

**SPACE AVAILABLE
FOR LEASE
MOORPARK, CA**

475 W. LOS ANGELES AVE



PROPERTY INFORMATION

SPACE AVAILABLE: 49,865

SIGNAGE AVAILABLE: BUILDING & POLE SIGNAGE

FEATURES:

- LOCATED ON A SIGNALIZED INTERSECTION AND LIES APPROXIMATELY 1.5 MILES WEST OF THE 23 FREEWAY
- PART OF THE MISSION BELL WEST PLAZA
- CENTER TENANTS INCLUDE: DO IT CENTER, BEST DOLLAR, RADIO SHACK, CARL'S JR., AUTO ZONE AND WELLS FARGO
- HIGH TRAFFIC ON W. LOS ANGELES AVE AND EXCELLENT TRAFFIC FROM RESIDENTS DRIVING BETWEEN CITIES ALONG THE 118 CORRIDOR
- EXCELLENT VISIBILITY AND SIGNAGE

DEMOGRAPHICS

2014 ESTIMATED POPULATION

1 Mile:	15,648
3 Mile:	37,865
5 Mile:	76,295

2014 ESTIMATED AVG. HH INCOME

1 Mile:	\$113,377
3 Mile:	\$138,213
5 Mile:	\$133,429

2014 ESTIMATED TRAFFIC COUNTS

27,405 CPD – LOS ANGELES AVENUE
30,500 CPD – MOORPARK AVENUE

FOR MORE INFORMATION CONTACT

Carol Springstead (CA BRE #01082067)

Office: 949.797.9040

Email: cspringstead@springstead-associates.com



**SPACE AVAILABLE
FOR LEASE
MOORPARK, CA**

475 W. LOS ANGELES AVE



FOR MORE INFORMATION CONTACT

Carol Springstead (CA BRE #01082067)

Office: 949.797.9040

Email: cspringstead@springstead-associates.com



SPRINGSTEAD & ASSOCIATES INC
3300 IRVINE AVENUE, SUITE 250
NEWPORT BEACH, CA 92660

WWW.SPRINGSTEAD-ASSOCIATES.COM

