

Moorpark, CA

35,415 SF Prime Retail Space for Sublease



The Village at Moorpark

742 Los Angeles Ave, Moorpark, CA 93021

Patrick Gilhooly

CA Lic. #01210372

pgilhooly@clovercompany.com

(310) 815-8611

Anthony Mansour

CA Lic. #01188456

amansour@clovercompany.com

(310) 815-8611

THE
CLOVER
COMPANY
Retail Real Estate Services

8675 Washington Blvd, Suite 201

Culver City, CA 90232

www.clovercompany.com



Project Highlights

- Situated at the dominant intersection of the trade area with +/- 39,000 CPD at the intersection
- Regional location in close proximity to the 118 Fwy & across the street from Target, Kohl's, TJ Maxx, Michaels and Smart & Final
- Co-tenants include Lucky Strike, Bank of America, Mountain Mike's Pizza
- Over 2,400 new residential units currently in the planning pipeline within the City of Moorpark

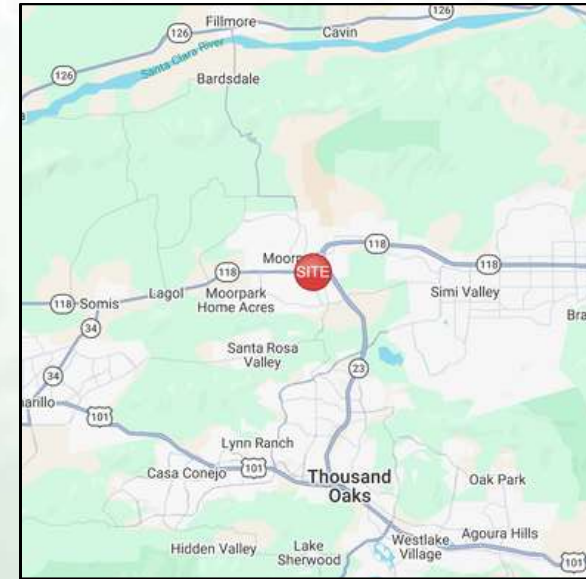


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,893	38,985	91,957
Avg. HH Income	\$158,853	\$189,189	\$182,818
Daytime Population	5,524	16,002	33,771



Project Location



Traffic Counts

- Los Angeles Ave - 32,300 ADT
- Miller Pkwy - 6,700 ADT
- Hwy 23 - 77,500 ADT
- Hwy 118 - 78,000 ADT

Site Plan



Exterior Photos



Interior Photos



Market Aerial



Patrick Gilhooly

CA Lic. #01210372

pgilhooly@clovercompany.com

(310) 815-8611

Anthony Mansour

CA Lic. #01188456

amansour@clovercompany.com

(310) 815-8611

THE
CLOVER
COMPANY
Retail Real Estate Services

8675 Washington Blvd, Suite 201

Culver City, CA 90232

www.clovercompany.com