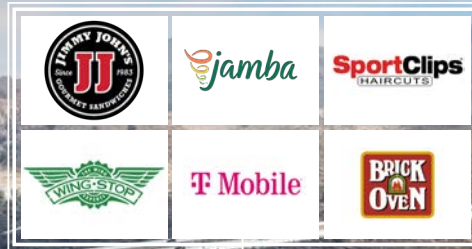


MOORPARK MARKETPLACE

A FULLY REMODELED VALUE-ADD TROPHY SHOPPING CENTER PRICED BELOW REPLACEMENT COSTS

808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021



23

THE PATRIOT
COMMERCE CENTER
FUTURE DEVELOPMENT

Smart & Final

KOHL'S

Michaels

Famous Footwear

TJ-maxx

IN-N-OUT
BURGER

DEL TACO

PANDA
EXPRESS

Denny's



Marcus & Millichap

BRANDON MICHAELS
GROUP

MOORPARK MARKETPLACE

808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

BRANDON MICHAELS

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Associate

DANIEL GAMBOA

Associate

EMIN GABRIMASSIHI

Associate

TABLE OF CONTENTS

10

EXECUTIVE SUMMARY

18

TENANT PROFILE

22

AREA OVERVIEW

28

RENT ROLL

MOORPARK MARKETPLACE

808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

INVESTMENT SUMMARY

PRICE:	\$47,500,000
BUILDING SF:	165,376 SF
LOT SIZE:	580,219 SF
PRICE/SF (BLDG):	\$287
PRICE/SF (LAND):	\$82
NET OPERATING INCOME:	\$2,356,572
CAP RATE:	5.0%
PROFORMA CAP RATE:	7.3%
LEASE TYPE:	NNN
OCCUPANCY:	100%
APN:	512-0-410-075, -095, -155
YEAR BUILT:	2004/2005/2023
ZONING:	Carlsberg Specific Plan, SP 92-1
PARKING:	894 Shared Surface Spaces
PARKING RATIO:	Reciprocal Parking; 4.31 Space(s) per 1,000 SF
CROSS STREETS:	New Los Angeles Ave & Highway 23
TRAFFIC COUNTS:	36,500 VPD (New Los Angeles Ave) 72,000 VPD (Highway 23)
SELLER FINANCING:	\$25,000,000 @ 4.95% Interest Only



THE PATRIOT
COMMERCE CENTER
FUTURE DEVELOPMENT

23

KOHL'S

Michaels

TJ-MAXX

Famous Footwear

The Shops

808 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

INVESTMENT SUMMARY

PRICE:	\$34,500,000
BUILDING SF:	78,365 SF
LOT SIZE:	264,845 SF
PRICE/SF (BLDG):	\$440
PRICE/SF (LAND):	\$130
NET OPERATING INCOME:	\$1,902,311
CAP RATE:	5.5%
LEASE TYPE:	Fee Simple; NNN
OCCUPANCY:	100%
APN:	512-0-410-075, -095, -155
YEAR BUILT:	2004/2005/2023
ZONING:	Carlsberg Specific Plan, SP 92-1
PARKING:	894 Shared Surface Spaces
PARKING RATIO:	Reciprocal Parking; 4.31 Space(s) per 1,000 SF
CROSS STREETS:	New Los Angeles Ave & Highway 23
TRAFFIC COUNTS:	36,500 VPD (New Los Angeles Ave) 72,000 VPD (Highway 23)





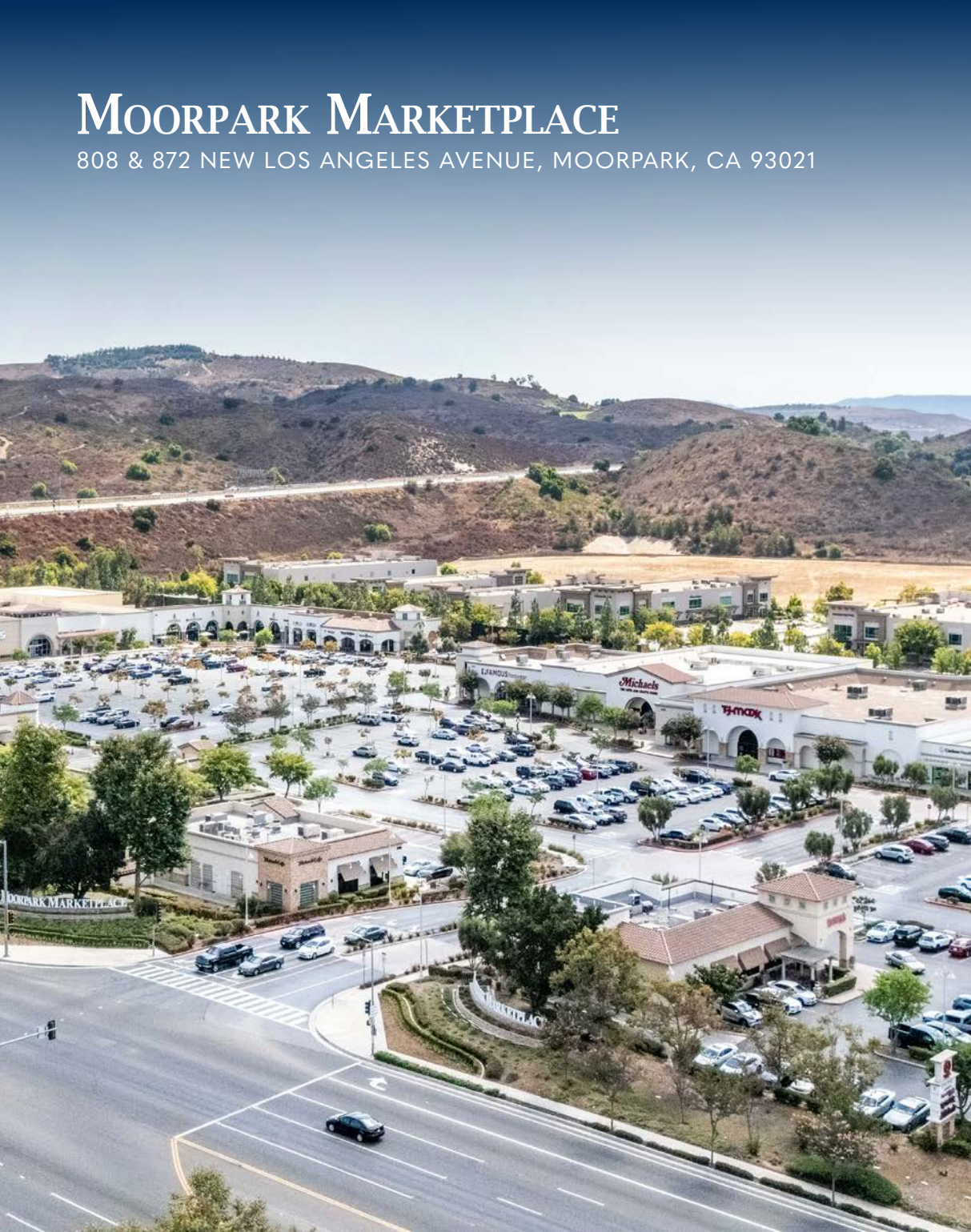
872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

INVESTMENT SUMMARY

PRICE:	\$13,000,000
BUILDING SF:	87,011 SF
LOT SIZE:	315,374 SF
PRICE/SF (BLDG):	\$149
PRICE/SF (LAND):	\$41
NET OPERATING INCOME:	\$454,262
CAP RATE:	3.5%
PROFORMA CAP RATE:	12.0%
LEASE TYPE:	Ground Lease; NNN
OCCUPANCY:	100%
APN:	512-0-410-075, -095, -155
YEAR BUILT:	2004/2005/2023
ZONING:	Carlsberg Specific Plan, SP 92-1
PARKING:	894 Shared Surface Spaces
PARKING RATIO:	Reciprocal Parking; 4.31 Space(s) per 1,000 SF
CROSS STREETS:	New Los Angeles Ave & Highway 23
TRAFFIC COUNTS:	36,500 VPD (New Los Angeles Ave) 72,000 VPD (Highway 23)



MOORPARK MARKETPLACE
808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

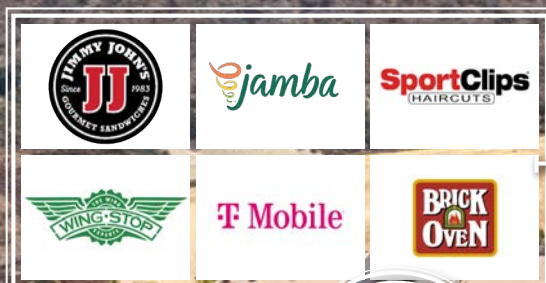


MOORPARK MARKETPLACE

808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

HIGHWAY 23
72,000 VPD

23



KOHL'S

Smart & Final

THE PATRIOT COMMERCE CENTER FUTURE DEVELOPMENT

THE PATRIOT COMMERCE CENTER NEW INDUSTRIAL R&D DEVELOPMENT

Famous Footwear

TJ-maxx

Carbon Health

Michael's

IN-N-OUT
BURGER

DEL TACO

PANDA
EXPRESS

CVS

target

CHIPOTLE
MEXICAN GRILL

Denny's

THE VILLAGE AT MOORPARK

amazon
fresh

BANK OF AMERICA

verizon

LESLIE'S

LUCKY STRIKE

MATHNASIUM
The Math Learning Center

EXECUTIVE SUMMARY

A FULLY REMODELED TROPHY GROCERY AND TARGET ANCHORED SHOPPING CENTER WITH SIGNIFICANTLY BELOW MARKET PRIVATE FINANCING AVAILABLE IN THE AMOUNT OF \$25 MILLION AT 4.95% INTEREST ONLY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 808 & 872 New Los Angeles Ave, a trophy, newly remodeled 165,376 SF market anchored and Target center situated on 580,219 SF (13.32 acre) with unmatched frontage and excellent freeway visibility, ideally located just off the California State Route 118 Ronald Reagan Freeway, in the affluent Ventura County submarket of Moorpark, CA.

Moorpark Marketplace is Moorpark’s premier commercial destination, currently 100% occupied, with a seasoned and dynamic mix of regional and national tenants that cater to the needs of the surrounding neighborhoods while also attracting regional and commuter traffic from the nearby communities of Thousand Oaks, Simi Valley, and Camarillo via the 23 & 118 Freeways. The 165,376 square foot center is co-anchored by national retailer Kohl’s, Target (NAP), and Smart & Final Extra (NAP) with notable national and regional junior anchors TJ Maxx, Michaels, and Famous Footwear.

The remainder of the tenancy drive synergistic foot traffic throughout the center with internet resistant service and restaurant uses. Most notably, the center is occupied by regional and national tenants T-Mobile, Sport Clips, Jamba Juice, Wingstop, and Jimmy John’s, as well as staple local operators Kiku Japanese Grill, Wild Side Smoke Shop, Magma Pizzeria, Coffee a La Mode, and It’s Boba Time. The shops unit sizes average 1,520 square feet, ideal unit sizes that suit a variety of uses with minimal lease up costs.

Moorpark Marketplace is ideally located in the high barrier to entry and commercially supply constrained Moorpark submarket. As a result, the center is well positioned with a seasoned and stable tenancy boasting an average occupancy over the last 18 years of operation at or above 98%. The average length of tenancy is in excess of 13.6 years with only 4.9% of the current tenancy at the center for less than 10 years. The grocery anchored fully remodeled grocer and Target anchored center benefits from long-term leases with staggered expirations limiting the need for immediate cash infusions or leasing efforts. Of the existing tenant base, less than 1.6% of leases come due in 2025, 6.5% in 2026, and 0.9% in 2027.

The Center benefits from exceptional visibility and frontage along both the 23 Freeway and New Los Angeles Ave. Moorpark Marketplace has almost 900 linear feet of frontage along the 23 Freeway, with traffic counts of 72,000 vehicles per day, dedicated Freeway signage, and approximately 1,350 linear feet of frontage along New Los Angeles Ave, with traffic counts of 36,500 vehicles per day. The unprecedented frontage highlights the center’s recent exterior renovation completed in 2023.

A potential buyer can leverage highly attractive below market private financing options. Please contact the listing agent to discuss creative financing options.

PROPERTY DESCRIPTION

LOCATION

808 & 872 NEW LOS ANGELES AVE
MOORPARK, CA 93021

SITE

NEW LOS ANGELES AVE & HIGHWAY 23

LAND AREA

MOORPARK MARKETPLACE IS SITUATED ON APPROXIMATELY 13.32 ACRES (580,219 SF) OF LAND

BUILDING AREA

MOORPARK MARKETPLACE CONSISTS OF TWO BUILDINGS TOTALING APPROXIMATELY 165,376 SF

FRONTAGE AND ACCESS

OVER 1,350 FEET OF FRONTAGE ALONG NEW LOS ANGELES AVE AND FIVE INGRESS AND EGRESS POINTS

PARKING

894 SURFACE PARKING SPACES;
A PARKING RATIO OF 4.31 PARKING SPACES PER 1,000 SF

YEAR BUILT/REMODELED

2004, 2005; MOORPARK MARKETPLACE UNDERWENT AN EXTERIOR REMODEL IN 2023

ZONING

CARLSBERG SPECIFIC PLAN, SP 92-1

TENANT BREAKDOWN

CREDIT:	156,057 SF (75.3%)
NATIONAL/REGIONAL:	197,583 SF (95.3%)
LOCAL:	9,717 SF (4.7%)

TRAFFIC COUNTS

OVER 36,500 VEHICLES PER DAY AT THE SIGNALIZED CORNER OF NEW LOS ANGELES AVE & HIGHWAY 23

TRAFFIC COUNTS ON HIGHWAY 23 EXCEED 72,000 VPD

TWO SEPARATE PARCELS

TENANT	BUILDING SF	LAND SF
KOHL’S (GROUND LEASE)	87,011 SF	7.24 Acres
TJ MAXX, MICHAELS, AND SHOPS	78,365 SF	6.08 Acres

RENTAL UPSIDE

	CURRENT BASE RENT	MARKET RENT	% UPSIDE
KOHL’S	\$37,855.13	\$130,516.50	244%





INVESTMENT HIGHLIGHTS



TROPHY VALUE-ADD GROCERY AND TARGET CENTER (NAP) WITH PREMIER TENANT MIX

- Newly remodeled 165,376 SF market anchored and Target center situated on 580,219 SF (13.32 acre)
- Co-anchored by national retailer Kohl's, Target (NAP), and Smart & Final Extra (NAP) with notable national and regional junior anchors TJ Maxx, Michaels, and Famous Footwear
- Remainder of the tenancy drive synergistic foot traffic throughout the center with internet resistant service and restaurant uses
- Dynamic tenant base includes T-Mobile, Sport Clips, Jamba Juice, Wingstop, and Jimmy John's
- Staple local operators Kiku Japanese Grill, Wild Side Smoke Shop, Magma Pizzeria, Coffee a La Mode, and It's Boba Time ideally cater to the immediate affluent population
- NNN leases
- There is a lease proposal for electric vehicle charging stations that will increase the monthly rental income by \$7,500.00 per month
- Attractive, below market private financing options available

280,000
ANNUAL VISITS

139,000
ANNUAL VISITORS



INVESTMENT HIGHLIGHTS



FULLY REMODELED CENTER WITH UNMATCHED ASSET FUNDAMENTALS

- Kohl's current rent is \$0.44 per SF; Current market rents are \$1.50 per SF, creating significant rental upside
- Priced significantly below replacement costs at \$287 per SF
- Newly developed center with full exterior renovation completed in 2023
- Approximately 900 linear feet of frontage along the 23 Freeway, with traffic counts of 72,000 vehicles per day, and dedicated freeway signage
- Approximately 1,350 linear feet of frontage along New Los Angeles Ave, with traffic counts of 36,500 vehicles per day
- 100% current occupancy
- Average occupancy over the last 18 years of operation at or above 98%
- Five (5) points of ingress and egress including both signalized intersections of New Los Angeles Ave & Miller Pkwy and New Los Angeles Ave & Marketplace
- Excellent Freeway Visibility
- 894 shared surface parking spaces; A parking ratio of 4.31 spaces per 1,000 SF



INVESTMENT HIGHLIGHTS



CENTRALLY POSITIONED COMMERCIAL DESTINATION IN EXPANDING VENTURA COUNTY SUBMARKET OF MOORPARK, CA

- 50 miles northwest of Los Angeles, Moorpark spans over 12 square miles and is home to approximately 36,000 residents
- Moorpark is served directly by two freeways (23 and 118) with immediate connections to five major freeways (101, 126, 5, 405, and the 210)
- 2,300 units in construction or approved awaiting construction are set to bring in an estimated 6,900 new residents to the area, a roughly 20% increase to the city’s existing population
- Three community colleges serve Ventura County, including Moorpark’s own Moorpark College, a top-rated community college with an enrollment of approximately 16,000 students

INVESTMENT HIGHLIGHTS



AFFLUENT IMMEDIATE DEMOGRAPHICS

- Population of more than 9,300 people within one mile of the subject property, 37,700 people within three miles, and 96,000 people within five miles
- Immediate submarket boasts an average household income within one, three, and five miles is \$145,000, \$154,000, and \$148,000, respectively
- Median income within one, three, and five miles \$115,000, \$123,000, and \$120,000, respectively
- There are over 2,600 households within one mile of the subject property, and over 11,600 households within three miles



SITE PLAN



SUBJECT PROPERTY



TENANT PROFILES



T.J. MAXX
www.tjmaxx.com

TJ Maxx is an American off-price retail chain that offers a constantly changing selection of brand-name and designer products at discounted prices. With a diverse range of merchandise, from clothing to home goods, it attracts shoppers seeking quality items at affordable rates.

TICKER	Owned by the TJX Companies, TJX
CREDIT	A (TJX, S&P)
HEADQUARTERS	Framingham, MA
LOCATIONS	4,800
EMPLOYEES	329,000



MICHAELS
www.michaels.com

Michaels is a popular American arts and crafts retail chain that offers a wide range of supplies for crafting, art, and DIY projects. Known for its extensive selection of materials, tools, and creative inspiration, it caters to hobbyists and artists of all ages.

TICKER	Owned by Blackstone, BX
CREDIT	A+ (BX, Fitch)
HEADQUARTERS	Irving, TX
LOCATIONS	1,172
EMPLOYEES	45,000



FAMOUS FOOTWEAR
www.famousfootwear.com

Famous Footwear is an American footwear retail chain that specializes in providing a wide selection of shoes for men, women, and children. They offer a range of brands and styles, making it a popular destination for shoe shoppers looking for both casual and athletic footwear.

TICKER	Owned by Caleres, CAL
HEADQUARTERS	St. Louis, MO
LOCATIONS	1,055
EMPLOYEES	7,000



T-MOBILE
www.t-mobile.com

T-Mobile is one of the major wireless telecommunications carriers in the United States, offering a wide range of mobile phone and data services. Known for its innovative approach to wireless plans and its nationwide network, T-Mobile is a popular choice for consumers seeking mobile communication services.

TICKER	TMUS
PERFORMANCE	\$28.9B Adjusted EBITDA, T12
CREDIT	BBB+ (Fitch)
HEADQUARTERS	Bellevue, WA
LOCATIONS	6,188
EMPLOYEES	71,000

TENANT PROFILES



SPORTCLIPS
www.sportclips.com

Sport Clips is a chain of hair salons in the United States that caters to men and boys, offering haircuts and grooming services with a sports-themed experience. Customers can enjoy a haircut while watching sports on TV and receiving personalized grooming services, making it a unique destination for male-focused hairstyling.

TICKER	Private
HEADQUARTERS	Georgetown, TX
LOCATIONS	1,850
EMPLOYEES	16,000



JAMBA
www.jamba.com

Jamba Juice is a popular American chain of smoothie and juice bars known for offering a variety of fruit and vegetable-based beverages, including smoothies, juices, and bowls. With a focus on promoting a healthy lifestyle, Jamba Juice serves refreshing and nutritious options to customers seeking convenient and tasty ways to consume fruits and vegetables.

TICKER	Private
HEADQUARTERS	Atlanta, GA
LOCATIONS	765
EMPLOYEES	3,157



WINGSTOP
www.wingstop.com

Wingstop is an American chain of restaurants specializing in serving chicken wings, boneless wings, and chicken tenders. They are known for their wide variety of flavored sauces and seasonings, making it a popular choice for those who enjoy savory, crispy chicken dishes.

TICKER	WING
PERFORMANCE	\$108.8M Adjusted EBITDA, 2022
HEADQUARTERS	Addison, TX
LOCATIONS	2,046
EMPLOYEES	4,000



JIMMY JOHN'S
www.jimmyjohns.com

Jimmy John's is a popular American fast-food sandwich chain known for its quick service and freshly made sandwiches. They offer a variety of subs and sandwiches with a focus on speedy delivery and in-store pickups, making it a convenient option for those looking for a fast, tasty meal.

TICKER	Private
HEADQUARTERS	Champaign, IL
LOCATIONS	2,800
EMPLOYEES	3,639

TENANT PROFILES

KOHL'S

KOHL'S
www.kohls.com

Kohl's is a well-known American department store retail chain that offers a wide selection of clothing, footwear, accessories, and home goods. Known for its frequent sales and discounts, Kohl's is a popular destination for shoppers looking for affordable fashion and household items.

TICKER	KSS
CREDIT	BB (S&P)
HEADQUARTERS	Menomonee Falls, WI
LOCATIONS	1,165
EMPLOYEES	97,000



AREA OVERVIEW

Moorpark, CA is an affluent Ventura County sub-market that offers its residents a stable suburban lifestyle with some of California’s lowest crime rates and nearby access to seasoned employment centers in the Thousand Oaks and Simi Valley.

Positioned just 50 miles northwest of Los Angeles, Moorpark Marketplace is situated in the affluent Ventura County Moorpark submarket. The city spans over 12 square miles and is home to approximately 36,000 residents. Moorpark is bordered to its north by rolling hills, south to Thousand Oaks and Agoura Hills in the Conejo Valley, east to Simi Valley and the San Fernando Valley, and west to Camarillo, Oxnard, and Ventura.

Just 60 minutes from Los Angeles to the south and Santa Barbara to the north, Moorpark Marketplace is a centrally located destination with readily accessible transportation amenities. Moorpark is within an hour of Burbank, Santa Barbara, and Los Angeles International (LAX) airports. A Metrolink commuter rail station is located in downtown Moorpark, with easy commutes to the Los Angeles metro area. Union Pacific rail system provides convenient freight and passenger service to extended U.S. and Canadian markets. The Port of Hueneme, one of only four California deep water ports, is located just 30 minutes from Moorpark. Moorpark is served directly by two freeways (23 and 118) with immediate connections to five major freeways (101, 126, 5, 405, and the 210)

Companies with headquarters or offices located in Moorpark include AeroVironment, Pentair, Shred-It, Turbonetics, PennyMac, Ensign-Bickford Aerospace & Defense, and Laritech. These companies recognize that Moorpark provides the highest quality of life for their employees, leading to greater employee satisfaction and stability plus increased productivity. A skilled labor force is readily available due to the wide variety of advanced educational institutions nearby. Three community colleges serve Ventura County, including Moorpark’s own Moorpark College, a top-rated community college with an enrollment of approximately 16,000 students. Both California State University at Channel Islands and California State University at Northridge are within a 30-minute drive and the private California Lutheran University is within a 15-minute drive.

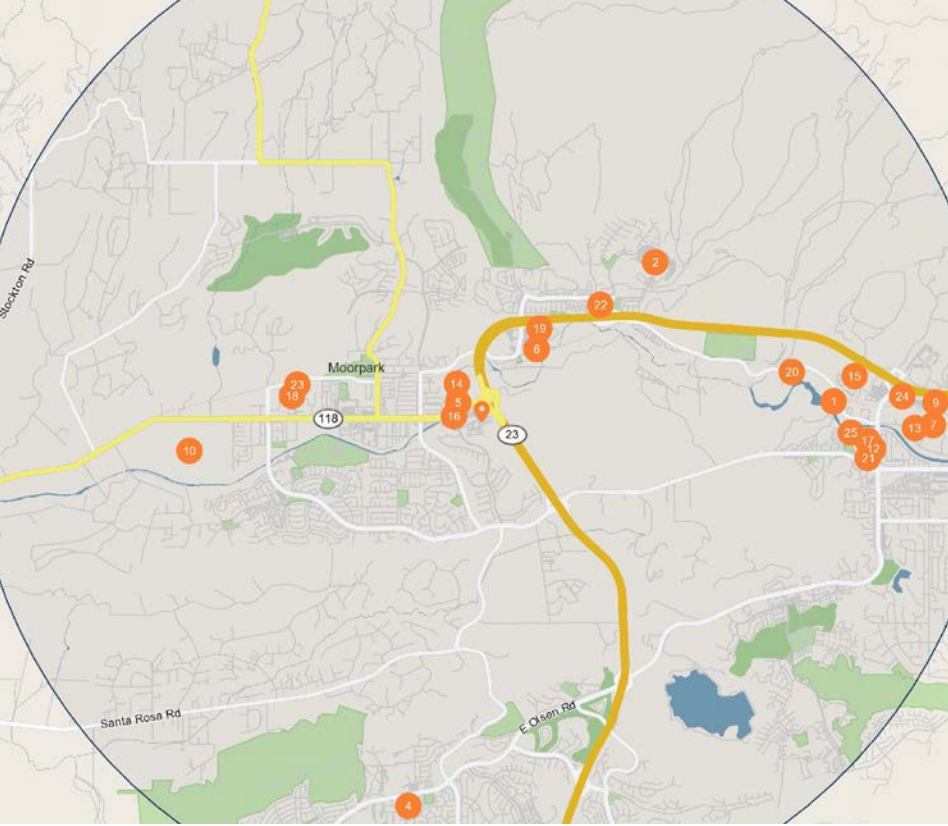
Moorpark is anticipating substantial growth with pending and approved plans for development to add more housing to the areas immediate surrounding and adjacent to the subject property. There are approximately 2,300 units in construction or approved awaiting construction are set to bring in an estimated 6,900 new residents to the area, a roughly 20% increase to the city’s existing population.

Moorpark Marketplace benefits from a dense population in the immediate area, with 9,300 people within one mile of the subject property, 37,700 people within three miles, and 96,000 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$145,000, \$154,000, and \$148,000, respectively, with a median income within one, three, and five miles \$115,000, \$123,000, and \$120,000, respectively. There are over 2,600 households within one mile of the subject property, and over 11,600 households within three miles. The median home value in the immediate area is \$715,700.



MAJOR EMPLOYERS

#	EMPLOYER	EMPLOYEES
1	Science Applications International Corp	3,189
2	Ventura County Community College District	600
3	Special Devices Incorporated	600
4	California Lutheran University	560
5	Benchmark Electronics Manufacturing Solutions Inc	523
6	Cardservice International Inc	450
7	Ricoh	400
8	Seagate Technology LLC	300
9	Home Depot USA Inc	257
10	Muranaka Farm	247
11	Conejo Valley Unified School District	232
12	American Vision Windows Inc	215
13	Milgard Manufacturing LLC	209
14	Xp Systems Corporation	200
15	Simi Valley Unified School District	200
16	Target Stores Inc	180
17	Kidney Center Ventura Inc	180
18	Moorpark Unified School District	178
19	Testequity LLC	168
20	City of Simi Valley - Department of Public Works	164
21	Target Stores Inc	159
22	Joy Senior Inc	158
23	American Board Assembly Inc	140
24	Walmart Inc	135
25	Aerovironment Inc	135



NOTABLE DEVELOPMENTS



VENDRA GARDENS APARTMENTS

The proposed development, Vendra Gardens, will be a new construction project consisting of approximately 200 units at the corner of Casey Road and Moorpark Avenue. The two hundred (200) unit project proposes 80 one-bedroom/ one-bathroom units, 68 two-bedroom/ two-bathroom units, and 52 three-bedroom/two-bathroom units, as well as a 2,500 sq. ft. leasing building and a 2,500 sq. ft. amenity building. Two of the three-bedroom units will be manager’s units. The project includes three primary design components: affordable Workforce/Family Housing, resident support services within the community building and physical exercise opportunities not only within the limits of the site development.



HIGH STREET DEPOT | MIXED-USE DEVELOPMENT

A new development has been approved for 226 High Street, by the Moorpark City Council. The project will revitalize the 2.15 acres downtown, on a long thin lot at the mouth of the Amtrak and Metrolink commuter train, with new housing and commercial space. Daly Group is the development company behind the project. Two of the three-bedroom units will be manager’s units.



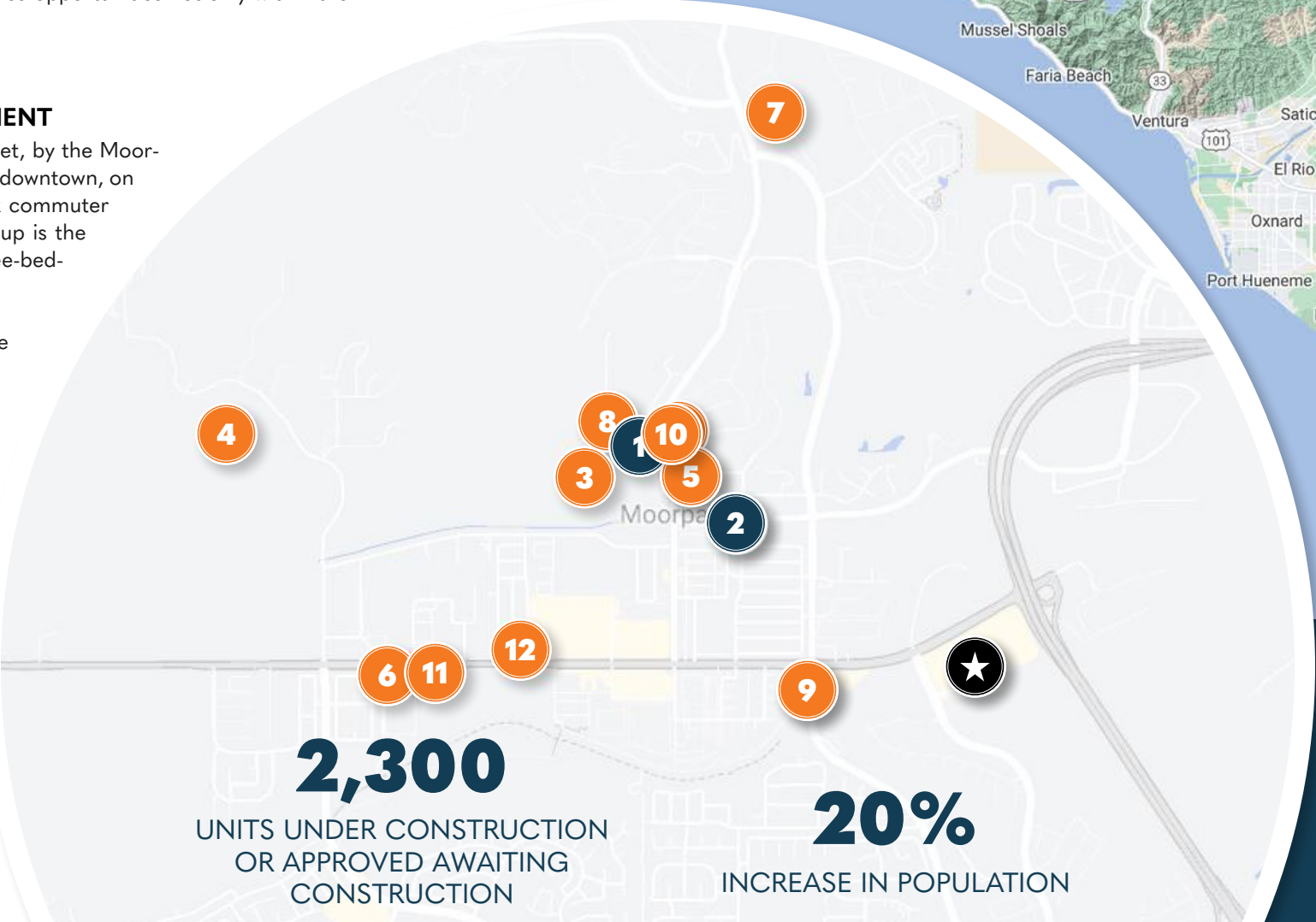
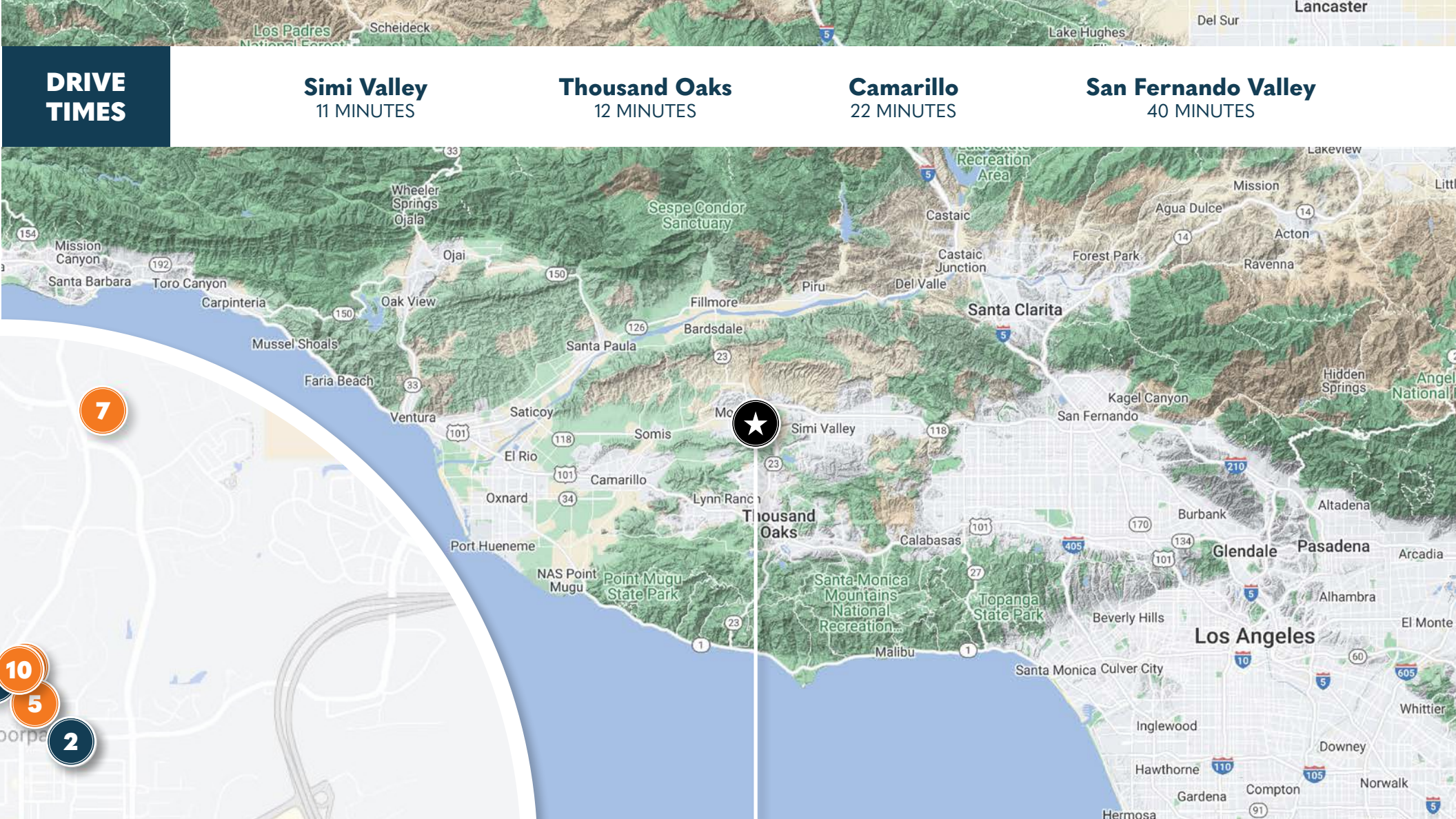
The design will be made of several buildings. Standalone commercial space will be in three separate buildings surrounding a 8,100 square foot community plaza and green space open to the public. More commercial space will be on the ground floor of the residences, bringing the total to 13,600 square feet of commercial space over all.



GREEN ISLAND VILLAS

The application for a multifamily complex located at 635 Los Angeles Avenue, in Moorpark, has been approved. The project will bring 63 new units to the popular stretch of the city. Ketter Group is behind the design, which has been given the name “Green Island Villas.” The complex layout will be made of 17 two-story residential buildings. There will be a total of 11 two-bedroom units and 52 three-bedroom units. A one-story, 1,900 square-foot, recreational center aims to include a recreation room, fitness center, and restrooms.

- UNDER CONSTRUCTION
- APPROVED AWAITING CONSTRUCTION



MOORPARK MARKETPLACE

808-848, 864, 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

MOORPARK

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	9,358	37,769	96,000
 Households	2,617	11,626	31,579
 Average Household Income	\$145,642	\$154,956	\$148,275
 Median Household Income	\$115,636	\$123,292	\$120,961

< 1 YEAR

1 - 3 YEARS

3 - 5 YEARS

5 - 10 YEARS

> 10 YEARS

0

0

0

0

1,732

0.00%

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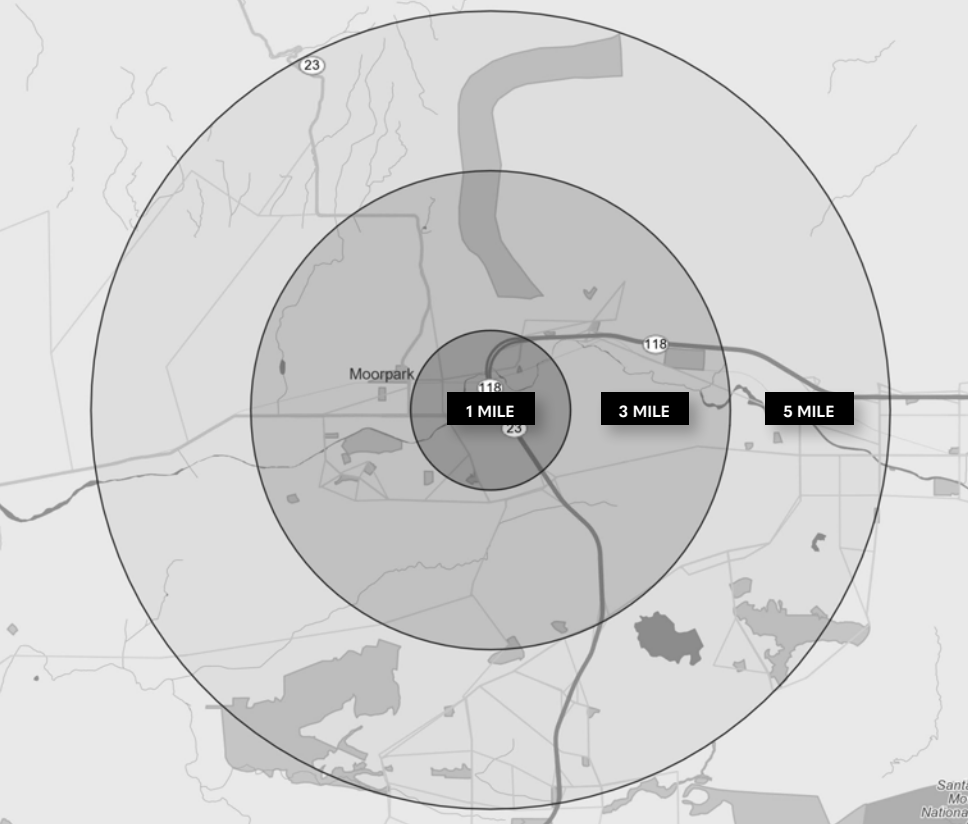
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AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,358	37,769	96,000
Households	2,617	11,626	31,579
Average Household Size	3.5	3.2	3
Annual Growth 2010-2022	0.5%	0.6%	0.4%
Median Age	35.9	38.9	41.1
Owner Occupied Households	1,634	8,923	23,936
Renter Occupied Households	969	2,643	7,349
Average Household Income	\$145,642	\$154,956	\$148,275
Median Household Income	\$115,636	\$123,292	\$120,961
Businesses	460	1,366	3,862



RENTROLL

					LEASE TERM		RENTAL RATES						
SUITE	TENANT	SF	FLOOR	%	BEGIN	END	BEGIN	MONTHLY	PER SF	ANNUALLY	PER SF	OPTIONS	LEASE TYPE
808 B	TJ Maxx	30,667	1	39.13%	9/28/2003	1/31/2029	2/1/2024	\$43,444.92	\$15.81	\$521,339.04	\$189.72	-	NNN
816 C1	Michaels	21,244	1	27.11%	7/31/2003	2/28/2029	3/1/2024	\$32,131.55	\$1.51	\$385,578.60	\$18.15	1 x 5yr	NNN
							3/1/2029 - Option	\$35,353.56	\$1.66	\$424,242.72	\$19.97		
824 C2	Famous Footwear	9,693	1	12.37%	11/1/2003	10/31/2026	11/1/2024	\$17,996.67	\$1.86	\$215,960.04	\$22.28	-	NNN
							11/1/2025	\$18,537.86	\$1.91	\$222,454.32	\$22.95		
808 D	Dumpling Shack	2,748	1	3.51%	5/15/2025	5/15/2030	5/15/2025	\$6,457.80	\$2.35	\$77,493.60	\$28.20	1 x 5yr	NNN
							5/15/2026	\$6,651.53	\$2.42	\$79,818.41	\$29.05		
							5/15/2027	\$6,851.08	\$2.49	\$82,212.96	\$29.92		
							5/15/2028	\$7,056.61	\$2.57	\$84,679.35	\$30.81		
							5/15/2029	\$7,268.31	\$2.64	\$87,219.73	\$31.74		
							5/15/2030	\$7,486.36	\$2.72	\$89,836.32	\$32.69		
888 E	It's Boba Time	1,014	1	1.29%	5/1/2023	4/30/2033	5/1/2025	\$3,765.13	\$3.71	\$45,181.61	\$44.56	2 x 5yr	NNN
							5/1/2026	\$3,878.09	\$3.82	\$46,537.06	\$45.89		
							5/1/2027	\$3,994.43	\$3.94	\$47,933.17	\$47.27		
							5/1/2028	\$4,114.26	\$4.06	\$49,371.16	\$48.69		
							5/1/2029	\$4,237.69	\$4.18	\$50,852.30	\$50.15		
							5/1/2030	\$4,364.82	\$4.30	\$52,377.87	\$51.65		
							5/1/2031	\$4,495.77	\$4.43	\$53,949.20	\$53.20		
							5/1/2032	\$4,630.64	\$4.57	\$55,567.68	\$54.80		
Notes: During the options, base rent shall be the rent for the last year plus 3% annual increases.													
888 F	Coffee A La Mode	1,201	1	1.53%	12/1/2003	11/30/2028	12/1/2024	\$4,795.11	\$3.99	\$57,541.28	\$47.91	-	NNN
							12/1/2025	\$4,938.96	\$4.11	\$59,267.52	\$49.35		
							12/1/2026	\$5,087.13	\$4.24	\$61,045.55	\$50.83		
							12/1/2027	\$5,239.74	\$4.36	\$62,876.91	\$52.35		

RENTROLL

					LEASE TERM		RENTAL RATES						
SUITE	TENANT	SF	FLOOR	%	BEGIN	END	BEGIN	MONTHLY	PER SF	ANNUALLY	PER SF	OPTIONS	LEASE TYPE
888 G	Magma Pizzeria	1,220	1	1.56%	4/23/2010	7/31/2025	8/1/2024	\$5,011.90	\$4.11	\$60,142.83	\$49.30	1 x 5yr	NNN
							8/1/2025	\$5,162.26	\$4.23	\$61,947.12	\$50.78		
							Notes: During the options, base rent shall be the rent for the last year plus 3% annual increases.						
888 H	Wild Side Smoke Shop	1,045	1	1.33%	12/1/2021	11/30/2026	12/1/2024	\$3,325.92	\$3.18	\$39,911.04	\$38.19	1 x 5yr	NNN
							12/1/2025	\$3,425.70	\$3.28	\$41,108.37	\$39.34		
							Notes: During the options, base rent shall be the rent for the last year plus 3% annual increases.						
888 H-1	T-Mobile	1,438	1	1.84%	5/16/2017	8/31/2027	9/1/2024	\$5,659.39	\$2.86	\$67,912.66	\$34.26	-	NNN
							9/1/2025	\$5,829.17	\$2.94	\$69,950.04	\$35.29		
							9/1/2026	\$6,004.05	\$3.03	\$72,048.54	\$36.35		
888 I	Sport Clips	1,003	1	1.28%	10/8/2014	1/14/2030	1/15/2025	\$3,811.72	\$2.80	\$45,740.64	\$33.61	-	NNN
							1/15/2026	\$3,926.07	\$2.88	\$47,112.86	\$34.62		
							1/15/2027	\$4,043.85	\$2.97	\$48,526.24	\$35.65		
							1/15/2028	\$4,165.17	\$3.06	\$49,982.03	\$36.72		
							1/15/2029	\$4,290.12	\$3.15	\$51,481.49	\$37.83		
888 J	Jamba Juice	1,260	1	1.61%	12/1/2003	11/30/2028	12/1/2024	\$5,026.25	\$3.99	\$60,315.04	\$47.87	-	NNN
							12/1/2025	\$5,151.91	\$4.09	\$61,822.92	\$49.07		
							12/1/2026	\$5,306.47	\$4.21	\$63,677.61	\$50.54		
							12/1/2027	\$5,465.66	\$4.34	\$65,587.94	\$52.05		
888 A	Wingstop	1,982	1	2.53%	8/10/2021	8/9/2031	8/10/2021	\$4,459.50	\$1.79	\$53,514.00	\$21.50	2 x 5yr	NNN
							8/10/2026	\$4,905.45	\$1.97	\$58,865.40	\$23.65		
							8/10/2031 - Option 1	\$5,396.00	\$2.17	\$64,751.94	\$26.02		
							8/10/2036 - Option 2	\$5,935.59	\$2.38	\$71,227.13	\$28.62		

RENT

					LEASE TERM		RENTAL RATES							
SUITE	TENANT	SF	FLOOR	%	BEGIN	END	BEGIN	MONTHLY	PER SF	ANNUALLY	PER SF	OPTIONS	LEASE TYPE	
888 B	Jimmy John's	1,361	1	1.74%	3/19/2015	7/31/2025	8/1/2024	\$3,995.56	\$2.94	\$47,946.76	\$35.23	2 x 5yr	NNN	
							8/1/2025	\$4,115.43	\$3.02	\$49,385.16	\$36.29			
Notes: During the options, base rent shall be the rent for the last year plus 3% annual increases.														
888 C	Kiku Japanese Grill	2,489	1	3.18%	11/1/2004	10/31/2029	11/1/2024	\$9,555.11	\$3.84	\$114,661.35	\$46.07	-	NNN	
							11/1/2025	\$9,793.99	\$3.93	\$117,527.88	\$47.22			
							11/1/2026	\$10,038.84	\$4.03	\$120,466.08	\$48.40			
							11/1/2027	\$10,289.81	\$4.13	\$123,477.73	\$49.61			
							11/1/2028	\$10,547.06	\$4.24	\$126,564.67	\$50.85			
78,365							Current	\$151,025.90	\$1.93	\$1,812,310.82	\$23.13			
872 E	Kohl's*	87,011	1	52.61%	8/7/2002	1/31/2029	2/1/2024	\$37,855.13	\$0.44	\$454,261.56	\$5.22	3 x 5yr	NNN	
*Ground Lease							2/1/2029 - Option 1	\$41,358.67	\$0.48	\$496,304.04	\$5.70			
							2/1/2034 - Option 2	\$45,188.63	\$0.52	\$542,263.56	\$6.23			
							2/1/2039 - Option 3	\$49,375.54	\$0.57	\$592,506.48	\$6.81			
							Market	\$130,516.50	\$1.50	\$1,566,198.00	\$18.00			
165,376							Current	\$188,881.03	\$1.14	\$2,266,572.38	\$13.71			
							Market	\$281,542.40	\$1.70	\$3,378,508.82	\$20.43			
Parking Lot	Electric Vehicle Charging	-		-				\$7,500.00	-	\$90,000.00				
							Current	\$196,381.03	\$1.19	\$2,356,572.38	\$14.25			
							Market	\$289,042.40	\$1.75	\$3,468,508.82	\$20.97			

OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$593,750	\$3.59/SF	\$593,750	\$3.59/SF
Management	\$90,663	\$0.55/SF	\$135,140	\$0.82/SF
Total Expenses	\$684,413	\$4.14	\$728,890	\$4.41
Expenses/SF/Month	\$0.34		\$0.37	

OPERATING DATA	CURRENT	PROFORMA
Scheduled Lease Income:	\$2,266,572	\$3,378,509
CAM Reimbursement:	NNN	NNN
Additional Income:	\$90,000	\$90,000
Effective Gross Income:	\$2,356,572	\$3,468,509
Expenses:	NNN	NNN
Net Operating Expenses	\$2,356,572	\$3,468,509



MOORPARK MARKETPLACE

A FULLY REMODELED VALUE-ADD TROPHY SHOPPING CENTER PRICED BELOW REPLACEMENT COSTS

808 & 872 NEW LOS ANGELES AVENUE, MOORPARK, CA 93021

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