

**5700 CONDOR DRIVE**  
Moorpark, California

**OFFERING  
MEMORANDUM**



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	5700 Condor Drive, Moorpark, CA 93021
BUILDING SIZE	17,088 SF
TOTAL LAND SIZE	3.09 Acres (135,026 SF)
PARCEL A	1.02 Acres (APN:413-0-060-135)
PARCEL B	1.05 Acres (APN:413-0-060-145)
PARCEL C	1.03 Acres (APN:413-0-060-155)
ZONING	M-1
YEAR BUILT	1991
PARKING	33 Stalls
LEASE RATE	T.B.D.
SALE PRICE	Call Broker





AERIAL MAP





LOCATOR MAP



## LOCATION

Known for its great neighborhoods, incredible parks, and award-winning schools, Moorpark is home to one of the highest qualities of life in the world, with one of the state's most educated communities, and one of the nation's lowest crime rates. Conveniently located in the southeastern part of Ventura County, just 50 miles northwest of downtown Los Angeles, Moorpark is the natural choice for residency and to raise a family. Moorpark is recognized for having the lowest number of serious crimes committed in Ventura County and is one of the safest cities of its size in the United States.

## TRANSPORTATION

The Burbank, Van Nuys, and Oxnard commuter airports are all located within 35 miles of Moorpark. Los Angeles International Airport is only 50 miles away. The Southern Pacific and AMTRAK rail systems provide convenient freight and passenger service. The city has its own Metrolink Station, which operates Monday through Friday on all lines and makes regular stops from Oxnard to Los Angeles Union Station.

## POPULATION

3 Miles	37,586
5 Miles	81,635
10 Miles	354,460

## DAYTIME EMPLOYMENT

3 Miles	12,647
5 Miles	27,322
10 Miles	166,570

## EDUCATION

27% Bachelor's  
17% Advanced  
6% Associate's

**\$143,218**

## Median Household Income

22% more than the county  
40% more than the state  
69% more than the nation

## 13,725 JOBS

## Job Counts by Occupation

14.16%	Office & Admin. Support
13.3%	Executive Managers
11.09%	Sales

## INCOME

Median Household Income: \$143,218 (Annual)  
Mean Household Income: \$164,558 (Annual)  
Breakdown of Households by Annual Income Level:  
\$100,000 to \$149,999: 20.8%  
\$150,000 to \$199,999: 18.1%  
\$200,000 or more: 28.4%

## HOUSING TYPE

8,686 single-family detached homes (77.1%)  
1,081 single-family attached homes (9.6%)  
1,270 apartments (11.3%)





## PROPERTY PHOTOS

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