

OFFICE AND MEDICAL

145 Park Lane Moorpark, CA 93021 **OR INVESTOR**

PERFECT FOR OWNER/ USER

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OFFICE

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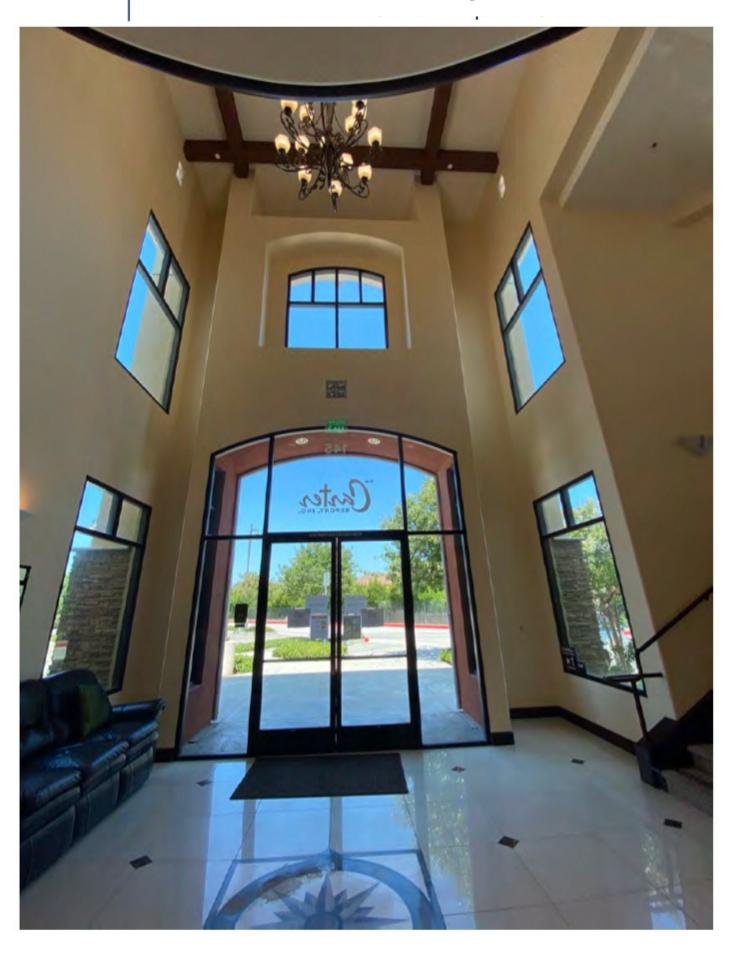
COLDWELL BANKER COMMERCIAL 388 S. Lake Ave, Pasadena, CA 91101 626.584.0050



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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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Kathi Constanzo 626 898 2308 kathi.constanzo@cbcnrt.com CalDRE #02067397 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.



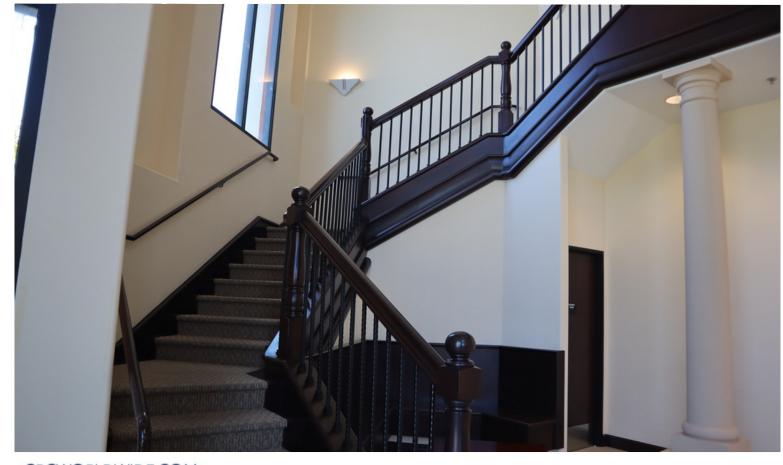


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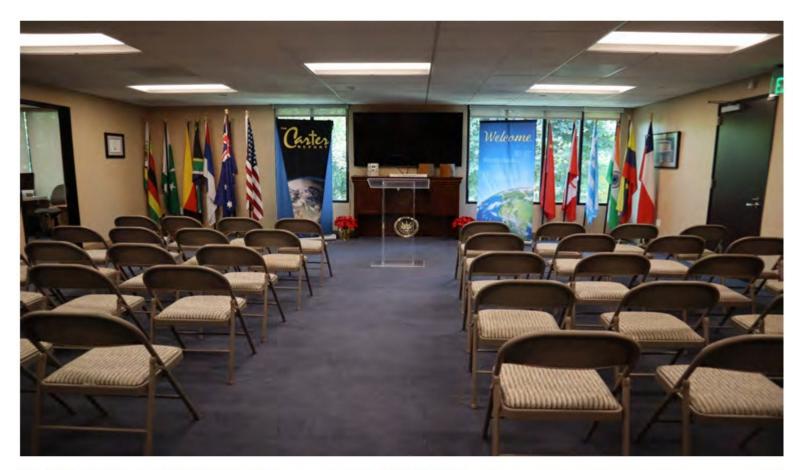
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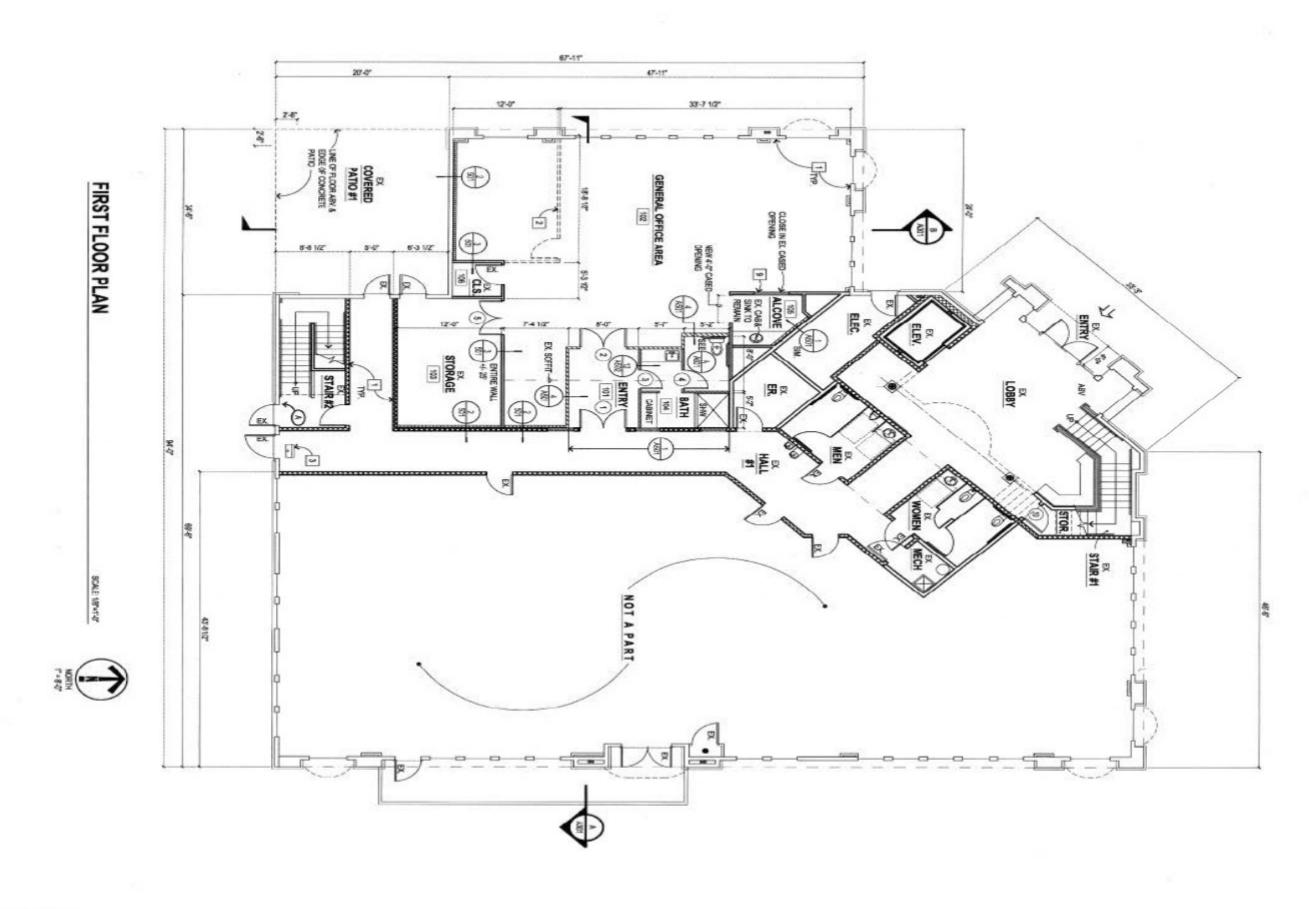
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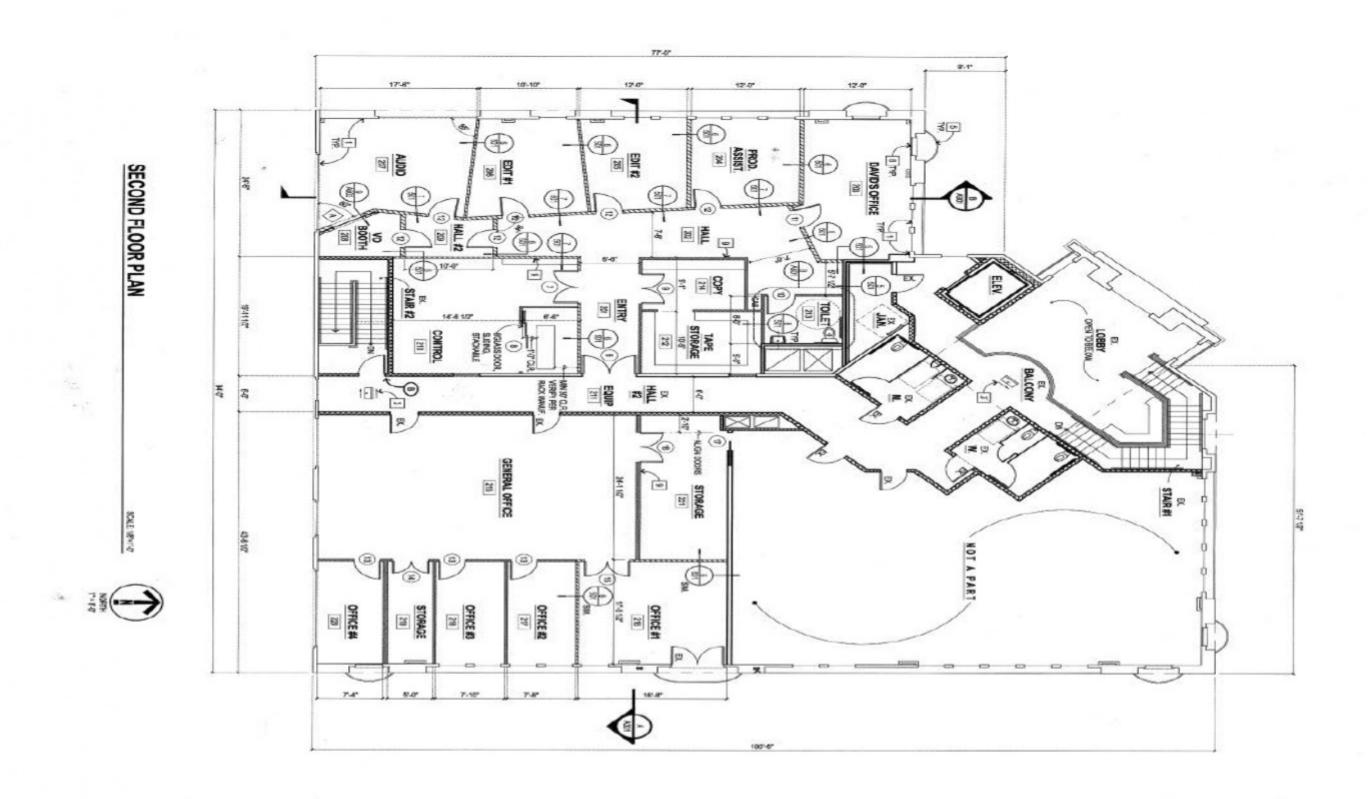




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PRIME HEADQUARTERS BUILDING

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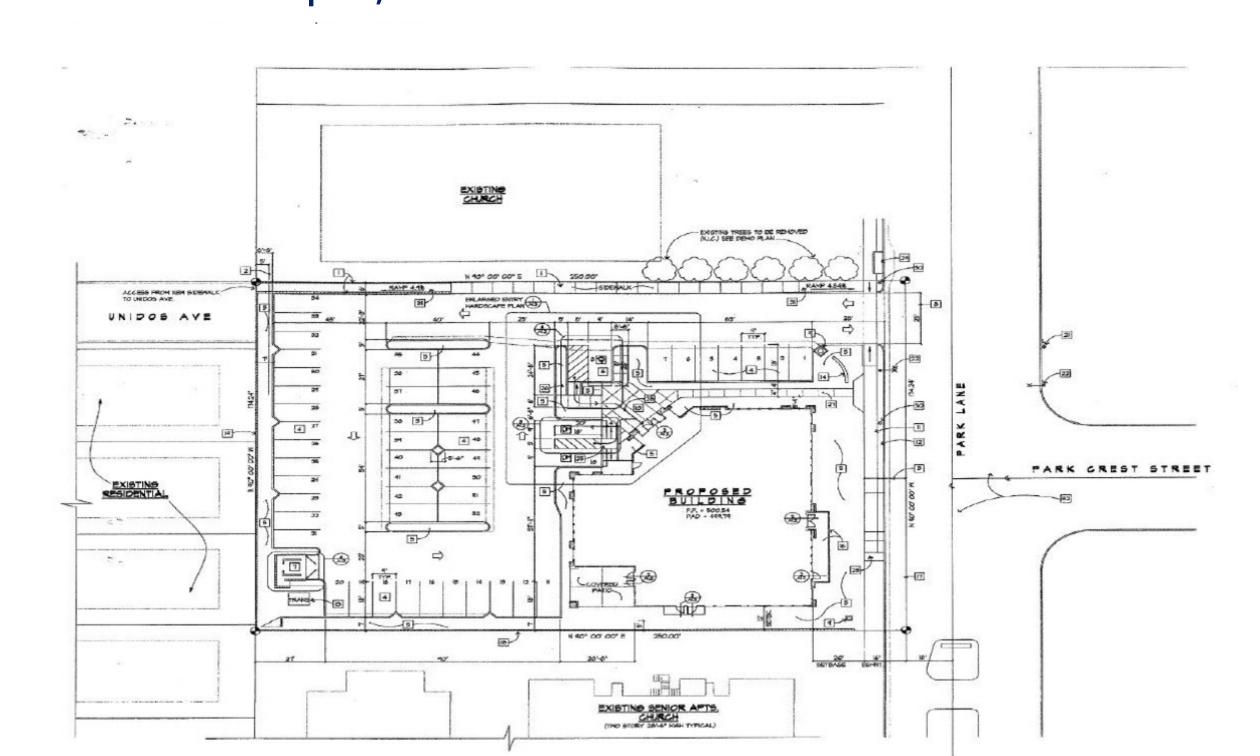
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ARCHITECTURAL SITE PLAN

I. ME CAVIL PLANS FOR ALL STEMORY, DRAINAGE PATHS, PARCHESTS, PAD & FORMS FLOOR ELEVATIONS, GARD GATS &
RAZUS, AND ANY OTHER REGULATED SITE INFORMATION.

2. SEE LANDSCAPE FLANS FOR FLATMORY, PLANTING, TREE REPLACEMENT, PENCINS & MALKMAY DESIGN, AND COURTYAND DESIGN.









SALE

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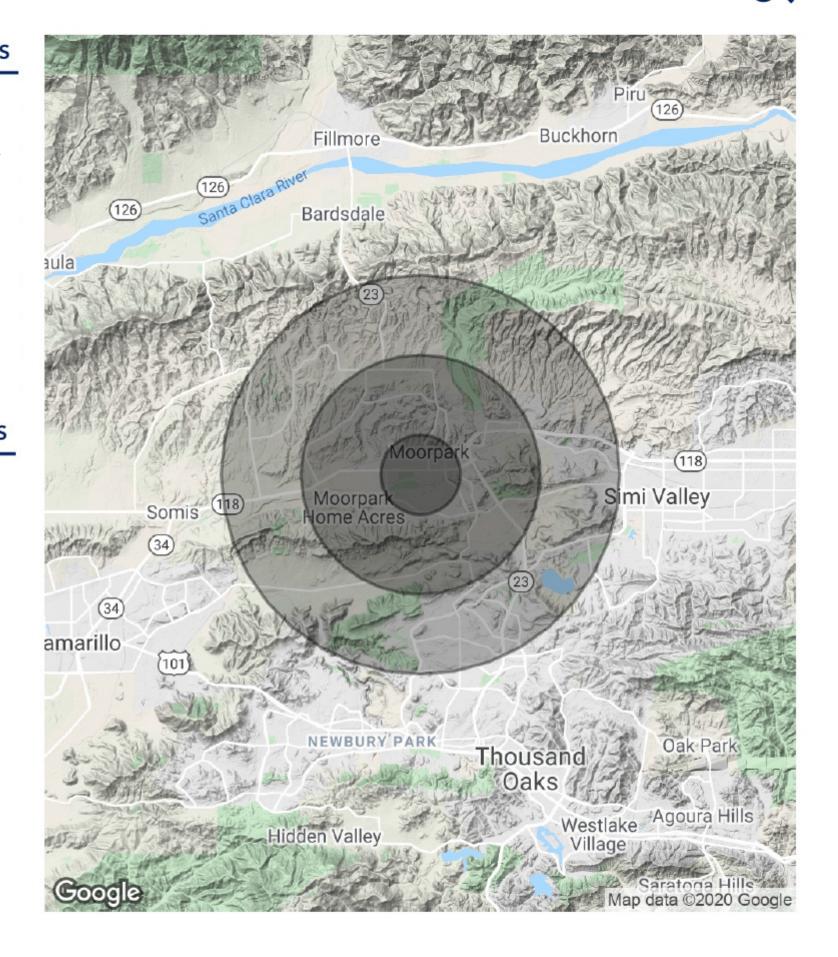




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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	15,762	35,913	76,852
2021 Population	16,555	37,669	78,511
2026 Population Projection	16,595	37,753	78,308
Annual Growth 2010-2021	0.5%	0.4%	0.2%
Annual Growth 2021-2026	0%	0%	-0.1%
Median Age	35.1	38	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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