

FOR LEASE :: TUSCANY SQUARE SHOPPING CENTER

MOORPARK, CA 93021 | SOUTHWEST CORNER S. MOORPARK AVE. & W. LOS ANGELES AVE.

ROB DEVERICKS

Vice President
Lic. 01349816

805.654.9300 Ext. 103
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LISA SHIELDS

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BILL HAGELIS

Senior Vice President
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805.654.9300 Ext. 101
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PROPERTY BRIEF

- 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



4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
805.654.9300
WWW.RADIUSGROUP.COM

Available Spaces

Suite 104: 1,765 SF (Food ok)

Suite 106: 1,766 SF

Suite 112: 1,236 SF (Food ok)

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Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Population:	15,688	40,692	82,995
Average Household Income:	\$125,811	\$147,359	\$145,398
Daytime Employees:	9,708	20,580	48,376

2018 Demographics from Sites USA (0118)

Traffic Counts

W. Los Angeles Avenue:	29,000 ADT
Moorpark Ave.:	30,000 ADT

Traffic Counts from the City of Moorpark



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