

PRIME HEADQUARTERS BUILDING

OFFICE AND MEDICAL

145 Park Lane

Moorpark, CA 93021

**PERFECT FOR OWNER/ USER
OR INVESTOR**

Asking Price
\$5,250,000

Available SF
15,463 SF

Lot Size
40,772 SF



OFFICE

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**COLDWELL BANKER COMMERCIAL
NRT**
388 S. Lake Ave, Pasadena, CA 91101
626.584.0050

FOR SALE

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SALE



OFFERING SUMMARY

Sale Price: \$5,250,000

Building Size: 15,463 SF

1st Floor: 7,848 SF

2nd Floor: 7,615 SF

Year Built: 2007

Lot Size: 40,772 SF

Parking Spaces: 52 Free Spaces

PROPERTY HIGHLIGHTS

- Beautifully built headquarters building in great condition
- 52 Free Parking Spaces
- Large executive and other offices, abundant natural lighting, elevator that opens on both sides
- Medical office occupies part of 1st floor, can be relocated *
- Fully built out urgent care facility available immediately on 1st floor
- Large conference facility and meeting space
- Kitchen on both the 1st and 2nd floors
- Men's and women's restrooms located on both floors, shower on the first floor
- Large soundproof media room
- Loading and storage area
- Easy access to the 118 Freeway

* MONTH TO MONTH TENANCY (\$8,000 /MO) APPROX. 2,500 SF- ORAL SURGICAL OPERATORIES & OFFICE

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Call broker for Seller's request to lease back after escrow closes and the lease terms of the one existing tenant who occupies space on the 1st floor on a month to month basis.





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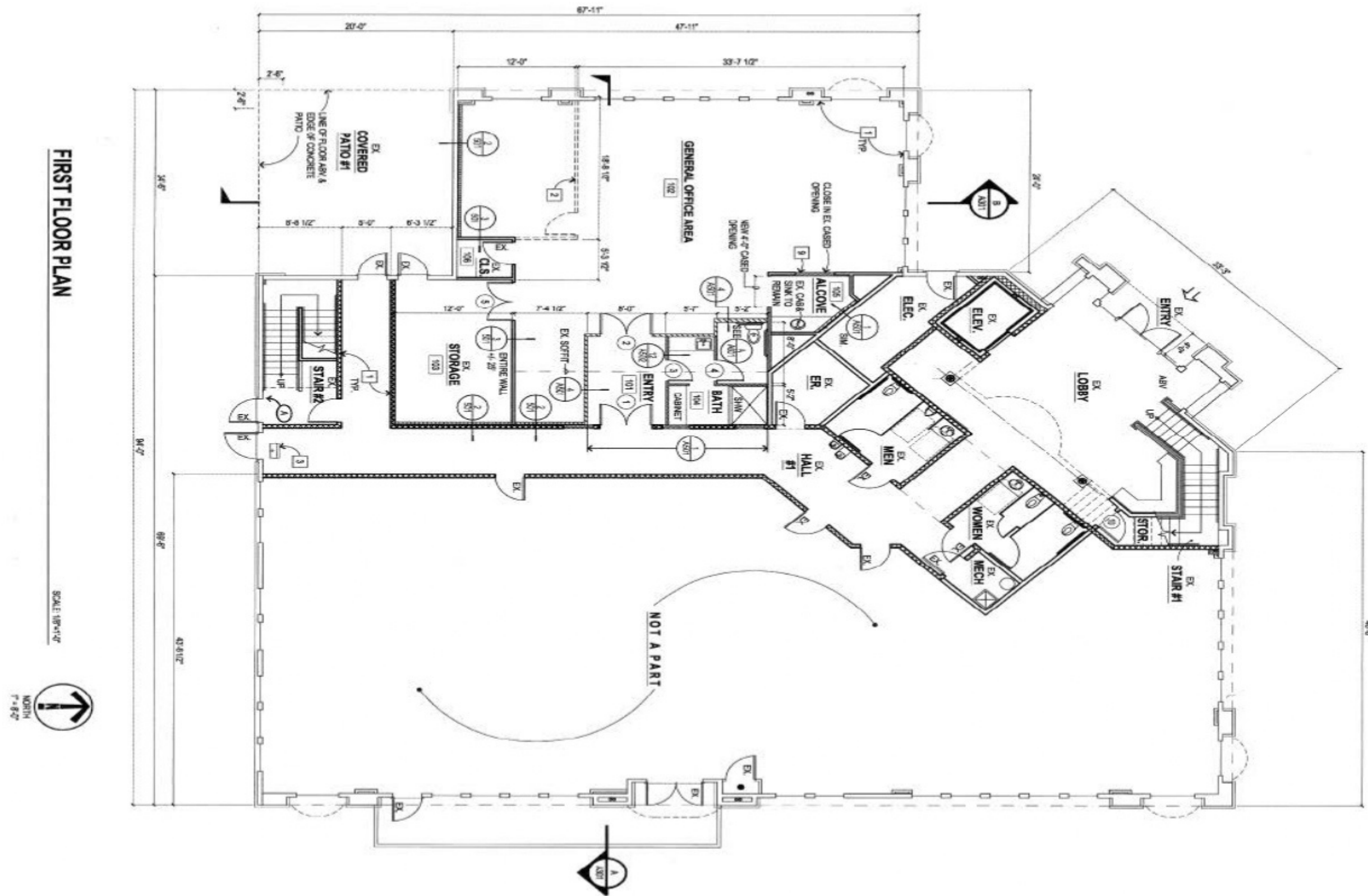
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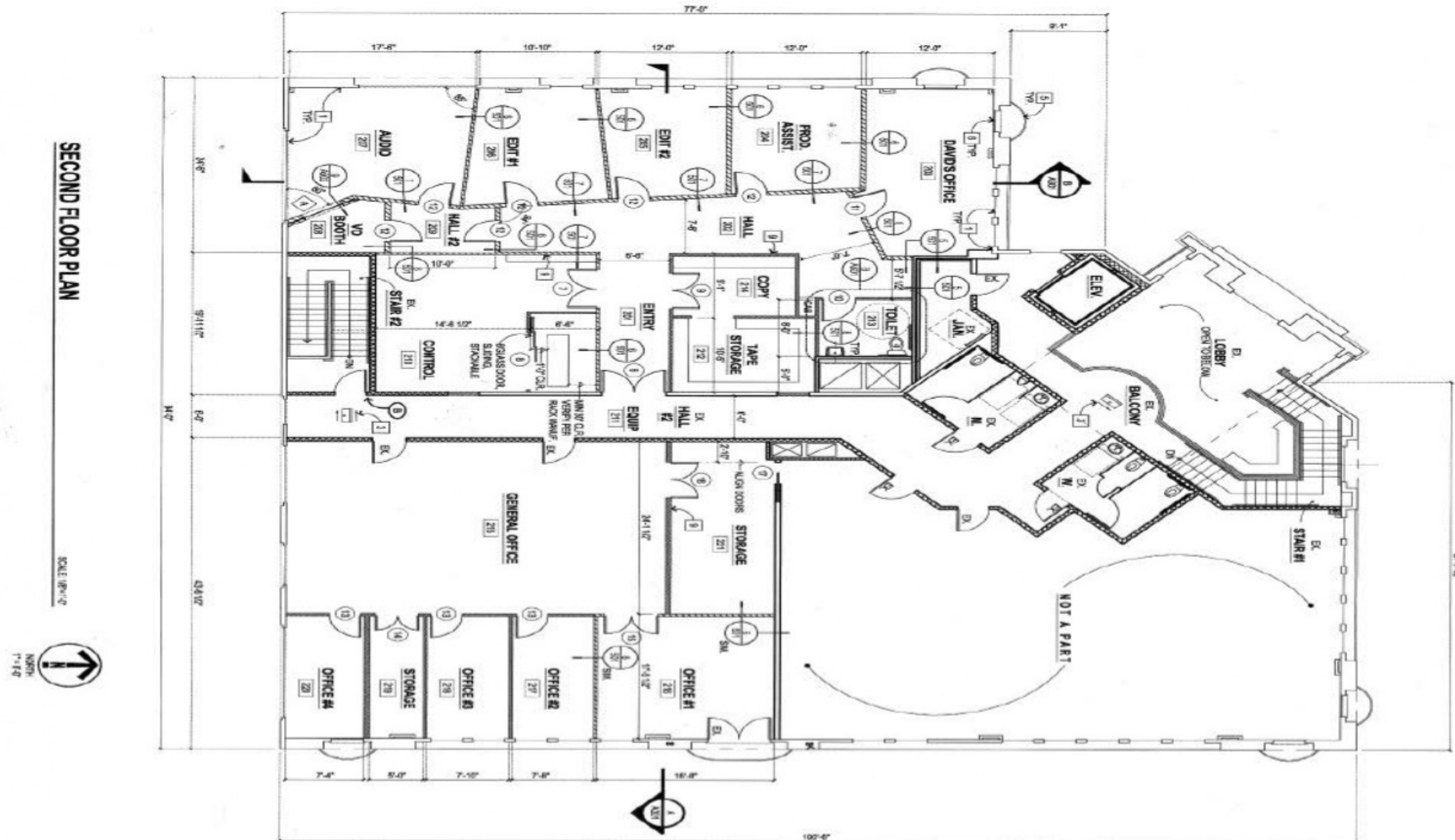
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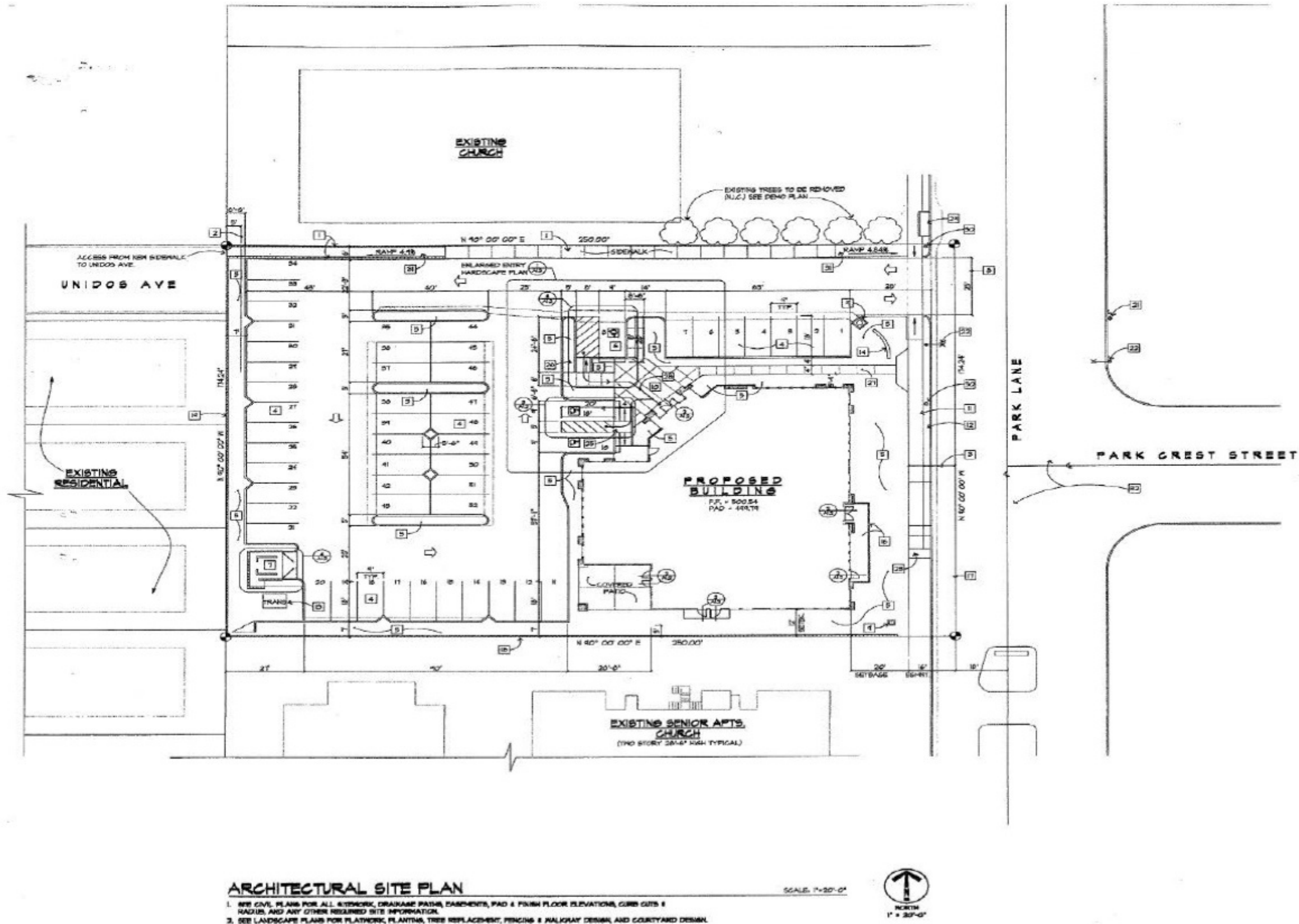




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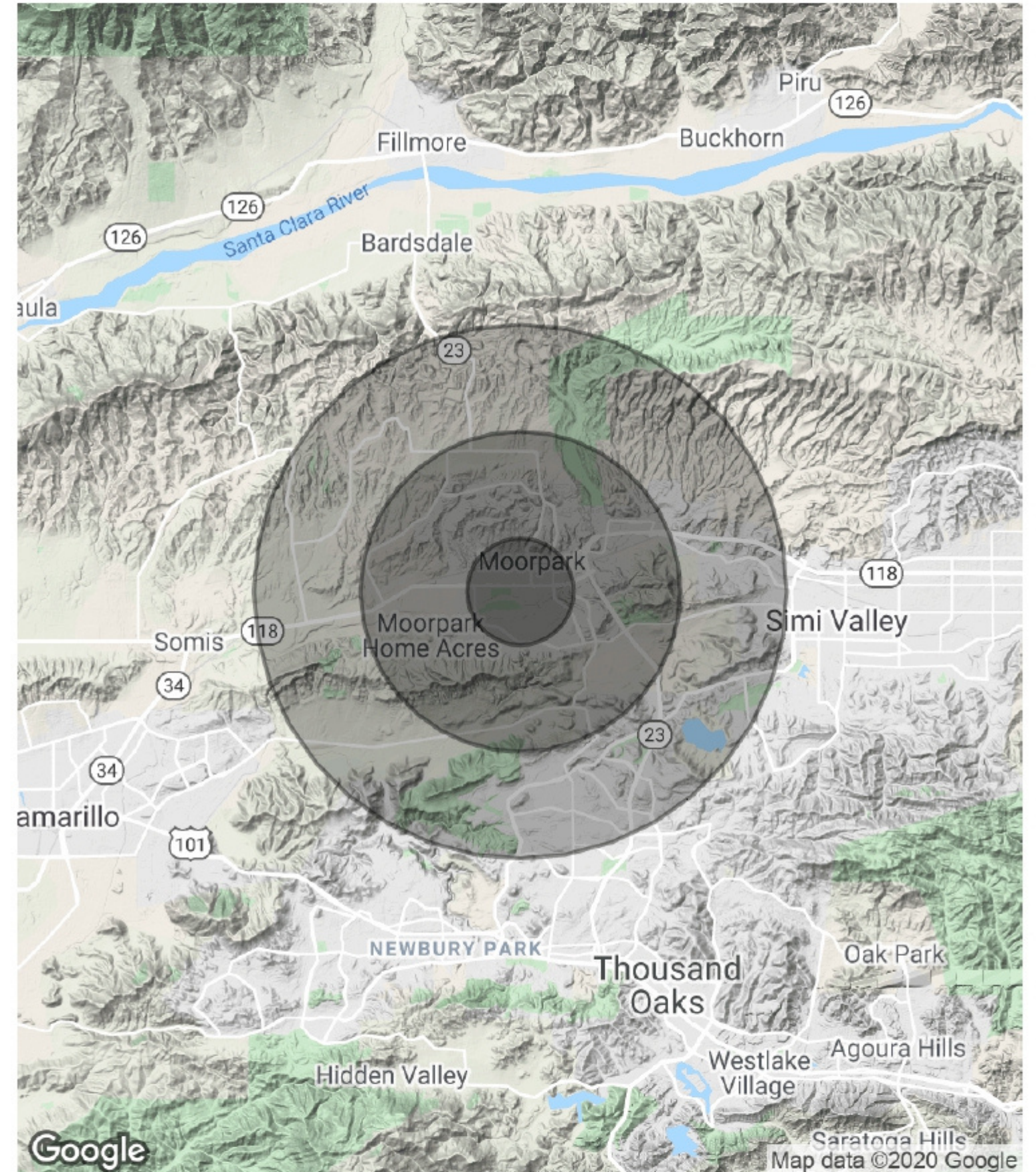
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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	15,762	35,913	76,852
2021 Population	16,555	37,669	78,511
2026 Population Projection	16,595	37,753	78,308
Annual Growth 2010-2021	0.5%	0.4%	0.2%
Annual Growth 2021-2026	0%	0%	-0.1%
Median Age	35.1	38	40.5
Bachelor's Degree or Higher	33%	41%	42%
U.S Armed Forces	0	5	22

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2010 Households	4,646	11,008	25,256
2021 Households	4,914	11,558	25,798
2026 Household Projection	4,934	11,586	25,732
Average Household Income	\$127,648	\$152,487	\$146,258
Median Household Income	\$98,557	\$119,176	\$117,67



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