

# FOR LEASE · TUSCANY SQUARE SHOPPING CENTER

Moorpark, CA 93021 | Southwest Corner S. Moorpark Ave. & W. Los Angeles Ave.

**Rob Devericks**  
805.879.9641  
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**Lisa Shields**  
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**Daniel Bagdazian**  
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LIC. 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 93030  
805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

## Available Spaces

Suite 104: 1,365 SF

Pad Space: 2,400 SF\*

\*Available with notice

Suite 113-114: 2,468 SF\*

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## Rents

Suite #	Size	Lease Rate	Suite #	Size	Lease Rate
104	1,365 SF	\$1.95/SF NNN	113-114	2,468 SF	\$1.95/SF NNN
Pad Space	2,400 SF	See Listing Agents			NNN = \$0.80 SF



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## Demographics

2023 Estimates	1 Mile	3 Mile	5 Mile
Population:	17,198	39,231	81,273
Average Household Income:	\$154,739	\$189,938	\$183,449
Daytime Employees:	11,478	25,345	52,366

2023 Demographics from Sites USA

## Traffic Counts

W. Los Angeles Avenue:	31,934 ADT
Moorpark Ave.:	10,585 ADT

Traffic Counts from SitesUSA



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