

THE VILLAGE AT MOORPARK

LOS ANGELES AVE & MILLER PARKWAY · MOORPARK, CA · 93021

FOR LEASE

Anchored by Amazon Fresh & Lucky Strike

Rob Devericks

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Anchored by Amazon Fresh & New Lucky Strike



- 129,000 SF promotional center anchored by Amazon Fresh & Lucky Strike
- Regional location in close proximity to the 118 Freeway, across the street from regional tenants Target, Kohl's, TJ Maxx, Michael's and Smart & Final
- Highest per capita income in Ventura County
- Directly adjacent to Patriot Commerce Center — 300,000 square feet of office and industrial
- Approximately 2,400 new residential units currently in the planning pipeline for the City of Moorpark



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

**Available
Spaces**

±3,708 SF



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SUITE	TENANT	SIZE
706 A	Lucky Strike	45,022 SF
718 B1 & B2	VACANT	3,708 SF
718 B3 & B4	Moorpark Dental Office	3,540 SF
718 B5	Solid Gold Dance	1,825 SF
718 B6 & B7	Solid Gold Dance	3,692 SF
730 H	Bank of America	4,500 SF
742 C	Amazon Fresh	34,881 SF
766 D1	Camille's Cafe	2,483 SF
766 D2	Sheena Chips	1,153 SF
766 D3	Advanced Family Vision	1,487 SF
766 D4	Management Office	1,486 SF
766 D5	Ocean 11	1,366 SF
766 D6	Verizon Wireless	2,526 SF
790 E1	Sidora Home & Gift Studio	2,004 SF
790 E2	Leslie's Pool Mart Inc.	2,890 SF
790 F1	Dover Saddlery	2,863 SF
790 F2	Dover Saddlery	4,422 SF
790 F3	American Hapkido	3,501 SF
754 G1	Mathnasium	1,472 SF
754 G2	Mountain Mike's Pizza	3,027 SF
754 G3	Luv 'n Eat Thai	1,464 SF

Demographics

2025 Estimates	1 Mile	3 Mile	5 Mile
Population:	12,913	39,144	92,156
Average Household Income:	\$157,576	\$187,618	\$181,473
Daytime Employees:	8,873	27,441	62,982

Source: Sites USA

Traffic Counts

E/W Los Angeles Ave:	33,820 ADT
Moorpark Ave. & 118 Fwy:	33,584 ADT

Source: Sites USA



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