



MOORPARK CAMPUS PLAZA

6591-6597 COLLINS DR. MOORPARK, CA 93021

MOORPARK CAMPUS PLAZA - OFFERING MEMORANDUM

INVESTMENT SUMMARY

ADDRESS	BUILDING SF BREAKDOWN	OWNERSHIP	ZONING
6591-6597 Collins Dr. Moorpark, CA 93021	Building B GLA 3,604 7.2% Building C GLA 5,727 11.4% Building D GLA* 24,902 49.5% Building E GLA* 16,063 31.9%	Fee Simple* *Starbucks on new 10 year lease as of September, 2020 (2) 5 yrs options	C2: General Commercial APN (VENTURA COUNTY) 514-0-160-065, 075, 085
OFFERING PRICE: \$10,500,000	Total GLA 50,296 100%	YR. BUILT/RENOV. 2006, 2007, 2008	TRAFFIC COUNTS ±80,000 VPD (118 FWY @ Collins Dr)** PARKING *Source: CALTRANS
CAP RATE: 6.50%	Total GLA 50,296 100%	PARKING 227 Stalls (4.5 Stalls/1,000 SF)	
\$/SF (BLDG.): \$208.76	Total Occupied GLA 42,215 83.93%	DEBT Buyer may purchase all cash or bring new debt to the property.	
Occupancy: 83.93%	Total Vacant GLA 8,081 16.7% *(20,083 SF is 2nd level Bldg. D & E (40% GLA Entire Center)		
	LAND AREA SF ±209,088 (4.80 Acres)		
	LEASE TYPES NNN & Gross		



AREA OVERVIEW



VENTURA COUNTY, CA

KW Commercial is pleased to present the exclusive listing of Moorpark Campus Plaza, a 50,296± SF mixed-use shopping center, situated on 3 separate parcels totaling 4.8± acres and anchored by a new freestanding Starbucks with drive through. The property provides investors with a tremendous investment opportunity offering in place income and significant upside through new tenant lease up as well as conversion of certain leases from gross to NNN lease structure.

»IN PLACE INCOME WITH SUBSTANTIAL UPSIDE:

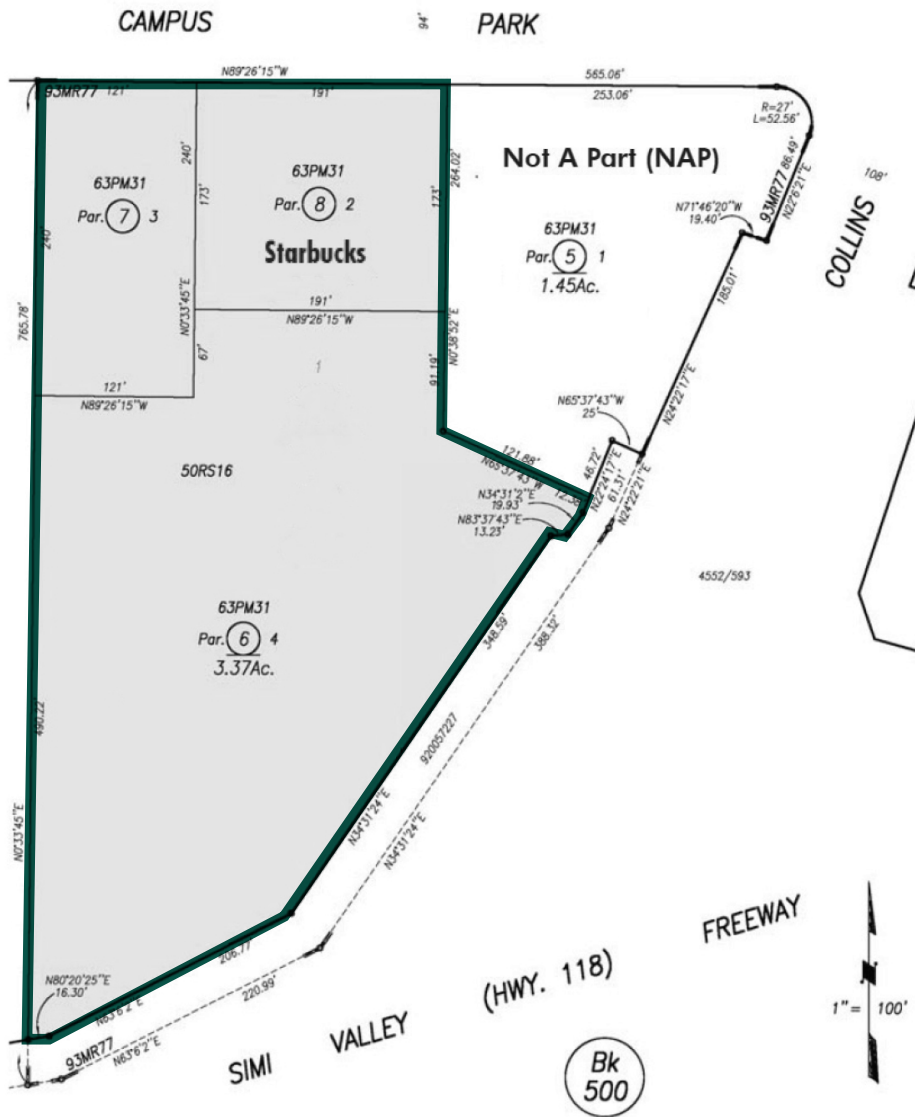
Campus Plaza offers an investor attractive In Place Income from a wide range of tenants which includes Starbucks as well as Substantial Upside Potential through lease up of vacant spaces (16.7% of GLA) and renewal/ conversion of certain ground level leased spaces from gross to NNN leases.

»AFFLUENT SOUTHERN CALIFORNIA SUBURB WITH DESIRABLE PROXIMITY TO FREEWAY INTERCHANGE AND COLLEGE:

The center is located in Moorpark, CA, which is an affluent Southern California suburb in Ventura County with an Average Household income of ±\$131,000± within a two (2) mile radius. Moorpark Campus Plaza's proximity to the 118 Fwy./Collins Drive interchange which sees an average of (±80,000 VPD)* and close proximity to Moorpark Community College (±19,000 Students and Staff Members) makes it a well position center with tremendous potential.

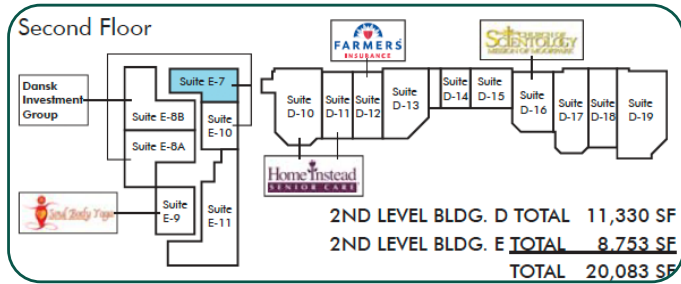
PROPERTY DESCRIPTION

RANCHO SIMI
 PORTION TRACT J
 PORTION SECTION 35, T.3N., R.19W. (13)



APN:	514-0-160-065, 075, 085 (VENTURA COUNTY)
ZONING:	C2 (GENERAL COMMERCIAL)
BUILDING:	50,296 SF *(20,083 SF IS 2ND LEVEL BLDG. D & E (40% GLA))
SITE:	4.80 ACRES
PARKING:	227 STALLS (4.5 STALLS/1,000 SF)
FRONTAGE:	±565 LINEAR FT. (CAMPUS DRIVE) ±880 LINEAR FT. (COLLINS DRIVE)
TRAFFIC COUNT:	±80,000 VPD (118 FWY @ COLLINS DRIVE)* *SOURCE: CALTRANS

SITE PLAN



Suite	TOTAL SF	% of Total
BUILDING B GLA	3,604	7.2%
BUILDING C GLA	5,727	11.4%
BUILDING G GLA	24,902	49.5%
BUILDING E GLA	16,063	31.9%
TOTAL OCCUPIED GLA	42,215	83.9%
TOTAL VACANT GLA	8,081	16.1%
TOTAL GLA	50,296	100.0%



BUILDING B

Suite	Tenant	SF	Exp.
B-100	Starbucks	3604	7/12/30

BUILDING C

Suite	Tenant	SF	Exp.
C1	Bezign	1,814	12/31/23
C2	Today Dojo	2,170	7/31/21
C3	Available	1,743	

BUILDING D

Suite	Tenant	SF	Exp.
D1	Available	1,322	
D1A	Ivy Tech Charter School	1,090	7/31/25
D2	Char-Broiler Express	1,200	4/30/23
D3	Yu Yan Chinese	1,109	5/31/22
D4	Carnitas MP, Inc	1,568	10/31/22

BUILDING D

Suite	Tenant	SF	Exp.
D5A	Stacy Christopher	609	8/31/19
D5B	The Bar Next Door	768	12/31/20
D6	Custom Pie	1,443	12/31/20
D7	Available	1,497	
D8	So Cal Nails Spa, Inc	1,097	3/31/24
D9	Beautiful Grace Salon, LLC	1,869	7/31/22
D10	Home Instead Senior Care	1,689	1/31/22
D11	Home Instead Senior Care	933	1/31/22
D12	Paul Como	912	9/30/20
D13	Paul Como	1,367	7/31/21
D14	Available	500	
D15	Allen F. Sobelman, CPA	483	11/30/20
D16	Church of Scientology Mission	1,096	7/31/14
D17	Fisher Architects	1,331	7/31/20
D18	Available	1,040	
D19	Available	1,979	

BUILDING E

Suite	Tenant	SF	Exp.
E1	Ivy Tech Charter School	1,033	7/31/25
E2	Ivy Tech Charter School	1,373	7/31/25
E3	Ivy Tech Charter School	1,114	7/31/25
E4	Ivy Tech Charter School	1,267	7/31/25
E5	Ivy Tech Charter School	1,371	7/31/25
E6	Ivy Tech Charter School	1,152	7/31/25
E7	Dansk Investment Group	1,053	8/31/17
E8	Premier Physical Therapy & Assoc	3,224	11/30/21
E9	Soulbody Yoga, LLC	967	3/31/17
E10	Dansk Investment Group	1,054	8/31/17
E11	Dansk Investment Group	2,455	8/31/17

IN-PLACE NOI SUMMARY

REVENUES	\$ PSF	ANNUALIZED	OPERATING EXPENSES	
SCHEDULED BASE RENT	\$1.65	\$995,832	UTILITIES	(\$0.08) (\$47,825)
Total Scheduled Base Rent	\$1.65	\$995,832	Trash Removal	(\$0.04) (\$24,821)
CAM Reimbursements	\$0.05	\$31,075	Maintenance & Repairs	(\$0.13) (\$79,200)
Termination Income	\$0.00	\$0	Landscaping	(\$0.04) (\$25,211)
Miscellaneous Rental Revenue	\$0.00	\$1,134	Management Fees	(\$0.02) (\$11,645)
			Insurance	(\$0.01) (\$8,414)
TOTAL GROSS REVENUE	\$1.70	\$1,028,041	Real Estate Taxes	(\$0.22) (\$131,250)
General Vacancy Loss			Miscellaneous Expenses	(\$0.03) (\$17,747)
EFFECTIVE GROSS REVENUE	\$1.70	\$1,028,041	TOTAL OPERATING EXPENSES	(\$0.57) (\$346,113)
			NEW OPERATING INCOME	\$1.13 \$681,928



RENT ROLL

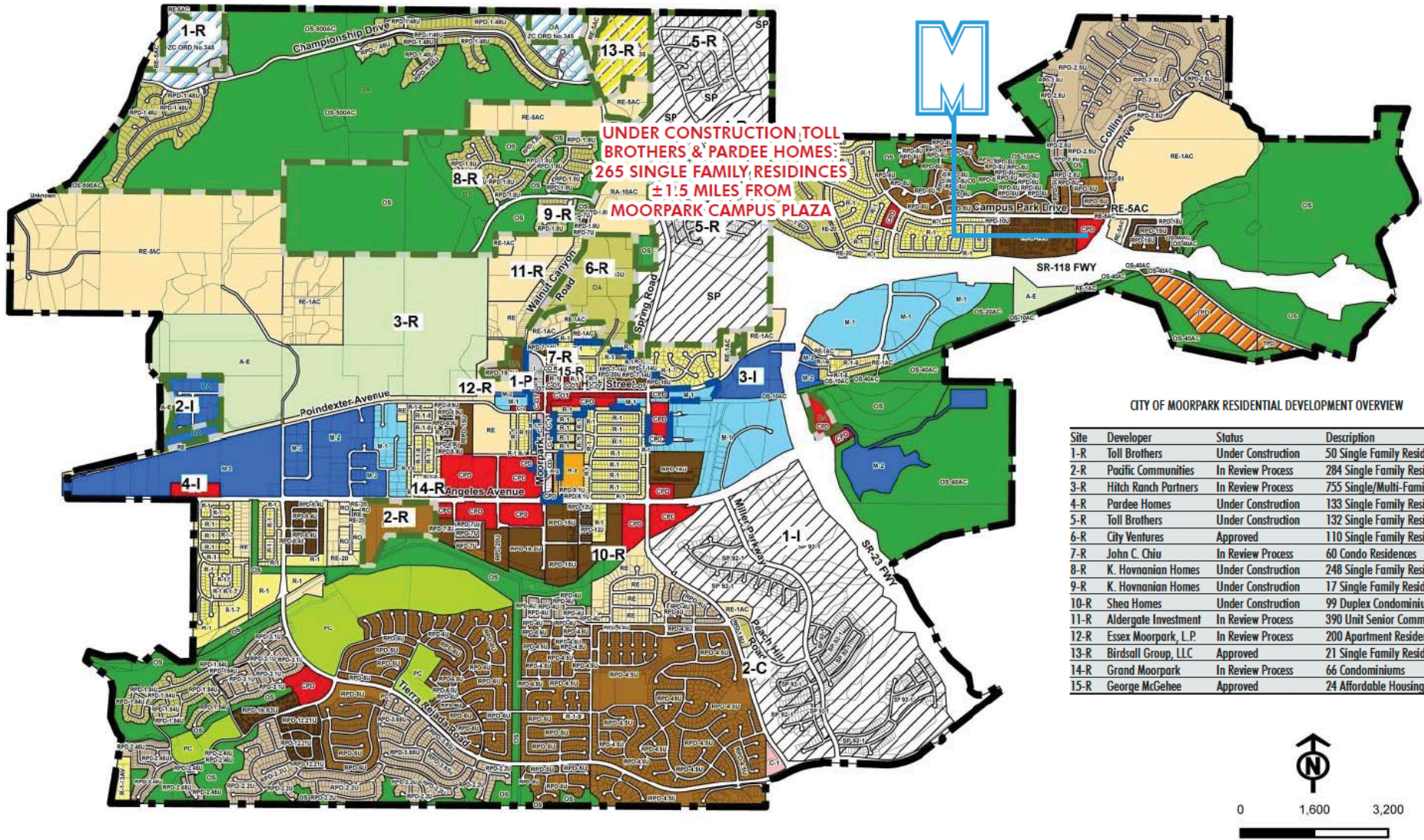
Suite	Tenant Name	Sq. Ft.	% of Property	Current Base Rent	Annual Base Rent	Monthly Rate PSF	CAM Charges	Other Charges	Lease Start	Lease Stop	Lease Type
B 100	Starbucks	3,604	7.17%	\$13,750.00	\$165,000.00	\$3.82			7/13/20	7/12/30	NNN
C1	Beznig	1,814	3.61%	\$3,270.25	\$39,243.00	\$1.80		\$50.00	1/1/19	12/31/23	MG
C2	Todai Dojo	2,170	4.31%	\$3,544.46	\$42,533.52	\$1.63			8/1/18	7/31/21	MG
C3	Available	1,743	3.47%								NNN
D1	Available	1,322	2.63%								NNN
D1A	Ivy Tech Charter School	1,090	2.17%	\$14,508.71	\$174,104.52	\$1.72			8/1/18	7/31/25	MG
D2	Char-Broiler Express	1,200	2.39%	\$2,599.20	\$31,190.40	\$2.17			5/1/18	4/30/23	MG
D3	Yu Yan Chinese	1,109	2.20%	\$1,818.00	\$21,816.00	\$1.64	\$665.00		6/1/17	5/31/22	NNN
D4	Carnitas MP, Inc	1,568	3.12%	\$2,578.41	\$30,940.92	\$1.64	\$940.80		2/1/20	10/31/22	NNN
D5A	Stacy Christopher	609	1.21%	\$1,379.00	\$16,548.00	\$2.26			9/1/16	8/31/19	MG
D5B	The Bar Next Door	768	1.53%	\$1,713.00	\$20,556.00	\$2.23			1/1/18	12/31/20	MG
D6	Custom Pie	1,443	2.87%	\$3,095.00	\$37,140.00	\$2.14			1/1/16	12/31/20	MG
D7	Available	1,497	2.98%								NNN
D8	So Cal Nails Spa, Inc	1,097	2.18%	\$2,325.00	\$27,900.00	\$2.12	\$683.76		4/1/19	3/31/24	NNN
D9	Beautiful Grace Salon, LLC	1,869	3.72%	\$2,300.00	\$27,600.00	\$1.23	\$300.00		8/1/19	7/31/22	MG
D10	Home Instead Senior Care	1,689	3.36%	\$5,232.42	\$62,789.04	\$2.00		\$44.52	10/1/11	1/31/22	MG
D11	Home Instead Senior Care	933	1.86%	-		\$2.00			10/1/11	1/31/22	MG
D12	Paul Como	912	1.81%	\$1,600.47	\$19,205.64	\$1.75			2/1/18	9/30/20	MG
D13	Paul Como	1,367	2.72%	\$2,400.00	\$28,800.00	\$1.76			8/1/20	7/31/21	MG
D14	Available	500	0.99%								NNN
D15	Allen F. Sobelman, CPA	483	0.96%	\$1,155.00	\$13,860.00	\$2.39			12/1/17	11/30/20	MG
D16	Church of Scientology Mission	1,096	2.18%	\$1,500.00	\$18,000.00	\$1.37			5/1/09	7/31/14	MG
D17	Fisher Architects	1,331	2.65%	\$2,338.00	\$28,056.00	\$1.76			8/15/14	7/31/20	MG
D18	Available	1,040	2.07%								NNN
D19	Available	1,979	3.93%								NNN
E1	Ivy Tech Charter School	1,033	2.05%	-		\$1.72			8/1/18	7/31/25	MG
E2	Ivy Tech Charter School	1,373	2.73%	-		\$1.72			8/1/18	7/31/25	MG
E3	Ivy Tech Charter School	1,114	2.21%	-		\$1.72			8/1/18	7/31/25	MG
E4	Ivy Tech Charter School	1,267	2.52%	-		\$1.72			8/1/18	7/31/25	MG
E5	Ivy Tech Charter School	1,371	2.73%	-		\$1.72			8/1/18	7/31/25	MG
E6	Ivy Tech Charter School	1,152	2.29%	-		\$1.72			8/1/18	7/31/25	MG
E7	Dansk Investment Group	1,053	2.09%	-		\$1.85					MG
E8	Premier Physical Therapy & Ass	3,224	6.41%	\$5,636.00	\$67,632.00	\$1.75			12/1/16	11/30/21	MG
E9	Soulbody Yoga, LLC	967	1.92%	\$1,804.00	\$21,648.00	\$1.87			4/1/13	3/31/17	MG
E10	Dansk Investment Group	1,054	2.10%	-		\$1.85					MG
E11	Dansk Investment Group	2,455	4.88%	\$8,440.00	\$101,280.00	\$1.85			5/1/15	8/31/17	MG

RENT ROLL

Totals	50,296		\$82,986.92	\$995,843.04	\$2,589.56	\$94.52	Other Charges	Lease Start	Lease Stop	Lease Type
Occupied	42,215	83.93%					\$50.00	7/13/20	7/12/30	NNN
Vacant	8,081	16.07%						1/1/19	12/31/23	MG

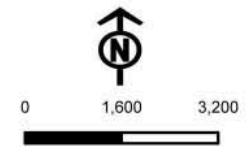


CITY OF MOORPARK DEVELOPMENT QUARTERLY STATUS REPORT



CITY OF MOORPARK RESIDENTIAL DEVELOPMENT OVERVIEW

Site	Developer	Status	Description
1-R	Toll Brothers	Under Construction	50 Single Family Residences
2-R	Pacific Communities	In Review Process	284 Single Family Residences
3-R	Hitch Ranch Partners	In Review Process	755 Single/Multi-Family Units
4-R	Pardee Homes	Under Construction	133 Single Family Residences
5-R	Toll Brothers	Under Construction	132 Single Family Residences
6-R	City Ventures	Approved	110 Single Family Residences
7-R	John C. Chiu	In Review Process	60 Condo Residences
8-R	K. Hovnanian Homes	Under Construction	248 Single Family Residences
9-R	K. Hovnanian Homes	Under Construction	17 Single Family Residences
10-R	Shea Homes	Under Construction	99 Duplex Condominiums
11-R	Aldergate Investment	In Review Process	390 Unit Senior Community
12-R	Essex Moorpark, L.P.	In Review Process	200 Apartment Residences
13-R	Birdsall Group, LLC	Approved	21 Single Family Residences
14-R	Grand Moorpark	In Review Process	66 Condominiums
15-R	George McGehee	Approved	24 Affordable Housing Units



CITY OF MOORPARK DEVELOPMENT SUMMARY

UNDER CONSTRUCTION

616 Single Family Residences
99 Duplex Condominiums

APPROVED FOR CONSTRUCTION

131 Single Family Residences
24 Affordable Housing Units

IN REVIEW PROCESS

1,039 Single Family Residences
326 Condo/Apartment Units
390 Senior Housing Units

Total

715 Units Under Construction

Total

155 Units Approved For Construction

Total

1,755 Units In Review



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LUCRUM | IN ASSOCIATION WITH KW COMMERCIAL

[PROPERTY VIDEO CLICK HERE](#)

RAYMOND A RODRIGUEZ IV
CA LICENSE #01402283
RAY@LUCRUMRE.COM
D (818) 657-6513 | C / (818) 581-5829

MATHEW FREEDMAN
CA LICENSE #01487954
MATT@LUCRUMRE.COM
D / (818) 657-6522 | C / (818) 585-6888

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