

# Land Lease

11.22 Acres Land

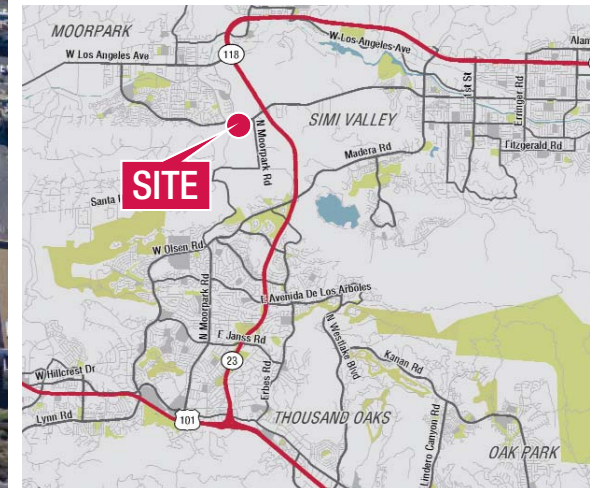
Moorpark, CA



## SEC Miller Parkway & Los Angeles Avenue

### HIGHLIGHTS

- Immediate access to 23 & 118 Freeways
- Rough graded with all utilities to the property
- Zoned Commercial & Light Industrial
- Walking distance to retail amenities
- Freeway Visibility
- Adjacent Master Planned Business Park featuring office, medical & industrial uses.
- Call for pricing



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For information, please contact your exclusive listing agent:

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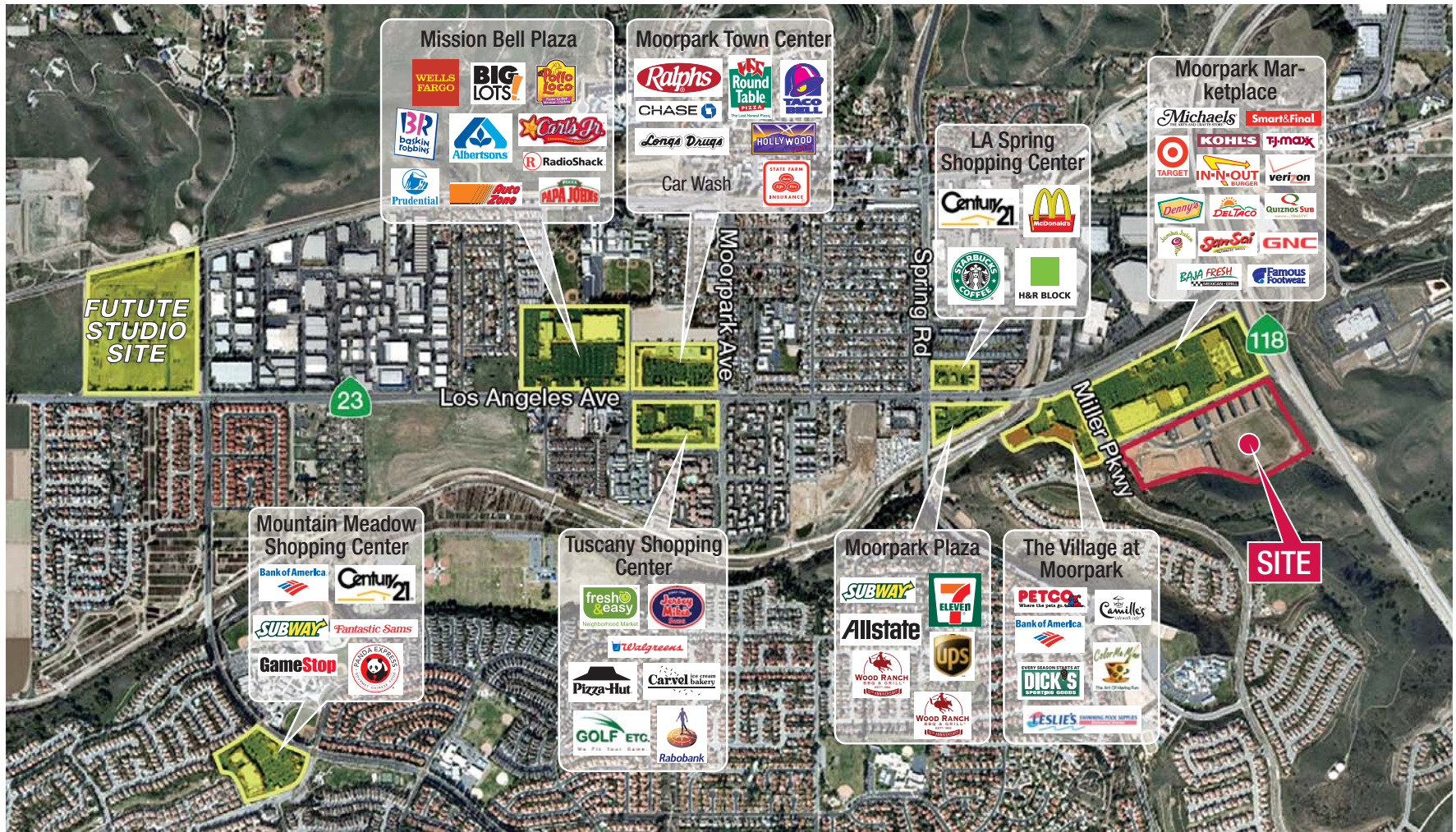


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## RETAIL MAP



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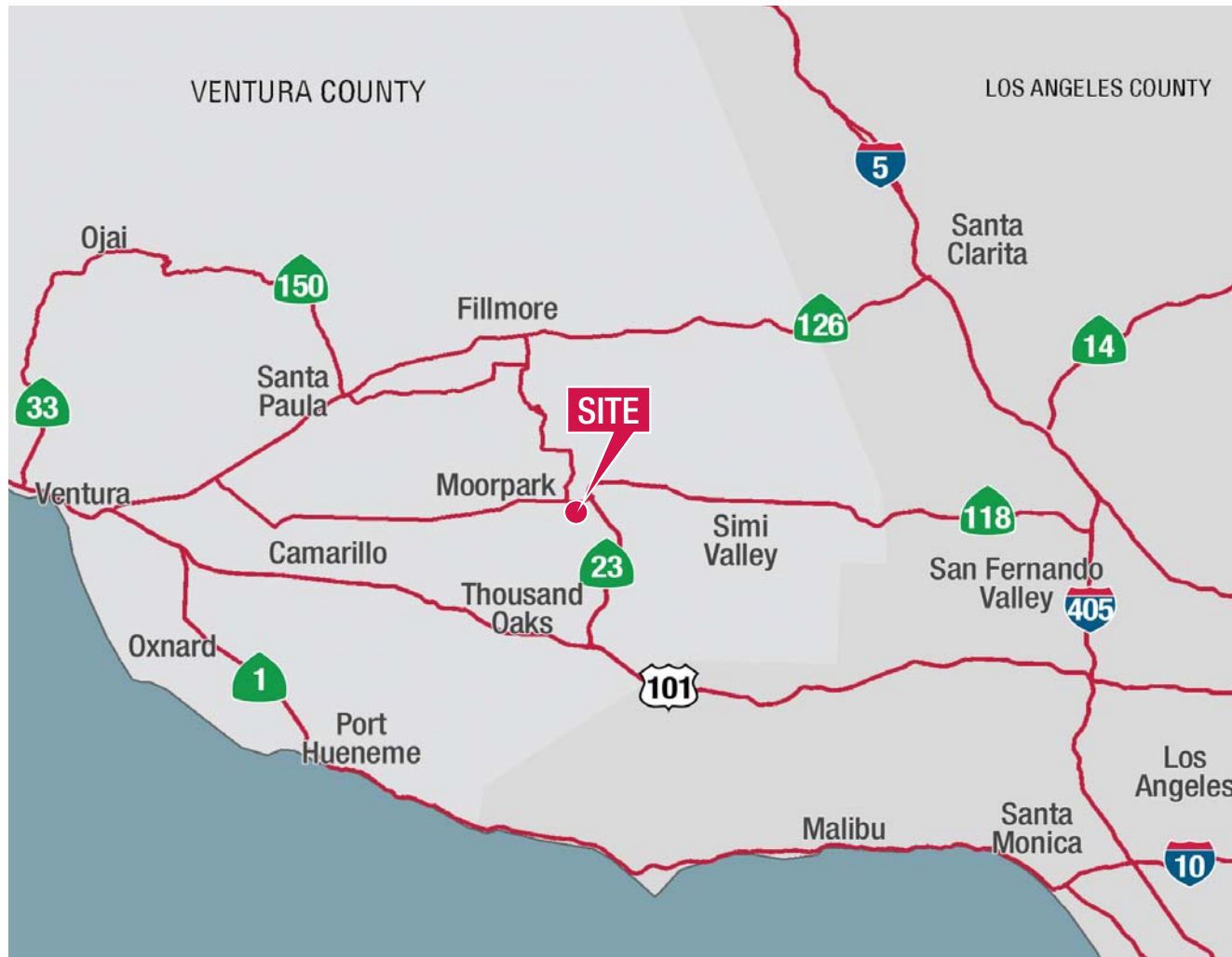


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### REGIONAL MAP



### Features & Property Description:

Lease Commencement Date: 12/12/2008

Lease Expiration Date: 01/31/2029

17-Year Ground Lease remaining

Southern California (Ventura County) location - Adjacent to several national retailers including Target, Kohl's, Michaels, T.J.Maxx, Dick's Sporting Goods, PETCO, Staples, etc.

Average Household Income in Excess of \$122,000 / 17%+ Projected Population Growth over the next five years

The subject property is an approximately 12.77 acre gross and 11.22 net rentable acres, unimproved parcel currently ground-leased to Home Depot U.S.A., Inc. There are 17 years remaining on the lease with 10% rent increases every five years. The lease provides for three fixed 10-year renewal options. Home Depot currently does not have plans to develop the parcel. The lease is guaranteed by Home Depot U.S.A., Inc., a wholly-owned subsidiary of The Home Depot, Inc. Home Depot U.S.A.

Located at the gateway to the City of Moorpark, the subject property features excellent exposure along Highway 23 and Highway 118, two of the area's dominant traffic arteries with daily traffic counts in excess of 40,000 vehicles. The site is situated adjacent to Moorpark Marketplace, a 358,000-square foot power center anchored by Target, Kohl's, Smart & Final, Michaels and T.J.Maxx. Other national retailers located in the immediate area include Dick's Sporting Goods, PETCO, Staples, Famous Footwear, In-N-Out Burger, Del Taco, Panda Express, Baja Fresh, Denny's and Bank of America. The largest employer in Moorpark, Custom Sensors & Technologies, with over 1,200 employees, is also positioned directly across the street. This affluent area boasts average household incomes in excess of \$122,000.

As one of the most desirable communities in Los Angeles, the City of Moorpark is rapidly developing. Over the past ten years, the City's growth rate was over 19% and is expected to grow by over 17% within the next five years. Located approximately forty minutes from Downtown Los Angeles, Moorpark offers easy access to all communities of the greater Los Angeles area

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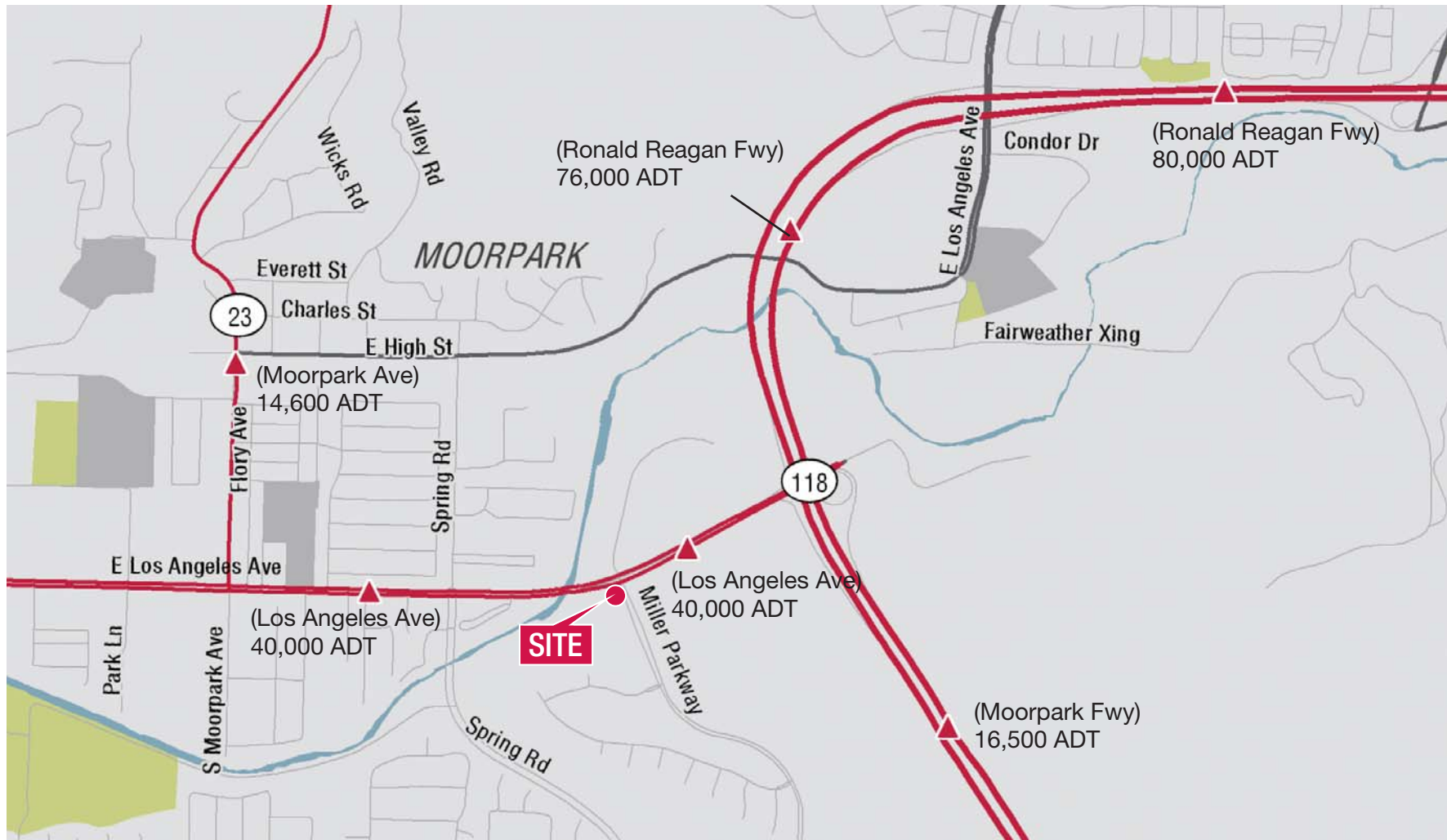
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## TRAFFIC MAP



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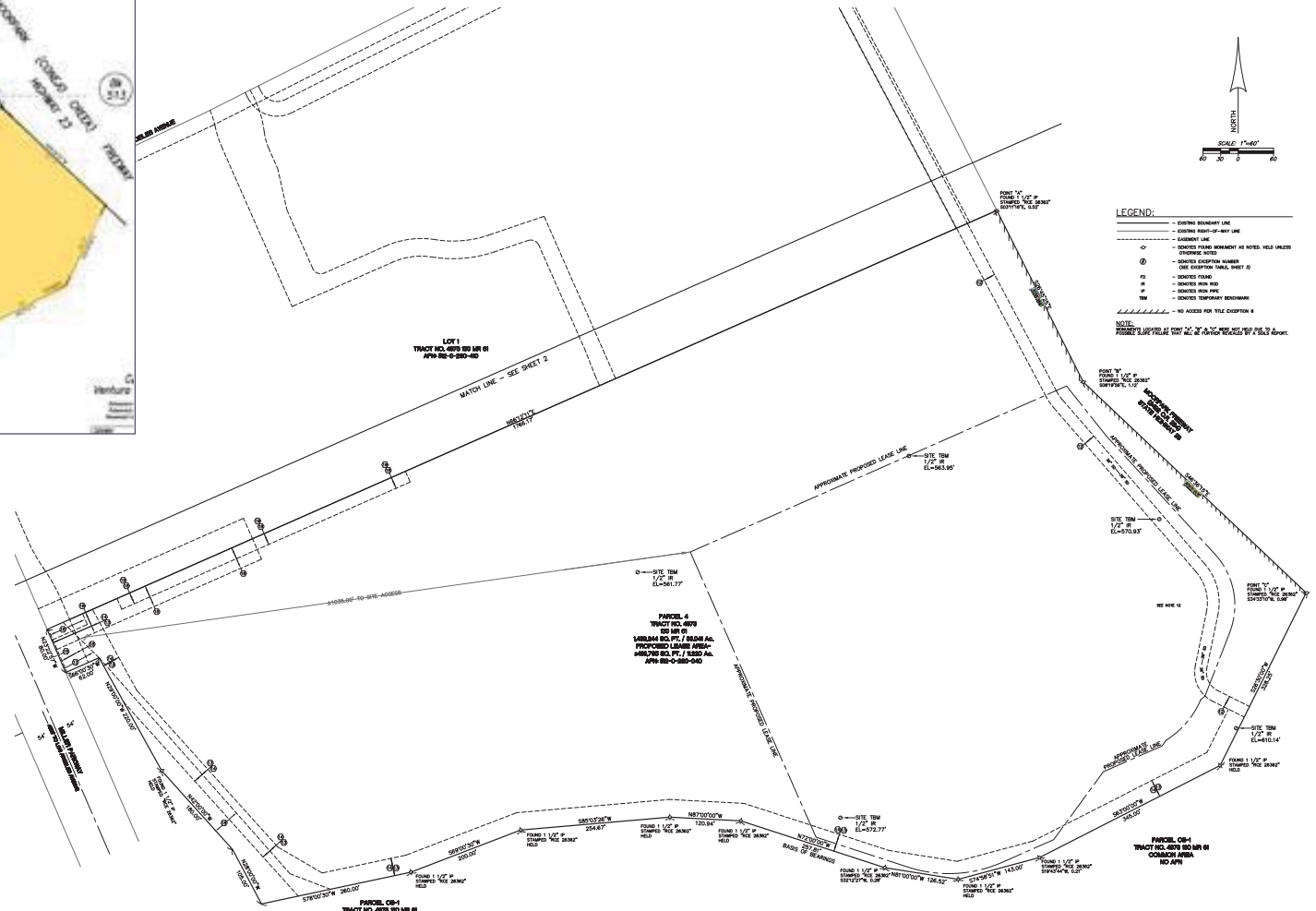
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## PHOTOS





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