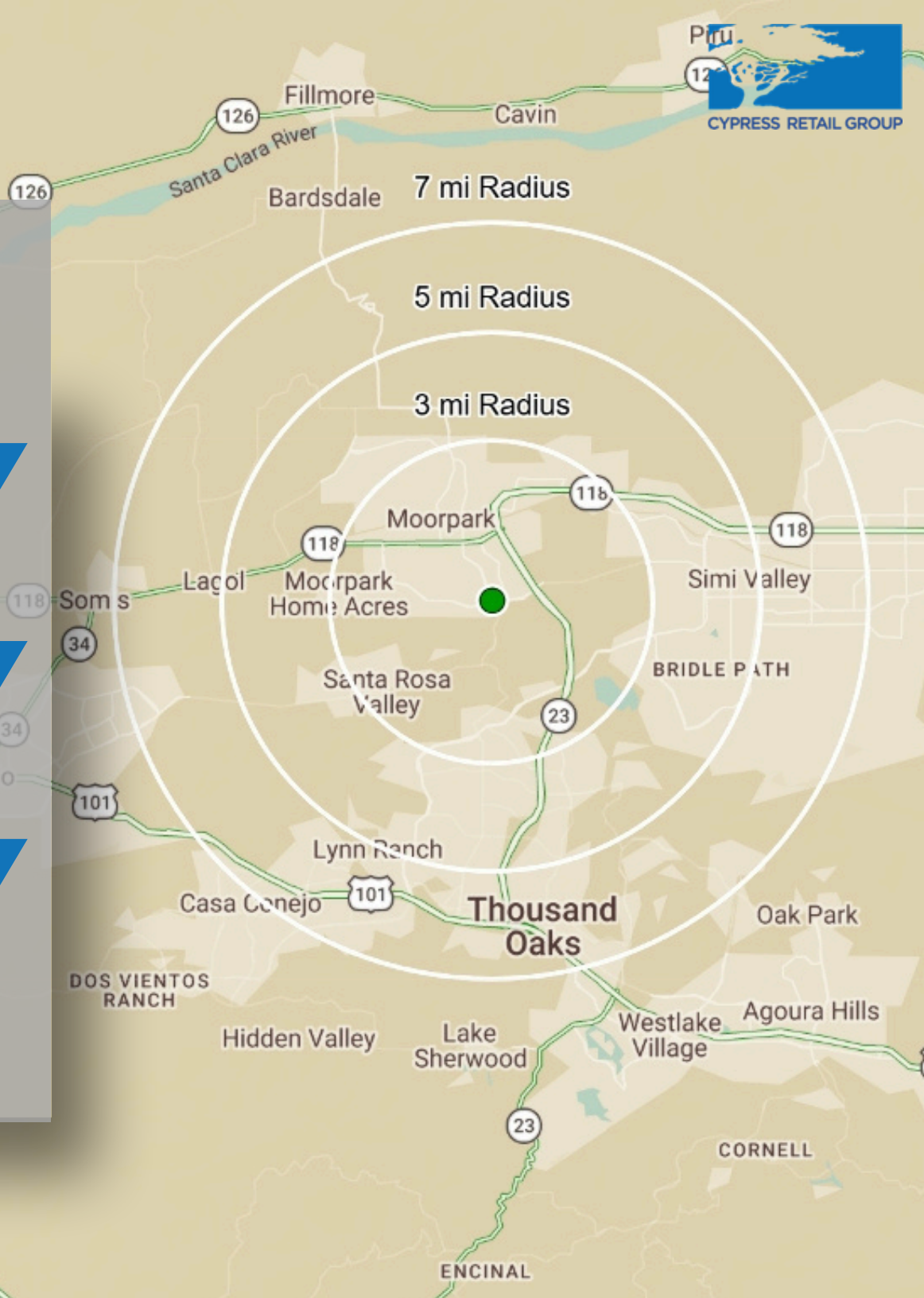
Trade Area Demographics

Estimated Population	3 Miles	5 Miles	7 Miles
	47,947	113,872	205,601

Avg. Household Income	3 Miles	5 Miles	7 Miles
	\$181,049	184,767	\$171,189

Total Employees	3 Miles	5 Miles	7 Miles
	17,317	40,703	90,538

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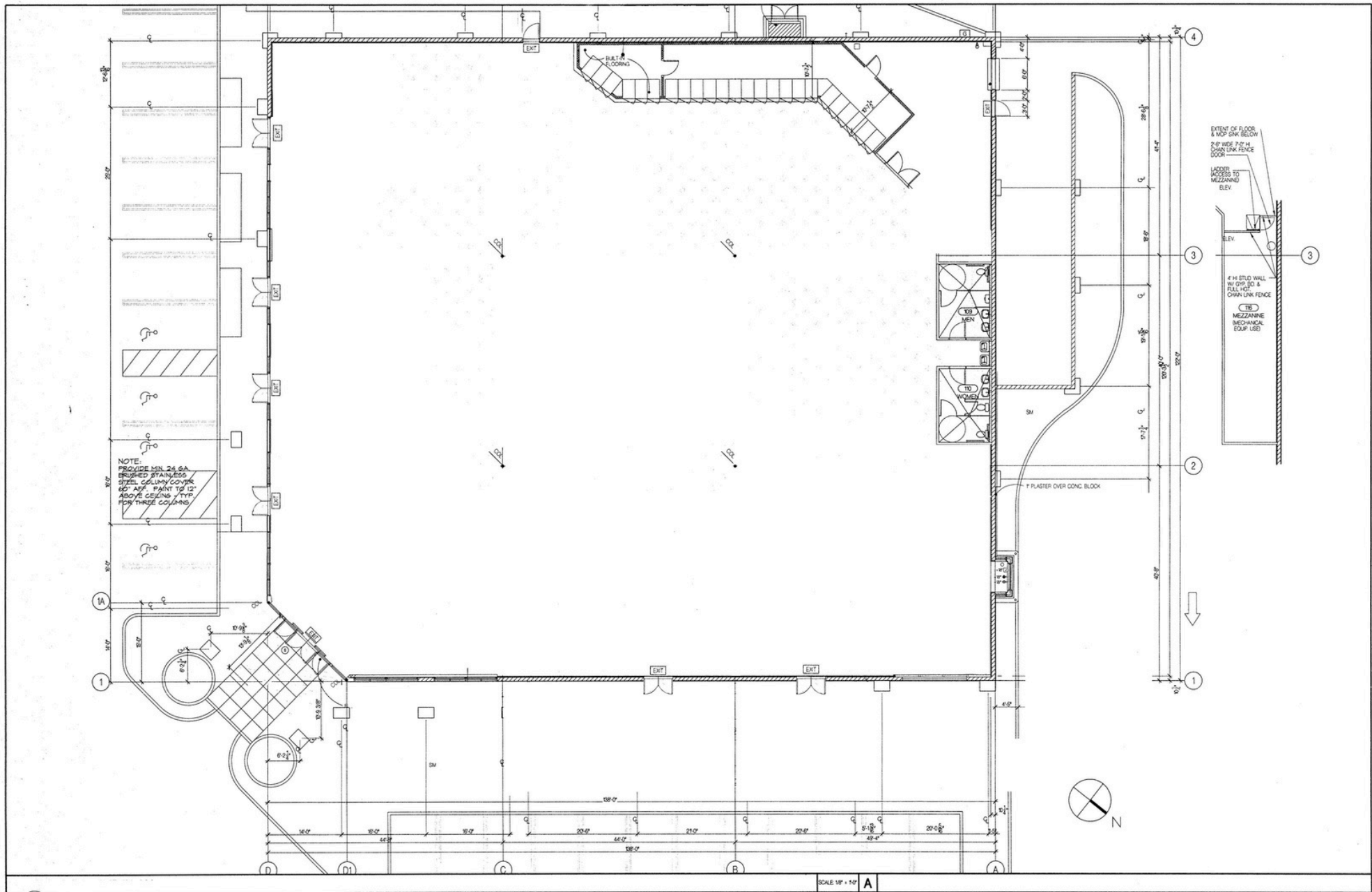


TRADE AERIAL

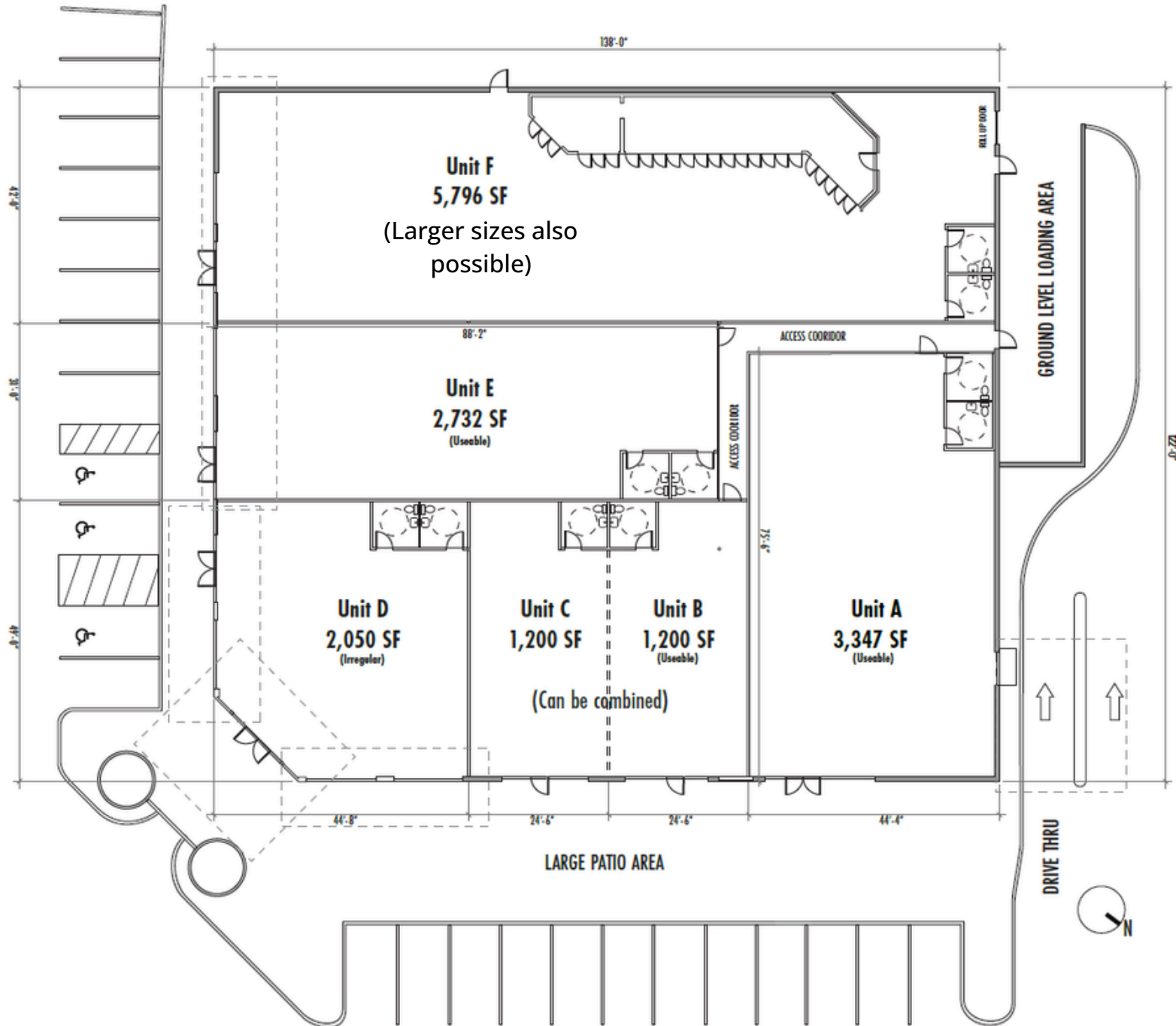
SITE PLAN



EXISTING FLOOR PLAN



PROPOSED DEMISE FLOOR PLAN



CONCEPTUAL STORE FRONTS



SHOPS @ SPRING & TIERRA REJADA MOORPARK, CA (CONCEPTUAL STORE FRONTS)





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