

5155 GOLDMAN AVE.

FOR SUBLEASE

MOORPARK, CA 93021

GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

RYAN PELINO
Associate
818.854.5514
rpelino@lee-re.com
License ID # 02223932

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



FREE STANDING BUILDING
WITH FENCED YARD



21' - 24'
CLEARANCE HEIGHT



HEAVY POWER:
1600A



100 PARKING SPACES
1.86:1 RATIO



TERM: 4/30/2026
LONGER TERM POSSIBLE

SUBLEASE RATE: \$0.99 PSF NNN



5155 GOLDMAN AVE
MOORPARK, CA

Maureen Ln

Hertz St

Bonsai Ave

Goldman Ave

Tejada Ct

Kazuko Ct



V Los Angeles Ave



BUILDING SIZE: 53,756 SF



TOTAL OFFICE: 12,600 SF
MEZZANINE: 4,200 SF



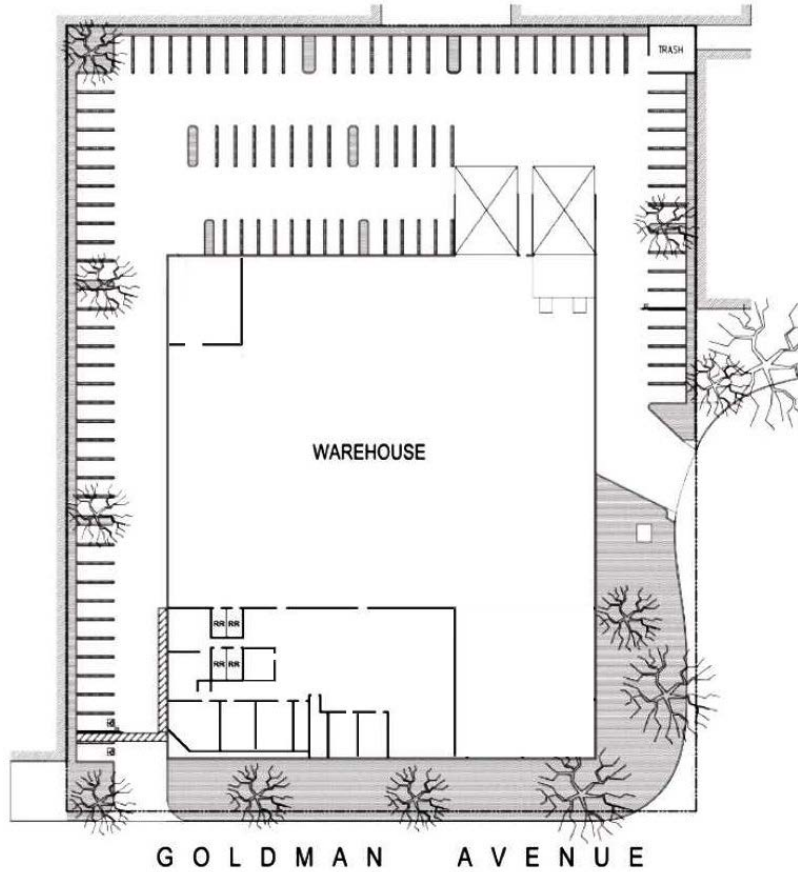
OPEX: \$0.27 PSF



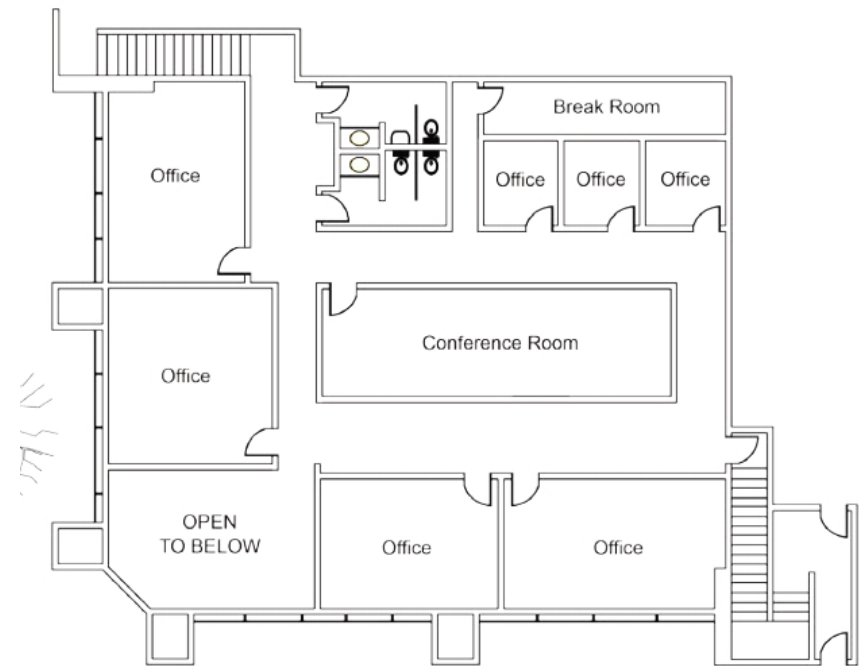
LOADING:
4 DH, 1GL



ZONING:
M2

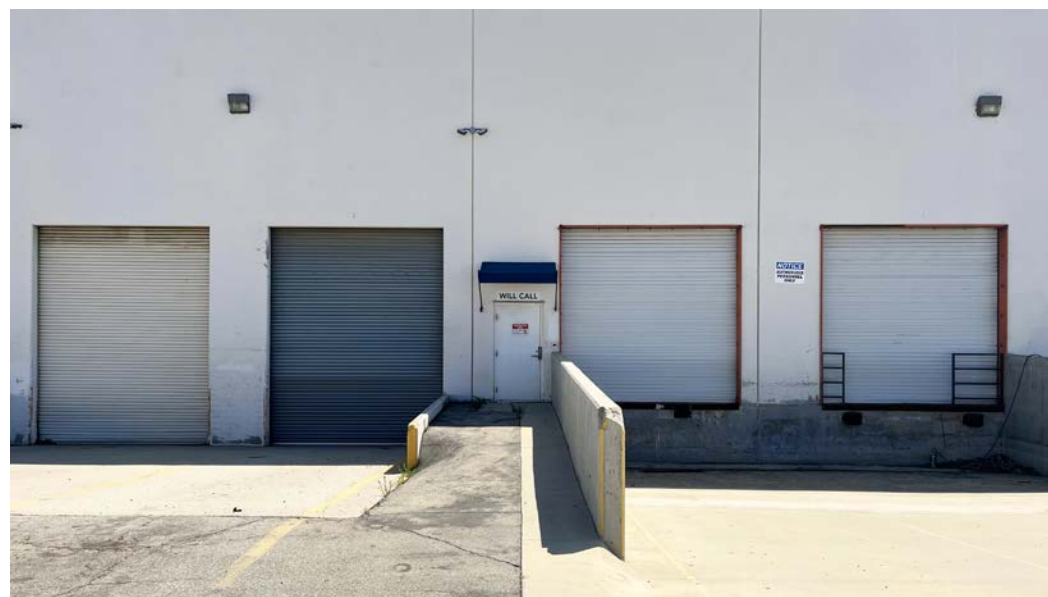


GROUND FLOOR



MEZZANINE

PROPERTY PHOTOS



CALIFORNIA 118

Moorpark City Government Bldgs

SUBJECT
5155 Goldman Ave
Moorpark, CA

Logos in this cluster include: DOLLAR TREE, TRACTOR SUPPLY CO, Auto Zone, Shell, Carib Jr, Wells Fargo, FITNESS 19, KANVA, Pollo Loco, BR, MARLA'S, GROCERY OUTLET, and others.

Logos in this cluster include: ACE Hardware, METROLINK, Moorpark Station, United States Postal Service, and E High St.

Logos in this cluster include: TARGET, Smart & Final, KOHL'S, CVS pharmacy, T.J. MAXX, Michaels, Famous Footwear, Kiku, COFFEE, Starbucks, IN-N-OUT, DELTACO, T-Mobile, Natural Cafe, and Penny's.

Logos in this cluster include: CVS pharmacy, Ralphs, LOVE SUSHI, TACO BELL, CHASE, SHERWIN-WILLIAMS, Serendipity, and Starbucks.

Logos in this cluster include: Public Storage and jiffy lube.

Logos in this cluster include: K, 76, and Jack in the box.

Logos in this cluster include: Walgreens, ANYTIME FITNESS, Jersey Mike's, Quiznos, Don Cucu, EUODIA, usbank, Carrara's, and ARCO.

Logos in this cluster include: WOOD RANCH, PopPeyes, SUBWAY, at&t, UPS, McDonald's, Chevron, Starbucks, 7 ELEVEN, VENTURA COUNTY, SZEKHWAN GARDEN, Rachado, Little Caesars, and others.

Logos in this cluster include: amazonfresh, CJ's Urban Cafe, LUCKY STRIKE, MATHNASIUM, LUV n EAT, LESLIE'S, verizon, and Bank of America.

Moorpark High School



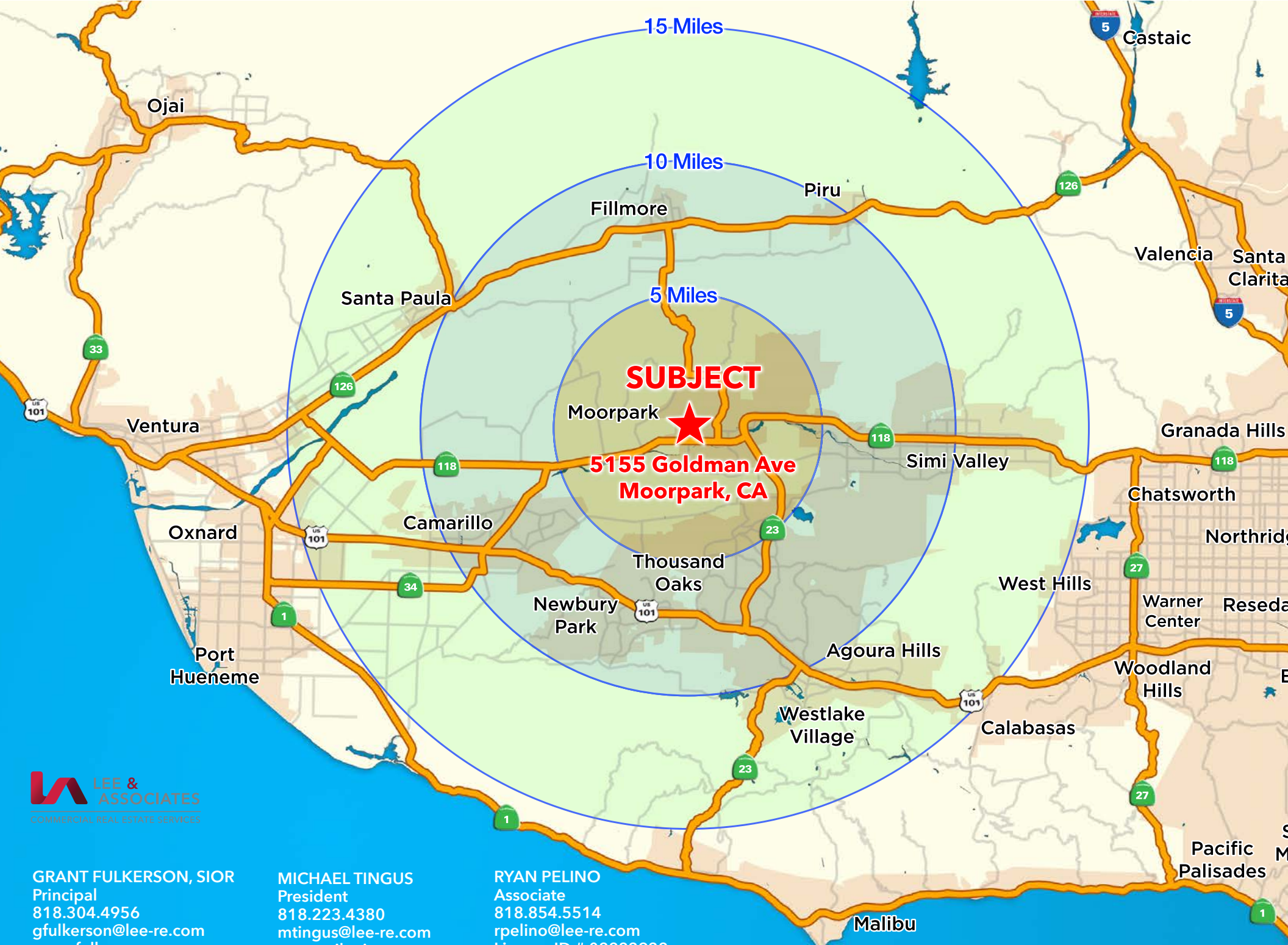
CALIFORNIA 23

CALIFORNIA 118

E Los Angeles Ave

Spring Rd

Miles Rd



SUBJECT

**5155 Goldman Ave
Moorpark, CA**



GRANT FULKERSON, SIOR
Principal
818.304.4956
gfulkerson@lee-re.com
www.fulkerson-re.com
License ID # 01483890

MICHAEL TINGUS
President
818.223.4380
mtingus@lee-re.com
www.miketingus.com
License ID # 01013724

RYAN PELINO
Associate
818.854.5514
rpelino@lee-re.com
License ID # 02223932

Malibu