

FOR LEASE :: TUSCANY SQUARE SHOPPING CENTER

MOORPARK, CA 93021 | SOUTHWEST CORNER S. MOORPARK AVE. & W. LOS ANGELES AVE.

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Co-listed with **CBRE**
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4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
805.654.9300
WWW.RADIUSGROUP.COM



PROPERTY BRIEF

- 14,668 SF Anchor Opportunity. Restaurant and shop space available.
- Located at the signalized intersection of W. Los Angeles Ave. & S. Moorpark Ave.
- Traffic count aprox. 29,000–30,000 ADT
- Highest per capita income in the County



Rabobank



Available Spaces

Suite 104: 1,765 SF (Food ok)

Suite 112: 1,236 SF (Food ok)

Suite 107: 14,668 SF

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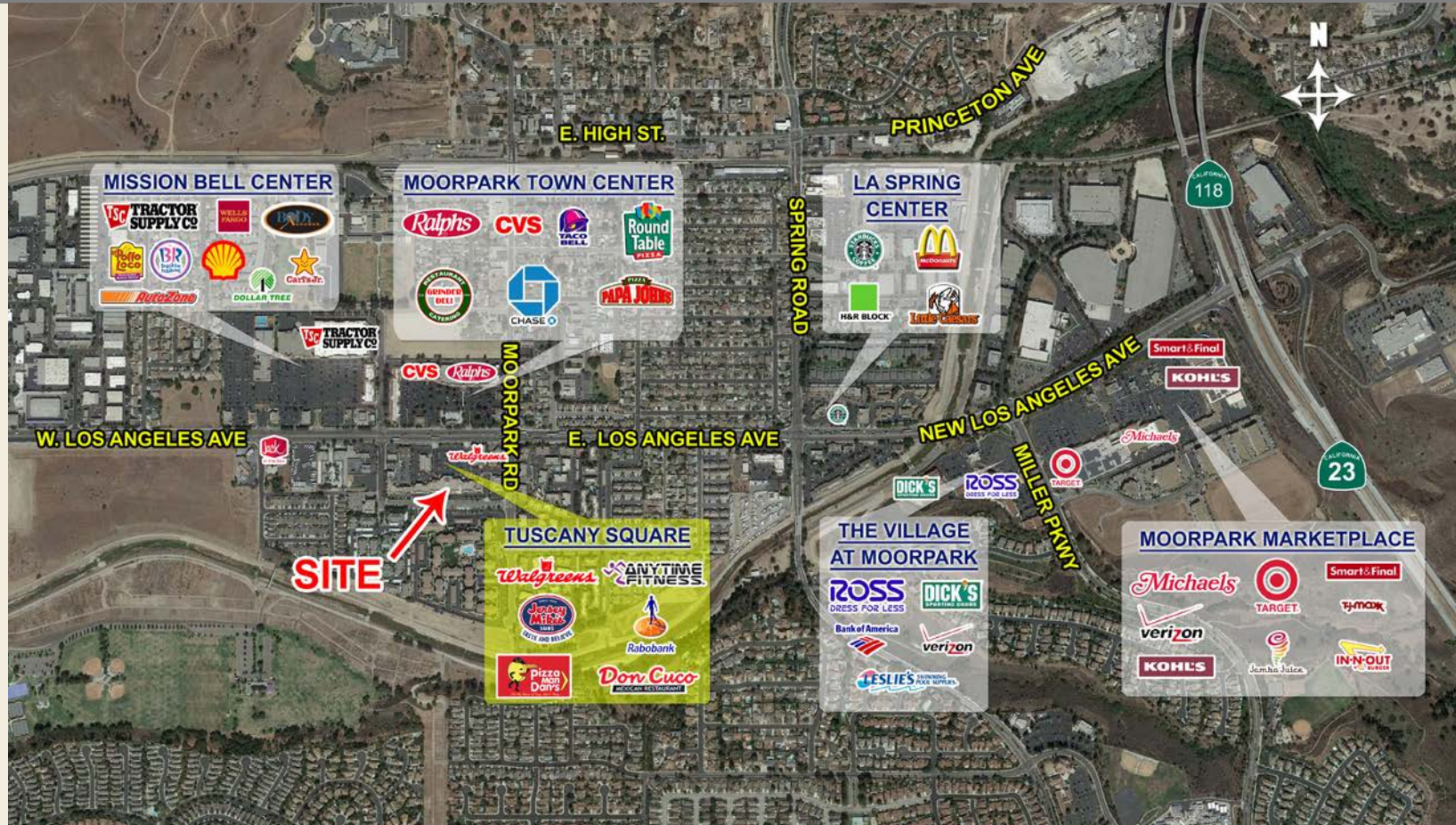
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Demographics

2016 Estimates	1 Mile	3 Mile	5 Mile
Population:	16,123	39,527	81,512
Average Household Income:	133,539	161,916	161,534
Daytime Employees:	5,066	10,667	23,701

2016 Demographics from Sites USA (0515)

Traffic Counts

W. Los Angeles Avenue:	29,000 ADT
Moorpark Ave.:	30,000 ADT

Traffic Counts from the City of Moorpark



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