

# TUSCANY SQUARE SHOPPING CENTER • RETAIL FOR LEASE

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

**Rob Devericks**

805.879.9641

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BRE 01349816

**Lisa Shields**

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BRE 01742786

**Daniel Bagdazian**

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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

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## 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

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## 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

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