

AVAILABLE FOR SALE

4 Vacant Residential Development Sites

*1293-1331 Walnut Canyon Rd., Moorpark, CA
1063-1123 Walnut Canyon Rd., Moorpark, CA
780 Walnut Street, Moorpark, CA
Millard Street, Moorpark, CA*



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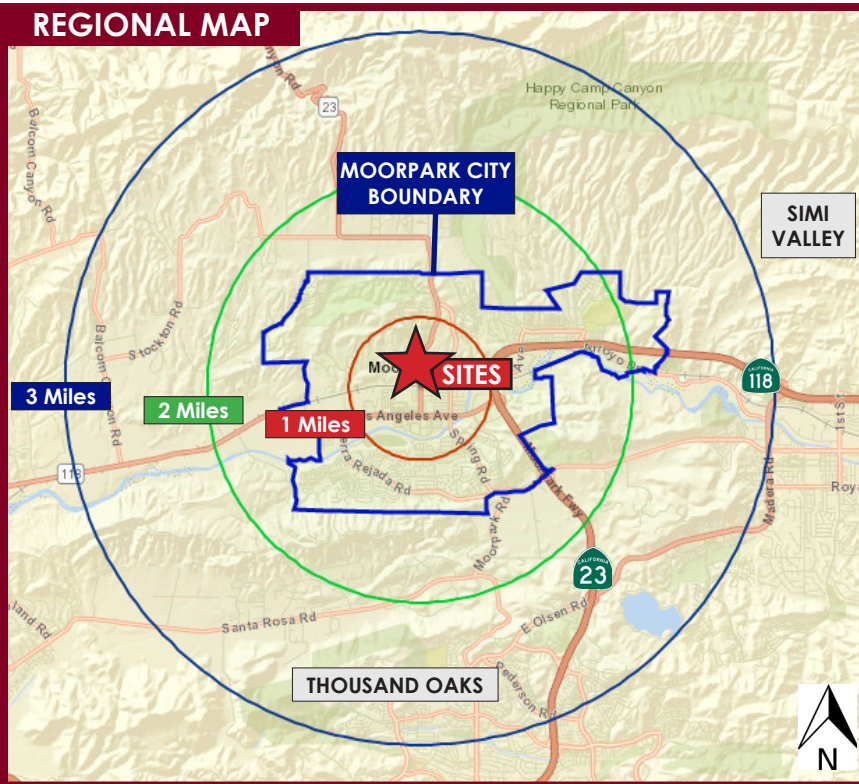


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TABLE OF CONTENTS

- 01 Property Sale Guidelines
- 02 Area Profile & Demographics
- 03 Property Location Map
- 04 Summary Table of Properties
- 05- 08 Property Site Profiles
- 09 Sales Process/Timing

PROPERTY SALE GUIDELINES



Kosmont Real Estate Services, dba Kosmont Realty ("KR") has been retained by the Housing Successor Agency to the former Redevelopment Agency of the City of Moorpark ("Housing Successor Agency" or "HSA" or "Seller") as the exclusive representative in the disposition and sale of certain property owned by the former Redevelopment Agency to the City of Moorpark ("RDA").

KR, on behalf of the HSA, is offering four (4) residential properties ("Properties"), which present unique opportunities for prospective buyers to acquire and reuse/develop former RDA owned properties in the City. The Seller will accept single property offers, multiple property offers, and/or offers for all of the subject Properties. Seller will consider residential market rate and/or affordable offers/proposals.

The City of Moorpark, located in southeastern part of Ventura County, is a business friendly city that has stable quality neighborhoods, enjoys an outstanding business area profile, and is just 50 miles northwest of downtown Los Angeles. Moorpark is consistently ranked as one of the safest cities in the US and offers strong trade area demographics, excellent access to major freeways (23 and 118 freeways), educational institutions (Moorpark Community College), major airports (LAX, Burbank, Van Nuys and Oxnard), and convenient freight and passenger service.

All questions, inquiries and requests for additional due diligence information regarding the Properties should be directed to the KR representatives identified in this offering memorandum. The prospective buyer(s) will be selected by Seller in its sole and absolute discretion based on a variety of factors including but not limited to:

- Purchase price
- Timing of due diligence
- Experience, qualifications, and proposed use of the property(ies)
- Compliance with the City of Moorpark zoning code

KR will be accepting offers on the Seller's behalf, which must be received by no later than **3:00 p.m. PST on September 9, 2020**. Buyers are required to submit an offer in writing via mail or electronically (preferred) to:

Kosmont Real Estate Services (License # 02058445)
Attn: Mr. Brian Moncrief, Senior Managing Director
1230 Rosecrans Ave., #630
Manhattan Beach, CA 90266
(805) 469-7364
bmoncrief@kosmontrealty.com

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/Housing Successor Agency approval.



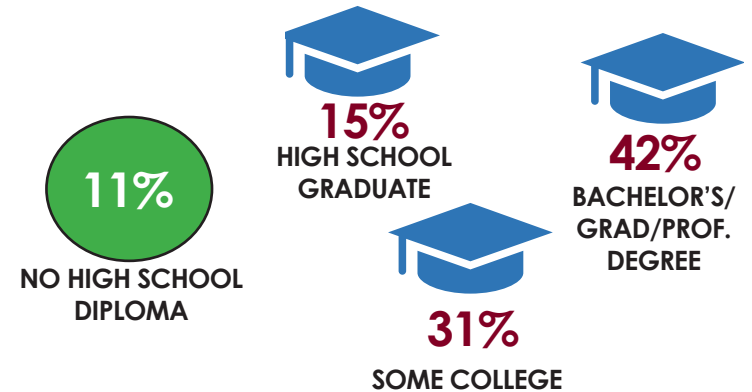
AREA PROFILE & DEMOGRAPHICS

DEMOGRAPHIC INFORMATION - 2019

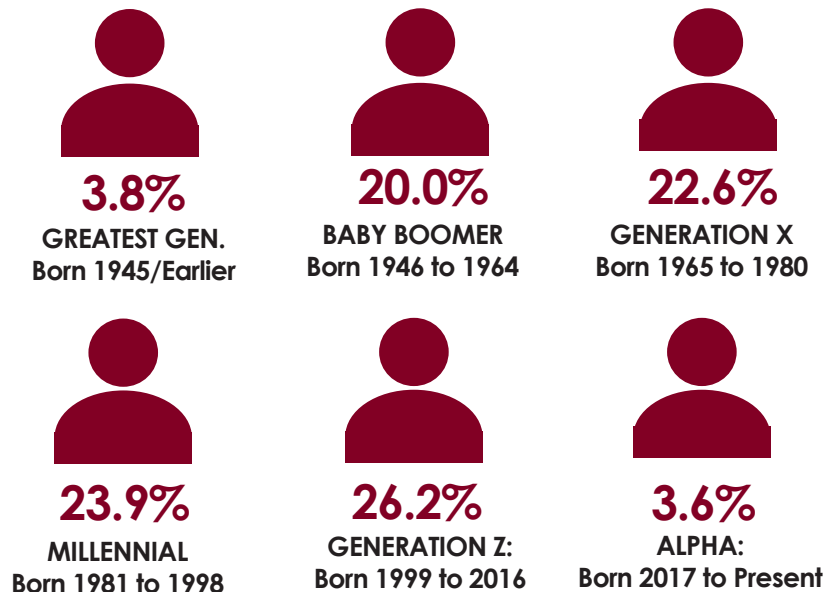
	CITY	1 MILES	3 MILES	5 MILES
POPULATION	37,097	11,762	39,486	75,343
HOUSEHOLDS	11,197	3,330	11,982	24,861
MEDIAN AGE	36.4	32.0	36.9	39.8
INCOME & HOME VALUES				
Avg. Household Income	\$139,995	\$102,652	\$146,505	\$147,413
Avg. Home Value	\$727,602	\$634,812	\$759,873	\$768,316

NOTE: Radii is from intersection of Moorpark Ave. & Princeton Ave., which is generally the midpoint of subject properties for sale.

EDUCATION (City)



POPULATION BY GENERATION (City)



Source: ESRI Business Analyst (2019)

KEY AREA HIGHLIGHTS

- Moorpark is consistently ranked as one of the safest cities in Ventura County and the United States
- Top employers include: Pennymac, Aero Vironment, Moorpark Unified School District, Moorpark College, Pentair Water Pool & Spa, Benchmark Electronics Manufacturing Solutions, Ensign-Bickford Aerospace & Defense Company, and Target Stores
- Excellent access to major freeways (23 and 118 freeways) and nearby MetroLink station in Downtown provides convenient freight and passenger service.
- Premier local and regional educational institutions (Moorpark Community College, California Lutheran University (CLU), Cal State University Channel Islands, Cal Lutheran University)
- Close proximity to major airports (LAX, Burbank, Van Nuys and Oxnard), and just 50 miles northwest of downtown LA.

PROPERTY LOCATION MAP



SUMMARY TABLE OF PROPERTIES FOR SALE

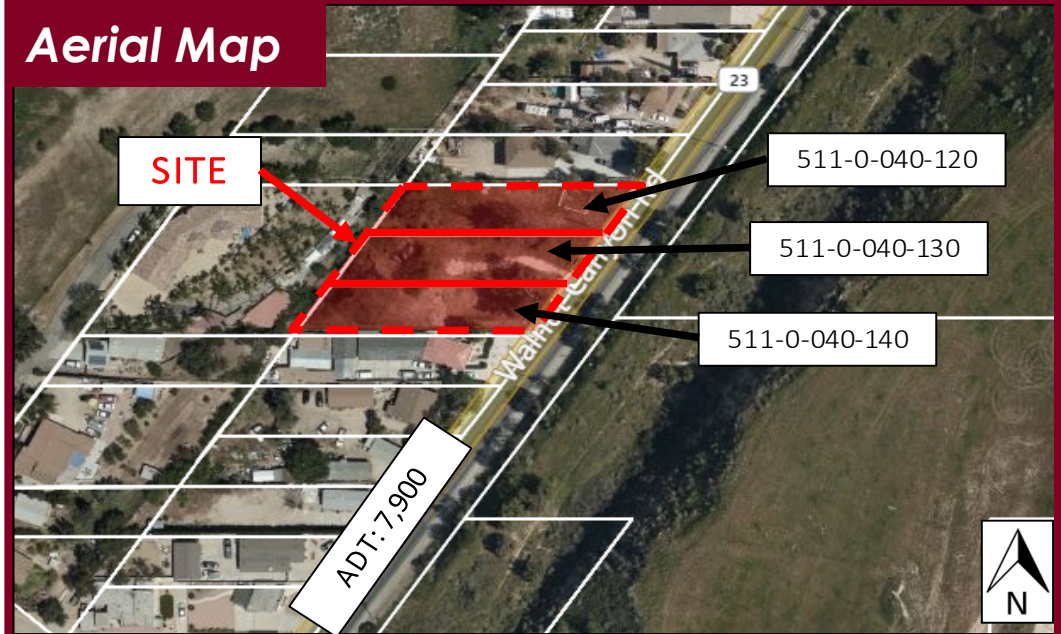
# on Map	Address	APNs	Owner	Lot Size (AC)	Zoning	Current Use
#1	1293-1331 Walnut Canyon Rd.	511-0-040-120, 511-0-040-130, 511-0-040-140	Moorpark Housing Successor Agency	0.81	R-E	Vacant, unimproved land
#2	1063-1123 Walnut Canyon Rd.	511-0-030-250, 511-0-030-260, 511-0-030-270, 511-0-030-280, 511-0-030-290, 511-0-030-300	Moorpark Housing Successor Agency	1.56	R-E	Vacant, unimproved land
#3	780 Walnut Street	512-0-063-010	Moorpark Housing Successor Agency	0.13	R-1	Vacant, unimproved land
#4	Millard Street	506-0-020-525	Moorpark Housing Successor Agency	1.33	RPD-15	Vacant, unimproved land

PROPERTY #1: 1293-1331 Walnut Canyon Rd.

Site Profile

- **Address:** 1293-1331 Walnut Canyon Rd.
- **APNs:** 511-0-040-120, 511-0-040-130, 511-0-040-140
- **Lot Size:** +/- 0.81 Acres
- **Zoning:** Rural Exclusive (R-E)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

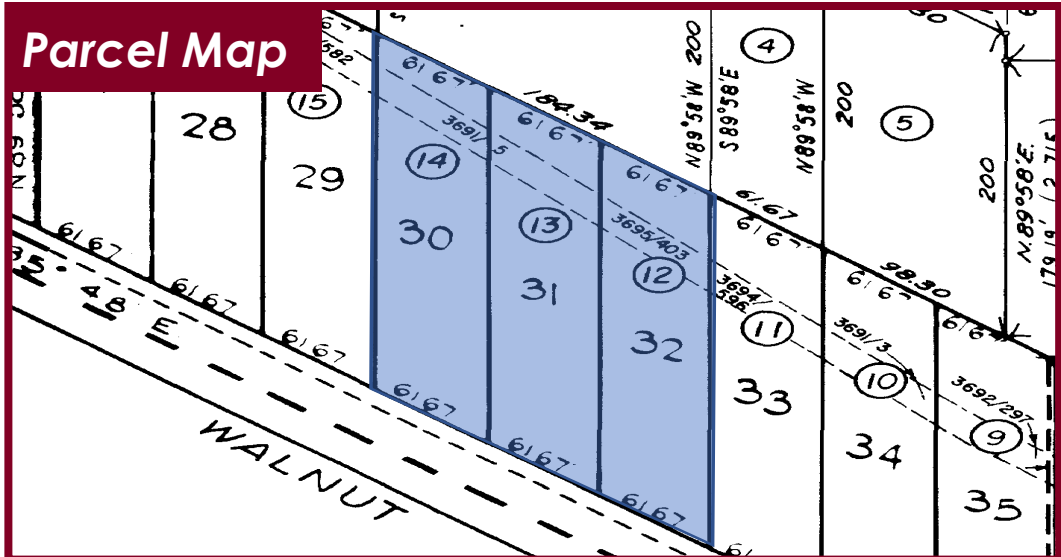
Aerial Map



Street View



Parcel Map

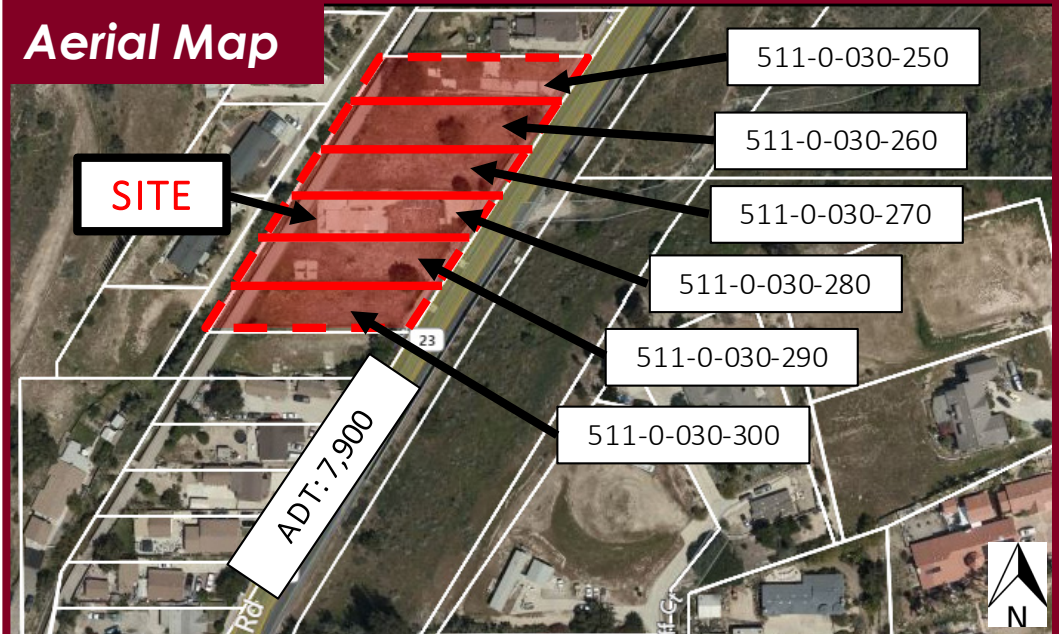


PROPERTY #2: 1063-1123 Walnut Canyon Rd.

Site Profile

- **Address:** 1063-1123 Walnut Canyon Rd.
- **APNs:** 511-0-030-250, -260, -270, -280, -290, and -300
- **Lot Size:** +/- 1.56 Acres
- **Zoning:** Rural Exclusive (R-E)
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

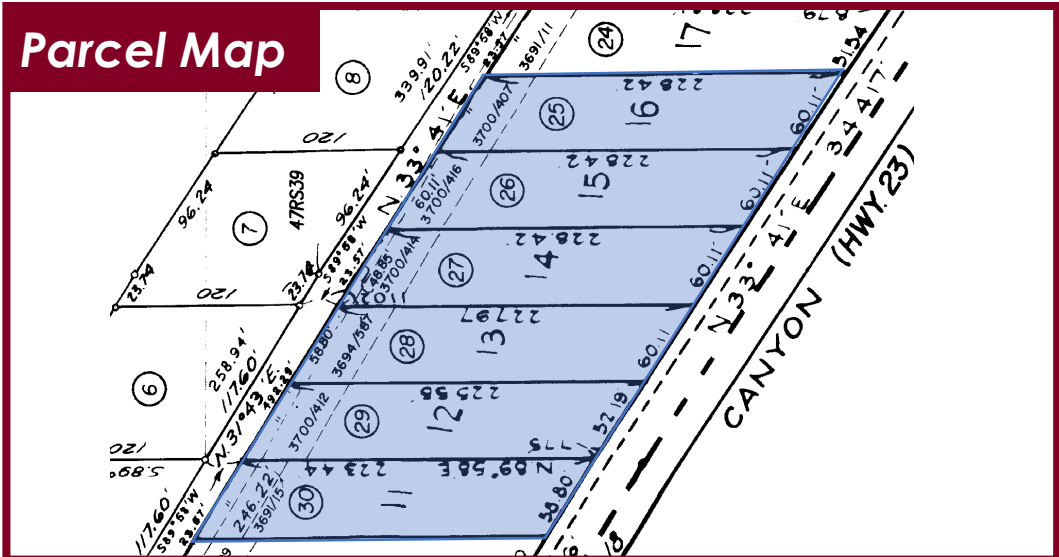
Aerial Map



Street View



Parcel Map



PROPERTY #3: 780 Walnut Street

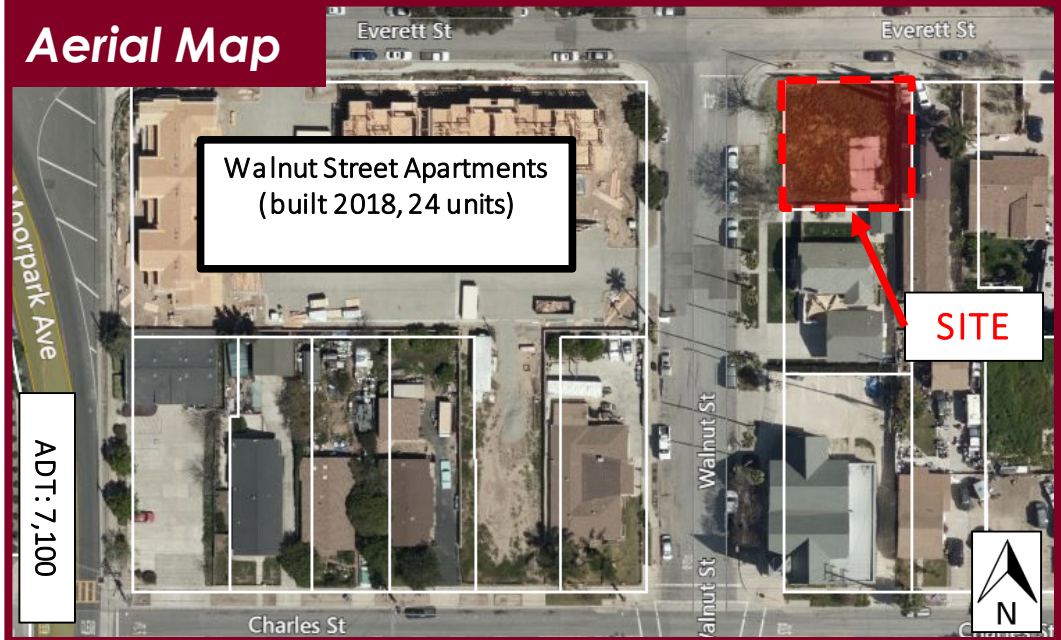
Site Profile

- **Address:** 780 Walnut Street
- **APN:** 512-0-063-010
- **Lot Size:** +/- 0.13 Acres (5,663 SF)
- **Zoning:** R-1
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent
- **Note:** Seller may consider a duplex as a potential use for this property.

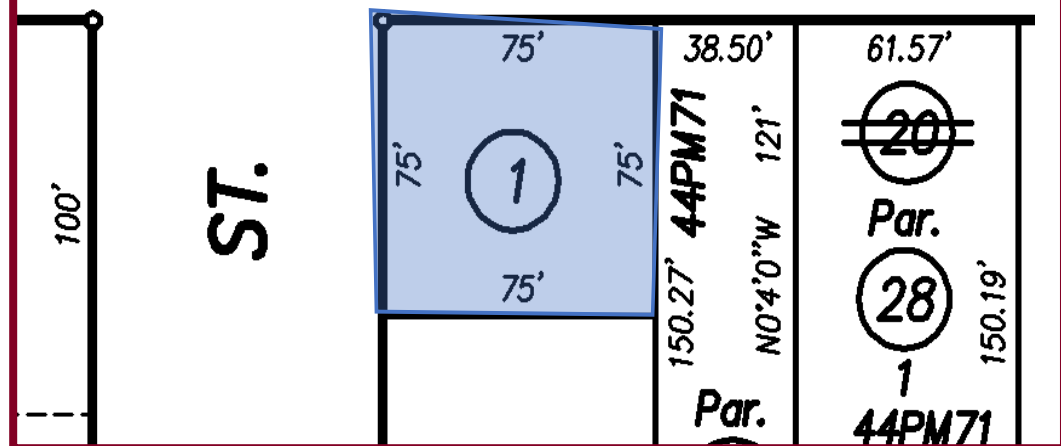
Street View



Aerial Map



Parcel Map

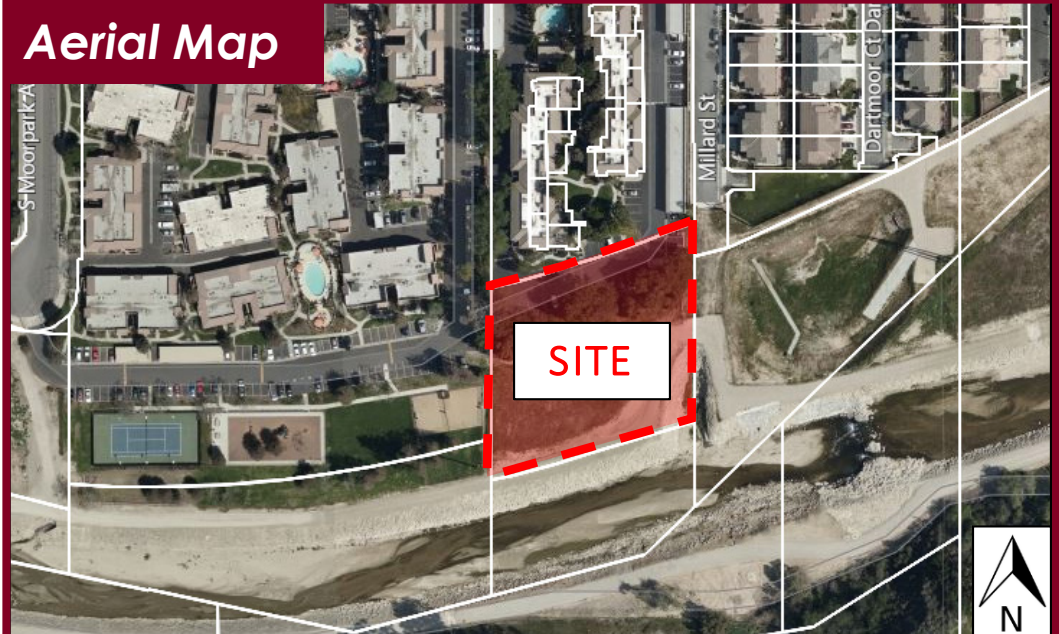


PROPERTY #4: Millard Street

Site Profile

- **Address:** Millard Street
- **APNs:** 506-0-020-525
- **Lot Size:** +/- 1.33 Acres
- **Zoning:** RPD - 15
- **Existing Use:** Vacant, Unimproved Land
- **Listing Price:** Contact Agent

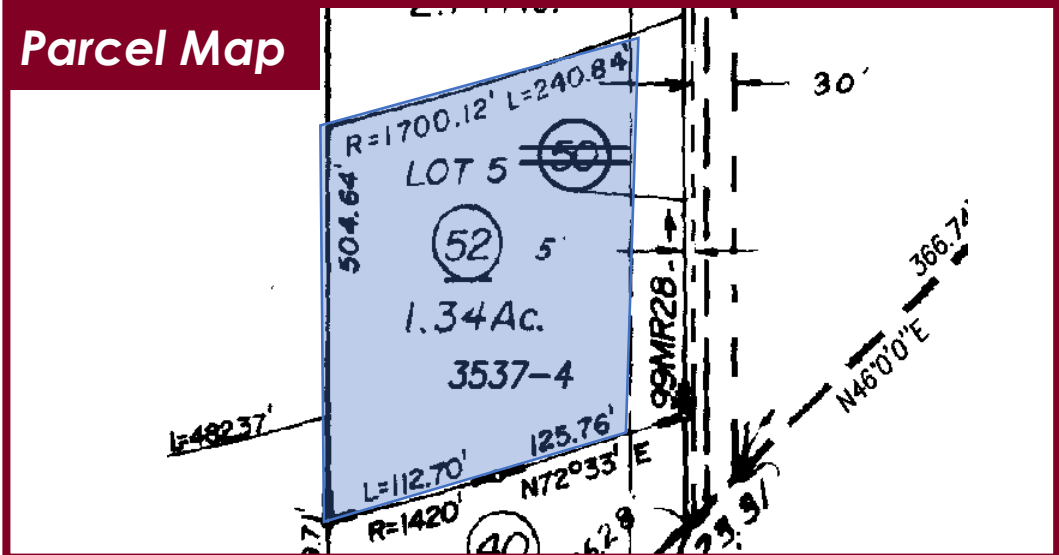
Aerial Map



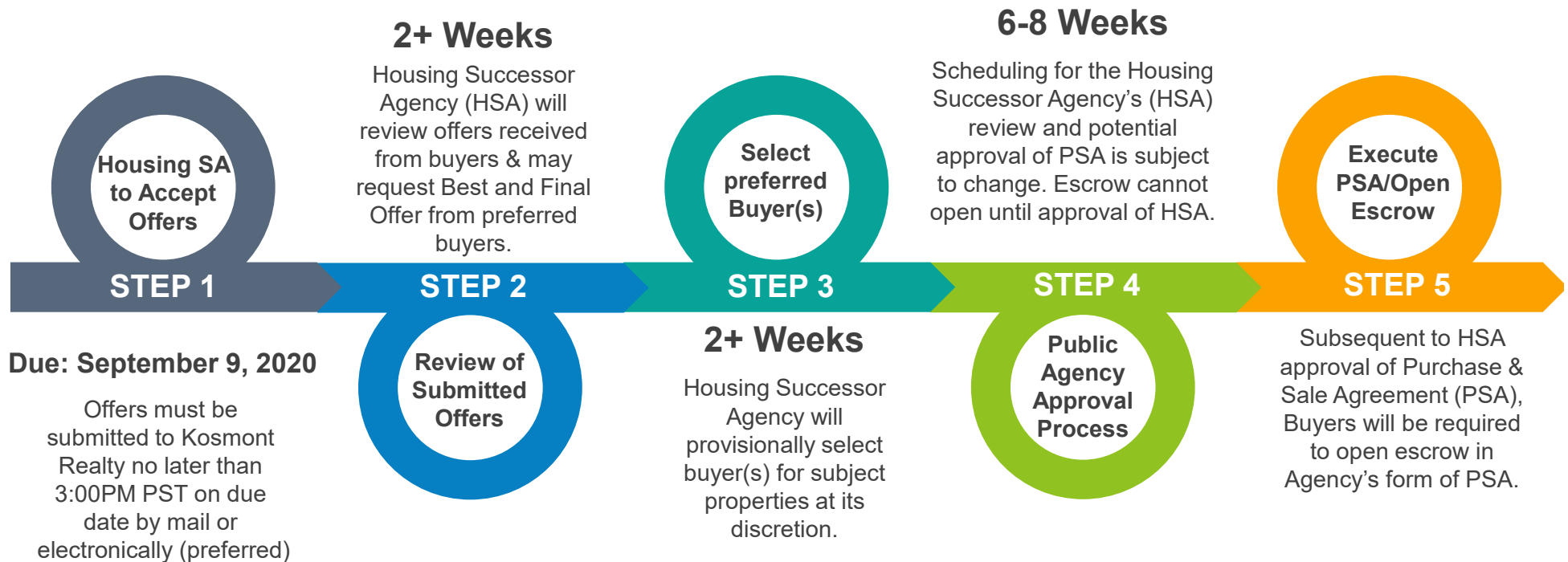
Street View



Parcel Map



SALES PROCESS OVERVIEW & TIMING



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