



Restaurant & Retail Spaces for Lease

MOORPARK'S PREMIER DESTINATION FOR RETAIL & DINING

80-250 E HIGH ST, MOORPARK, CA



THE MARELLA GROUP
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Discover High Street Depot

PREMIER DESTINATION FOR RETAIL & DINING

High Street Depot is more than a retail destination—it's Moorpark's newest hub for shopping, dining, and community. Centered around a vibrant outdoor plaza and integrated with 79 residential apartments, the project creates a walkable destination where residents and visitors come together to live, shop, dine, and gather. Supported by strong household incomes, convenient regional access, and continued residential growth, High Street Depot offers retailers and restaurateurs the opportunity to establish a lasting presence in one of Ventura County's fastest-growing communities.

- ✦ ±13,451 SF of Retail & Restaurant Space
- ✦ 8,140 SF Central Outdoor Plaza
- ✦ Excellent Visibility & Street Frontage
- ✦ Integrated with 79 Luxury Residential Apartments
- ✦ Affluent Surrounding Demographics
- ✦ Highly Walkable Mixed-Use Environment
- ✦ Steps from Metrolink with Weekend Service
- ✦ Convenient Access to Highway 23
- ✦ Minutes from Moorpark College & California Lutheran University
- ✦ Serving the Moorpark, Thousand Oaks, Westlake Village & Simi Valley communities
- ✦ 16 Metrolink trains + 10 Amtrak trains serve High Street Depot daily



Restaurant & Retail Spaces



Western Building
80 E High St



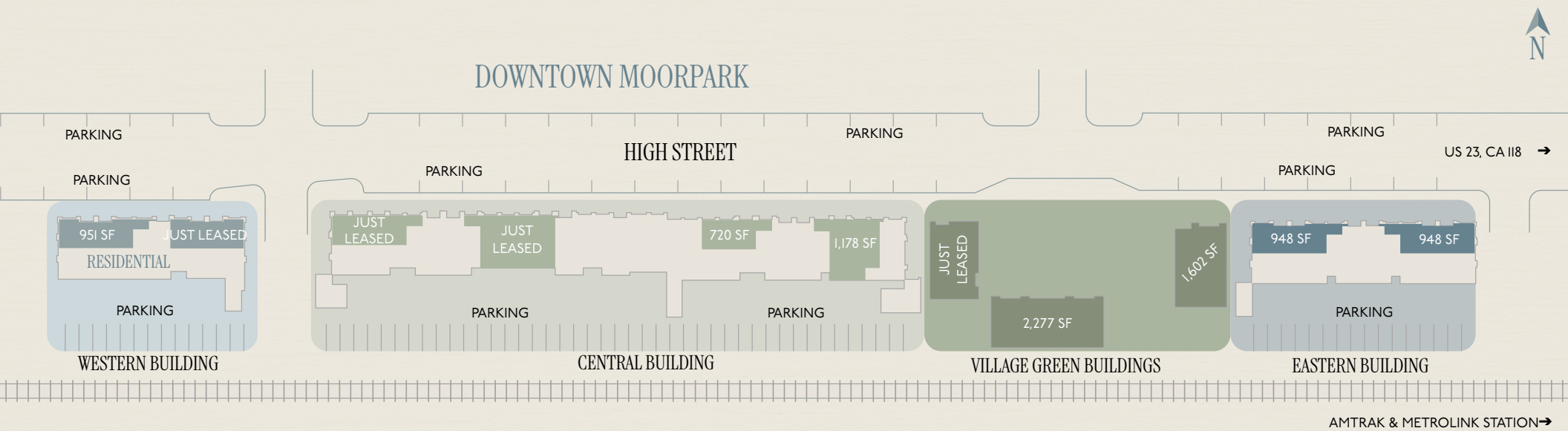
Central Building
160 E High St



Village Green Buildings
180-220 E High St



Eastern Buildings
250 E High St



Village Green Buildings

180-220 E HIGH ST, SUITES C2 AND C3



Approx. 1,602-2,277 SF

RATE: \$3.50 + 0.95 NNN PSF

- ✦ Premium locations surrounding the Village Green
- ✦ Residential units
- ✦ Set up for both restaurant and retail use

Available individually or together, these restaurant spaces overlook the Village Green, offering the opportunity to create a vibrant indoor-outdoor dining experience with potential patio seating (subject to city approval).



Western Building

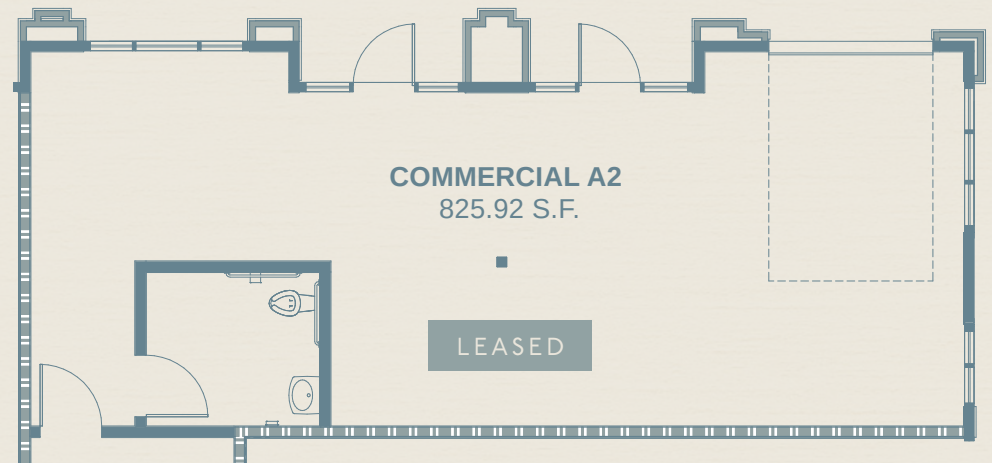
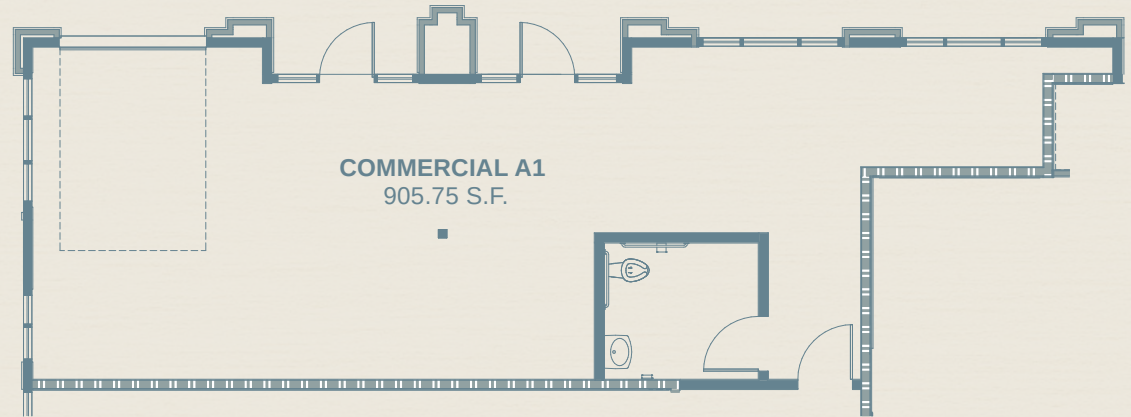
80 EAST HIGH STREET, SUITE A1



Approx. 951 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✦ Retail spaces are on High Street at the western edge of the property
- ✦ Residential units above
- ✦ Set up for both restaurant and retail use



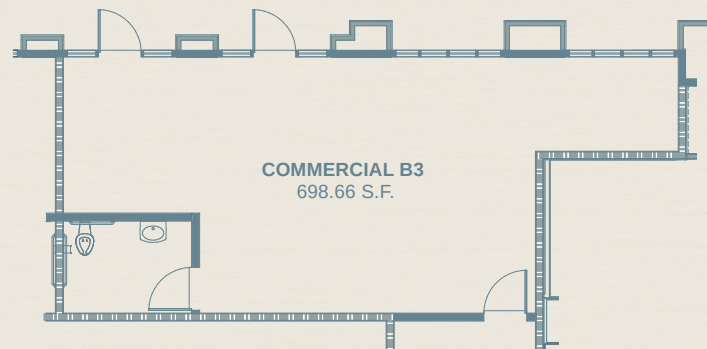
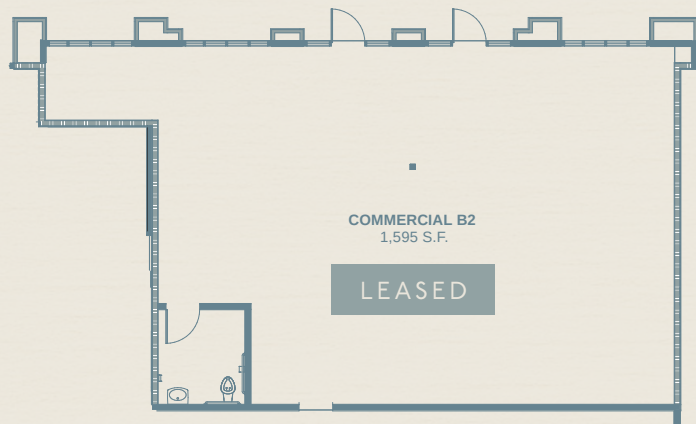
Central Building

160 EAST HIGH STREET, SUITES B3 AND B4

Approx. 720-1,178 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✦ These retail spaces run along High Street closest to the residential entrance and just west of the Village Green
- ✦ Residential units above
- ✦ Set up for retail use



Eastern Building

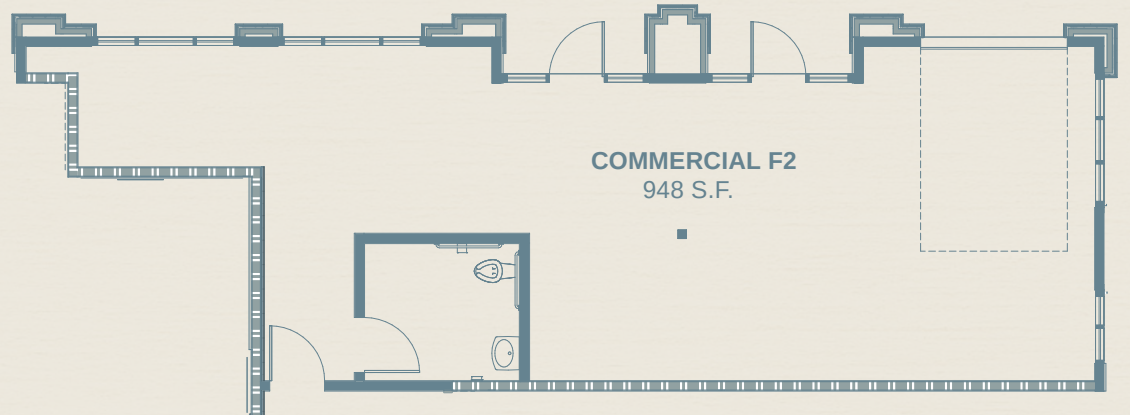
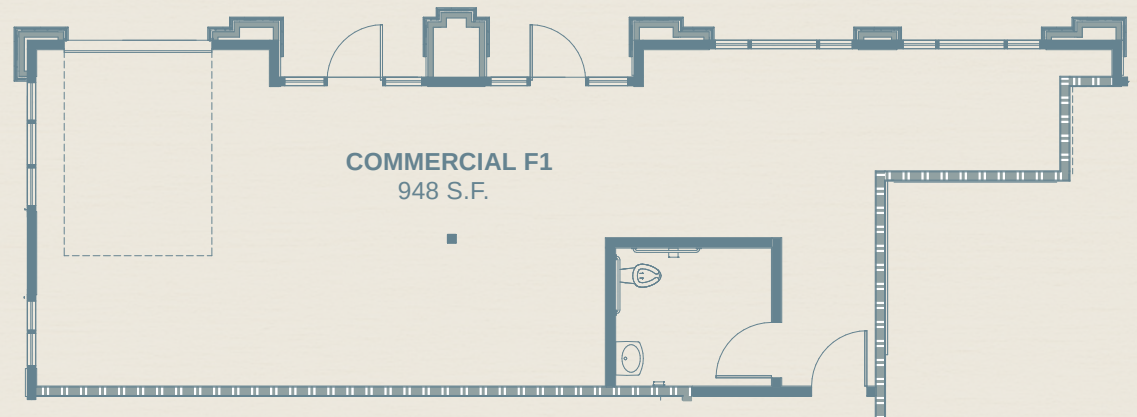
250 EAST HIGH STREET, SUITES F1 AND F2



Approx. 948 SF

RATE: \$2.75 + 0.95 NNN PSF

- ✦ These retail spaces face High Street at the eastern edge of the property, closest to the train station
- ✦ Residential units
- ✦ Set up for both restaurant and retail use



Ideal Tenant Mix

SEEKING THOUGHTFUL CONCEPTS THAT BRING CONVENIENCE, WELLNESS & CONNECTION



Daily Needs

- ✦ Hair Salon
- ✦ Nail Salon
- ✦ Esthetician
- ✦ Local Bank
- ✦ Postal Annex
- ✦ Curated Market
- ✦ Florist

Retail & Office

- ✦ Antique Store
- ✦ Pet Supply Store
- ✦ Bookstore
- ✦ Real Estate Office
- ✦ Insurance Agency
- ✦ Medical Office
- ✦ Dental / Cosmetic Services

Food & Drink

- ✦ Deli / Salad Concept
- ✦ Juice Bar
- ✦ Smoothie Shop
- ✦ Brewery
- ✦ Farm-to-Table Restaurant
- ✦ Ice Cream / Dessert Concept

Fitness & Wellness

- ✦ Yoga Studio
- ✦ Boutique Fitness
- ✦ Stretching Studio
- ✦ Acupuncture Studio
- ✦ Med Spa



*Have another
use in mind?
Let's talk.*

The Moorpark Market

RAPIDLY GROWING CITY IN VENTURA COUNTY

- ✦ 35,000+ Residents in one of Ventura County's most affluent communities
- ✦ Median Household Income: \$148,480, providing strong consumer spending power.
- ✦ Metrolink & Amtrak Station connecting Moorpark to Los Angeles and surrounding markets.
- ✦ Continued Residential & Commercial Investment, with new housing and civic projects supporting long-term growth.
- ✦ Home to Moorpark College, one of California's top-ranked community colleges, bringing students, faculty, and daily activity to the area.

1 Mile	3 Miles	5 Miles
Population		
11,197	36,503	70,045
Average Household Income		
\$123,505	\$154,925	\$147,916
Daytime Population		
10,106	34,853	65,300
Traffic Count		
+/- 7,194 CPD on Moorpark Ave		



Upcoming Developments



Hitch Ranch

PLANNED RESIDENTIAL COMMUNITY

Hitch Ranch is planned to deliver approx. 755 homes across four distinct neighborhoods. The proposed community will expand Moorpark's housing supply while supporting infrastructure improvements, preserving open space and creating new opportunities for public recreation.



City Library

A MODERN LIBRARY COMING TO MOORPARK

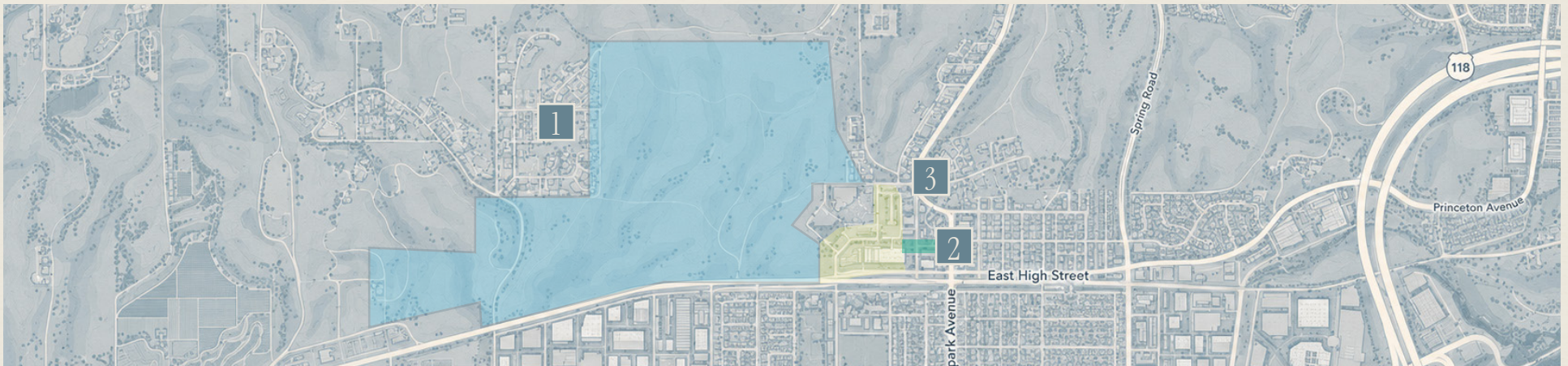
Construction is underway on Moorpark's new approximately 17,272-square-foot public library following the City Council's approval of the construction contract in August 2025. The modern community facility is expected to open in 2027.



Vendra Gardens Apartments

NEW AFFORDABLE MULTIFAMILY COMMUNITY

Vendra Gardens offers 200 affordable residences, including 80 one-bedroom, 68 two-bedroom and 52 three-bedroom apartments. The community also includes dedicated leasing and amenity buildings, each totaling approximately 2,500 square feet.



Aerial Map



