

# TUSCANY SQUARE SHOPPING CENTER • RETAIL FOR LEASE

SOUTHWEST CORNER S. MOORPARK AVE & W. LOS ANGELES AVE | MOORPARK, CA 93021

**Rob Devericks**  
 805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
 BRE 01349816

**Lisa Shields**  
 805.879.9639  
[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)  
 BRE 01742786

**Daniel Bagdazian**  
 805.535.8789  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
 BRE 02132117



- Restaurant and shop space available
- Located at the signalized intersection of W. Los Angeles Ave. & S. Moorpark Ave.
- Highest per capita income in Ventura County



1500 PALMA DR. SUITE 215  
 VENTURA CA 93003  
 805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)



## Available Space

Suite 104: ±1,365 SF

Suite 111: ±1,368 SF

Suite 112: ±1,236 SF\* \*Prior use was ice cream with some improvements in place

# TUSCANY SQUARE SHOPPING CENTER · RETAIL FOR LEASE

SOUTHWEST CORNER S. MOORPARK AVE & W. LOS ANGELES AVE | MOORPARK, CA 93021

**Rob Devericks**

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

BRE 01349816

**Lisa Shields**

805.879.9639

[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)

BRE 01742786

**Daniel Bagdazian**

805.535.8789

[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)

BRE 02132117



1500 PALMA DR. SUITE 215  
VENTURA CA 93003  
805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

## Available

Suite #	Size	Lease Rate	Available
104	±1,365 SF	\$1.95/SF NNN	Immediately
111	±1,368 SF	\$2.00/SF NNN	Immediately
112	±1,236 SF	\$2.00/SF NNN	Immediately

# TUSCANY SQUARE SHOPPING CENTER · RETAIL FOR LEASE

SOUTHWEST CORNER S. MOORPARK AVE & W. LOS ANGELES AVE | MOORPARK, CA 93021

**Rob Devericks**  
805.879.9641  
[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)  
BRE 01349816

**Lisa Shields**  
805.879.9639  
[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)  
BRE 01742786

**Daniel Bagdazian**  
805.535.8789  
[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)  
BRE 02132117



1500 PALMA DR. SUITE 215  
VENTURA CA 93003  
805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

## Demographics

2025 Estimates	1 MILE	3 MILES	5 MILES
Population	15,922	37,983	80,300
Average Household Income	\$159,319	\$190,135	\$181,039
Daytime Population	11,674	26,037	53,467

Source: Sites USA

## Traffic Counts

W. Los Angeles Ave.	33,253 ADT
Moorpark Ave.	8,179 ADT

Source: Sites USA

# TUSCANY SQUARE SHOPPING CENTER • RETAIL FOR LEASE

SOUTHWEST CORNER S. MOORPARK AVE & W. LOS ANGELES AVE | MOORPARK, CA 93021

**Rob Devericks**

**805.879.9641**

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

BRE 01349816

**Lisa Shields**

**805.879.9639**

[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)

BRE 01742786

**Daniel Bagdazian**

**805.535.8789**

[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)

BRE 02132117



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

© 07/29/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# TUSCANY SQUARE SHOPPING CENTER • RETAIL FOR LEASE

SOUTHWEST CORNER S. MOORPARK AVE & W. LOS ANGELES AVE | MOORPARK, CA 93021

**Rob Devericks**

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

BRE 01349816

**Lisa Shields**

805.879.9639

[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)

BRE 01742786

**Daniel Bagdazian**

805.535.8789

[dbagdazian@radiusgroup.com](mailto:dbagdazian@radiusgroup.com)

BRE 02132117



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)