

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

BRE 01349816

Lisa Shields

805.879.9639

lsields@radiusgroup.com

BRE 01742786

Daniel Bagdazian

805.535.8789

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



Available Space

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
111	±1,368 SF	\$2.00/SF NNN	Immediately
112	±1,236 SF	\$2.00/SF NNN	Immediately

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Demographics

2026 Estimates	1 MILE	3 MILES	5 MILES
Population	15,421	38,223	79,047
Average Household Income	\$163,565	\$192,011	\$186,911
Daytime Population	12,341	28,655	54,878

Source: Sites USA

Traffic Counts

W. Los Angeles Ave.	43,212 ADT
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Source: Sites USA

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