

## PROPERTY DETAIL

<b>Address</b>	Princeton Avenue & Nogales Avenue, Moorpark, CA
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	Zoning: M-2 (Limited Industrial)
<b>Ownership</b>	Moorpark Successor Agency to former Redev. Agency
<b>County</b>	Ventura County
<b>Parcel No.</b>	513-0-024-105; -135
<b>Land Area</b>	+/- 2.25 acres (~98k square feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	Please contact agent for pricing guidance
<b>Offer Deadline</b>	3:00PM PST on September 9, 2020

## SITE HIGHLIGHTS

- Served directly by the 118/23 Freeways with immediate connections to five major freeways (101, 126, 5, 405 and 210)
- Within an hour drive from Burbank, Santa Barbara, and Los Angeles International airports
- High average household incomes (\$139K) & educated workforce (42% - Bachelor's/Grad/Prof. Degree)
- Adjacent to business /corporate center (Harley-Davidson, PennyMac Loan Services, Career Education Center Moorpark, Turbonetics Inc., and Tri-County Powersports)
- Union Pacific rail system/Metrolink station platform provides convenient freight and passenger service
- Low-cost and business friendly City that supports attraction, retention, and growth of businesses
- Premier local & regional educational institutions (Moorpark Community College, California Lutheran University (CLU), Cal State University Channel Islands, Cal Lutheran University)
- Estimated 2019 Average Daily Traffic: ~81,000 @ 118 Fwy, ~11,330 @ Princeton Ave. & Nogales Ave.

## CONTACT



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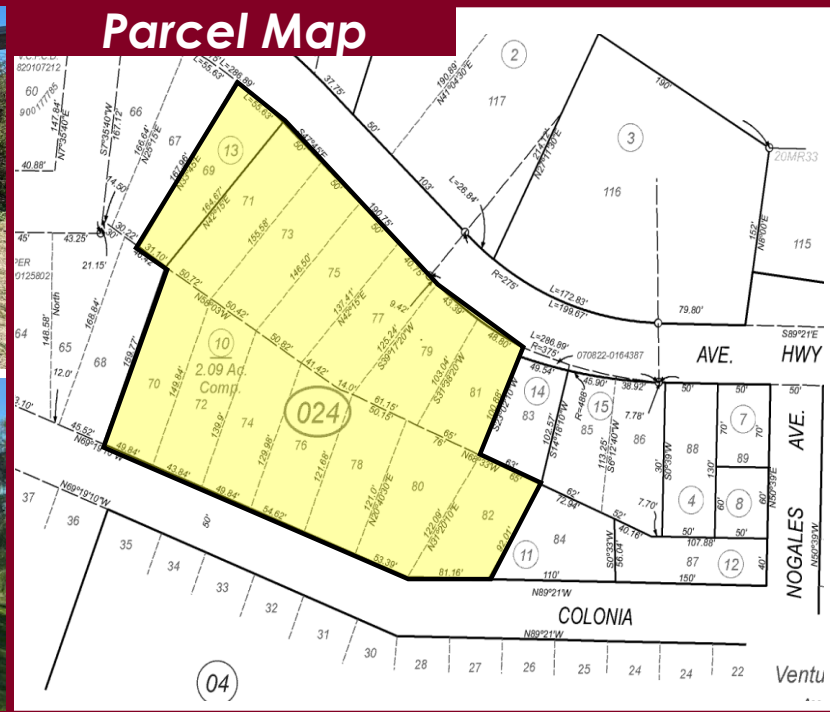
**Kosmont Real Estate Services**  
1230 Rosecrans Ave., #630  
Manhattan Beach, CA 90266  
TEL: (424) 297-1079  
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# Property Photos



# Parcel Map



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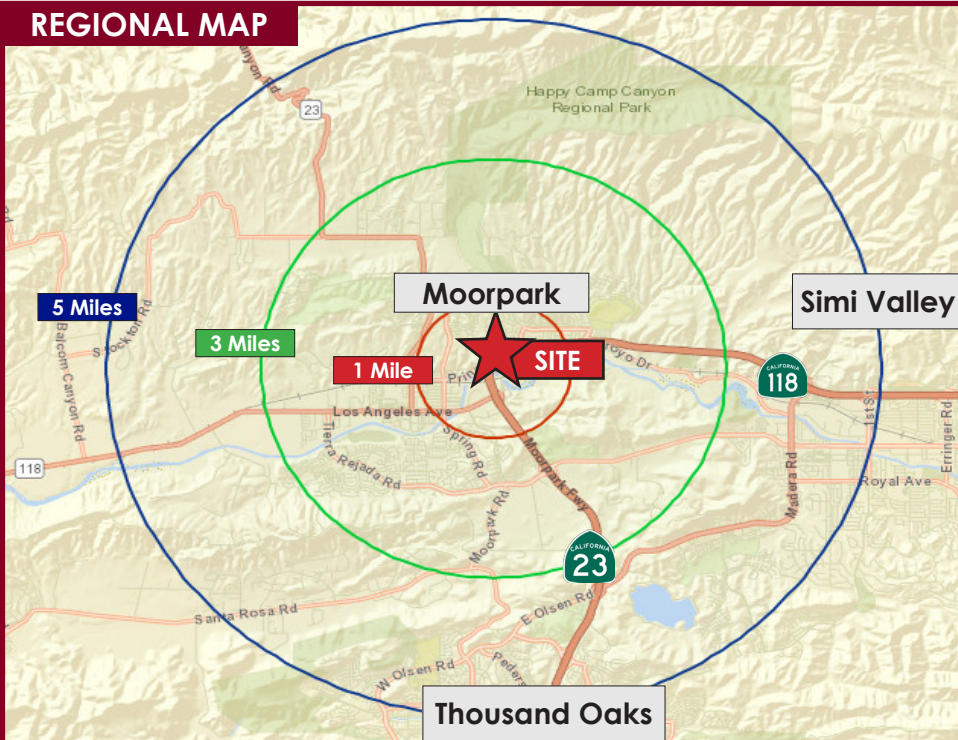


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## DEMOGRAPHIC INFORMATION - 2019

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	<b>8,982</b>	<b>38,563</b>	<b>83,295</b>
<b>HOUSEHOLDS</b>	<b>2,322</b>	<b>11,711</b>	<b>27,222</b>
<b>MEDIAN AGE</b>	<b>33.0</b>	<b>36.6</b>	<b>39.7</b>
<b>INCOME &amp; HOME VALUES</b>			
Avg. Household Income	<b>\$116,864</b>	<b>\$141,941</b>	<b>\$149,551</b>
Avg. Home Value	<b>\$705,391</b>	<b>\$738,665</b>	<b>\$760,478</b>

## REGIONAL MAP



**DISCLAIMER:** Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs. The Seller may continue to solicit offers beyond the Offer Deadline if, in its respective sole determination, is not satisfied with the offers received. Development entitlements and sale of properties subject to City/Public Agency/Successor Agency approval.