

5155 GOLDMAN AVE.

FOR SUBLEASE

MOORPARK, CA 93021

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 **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



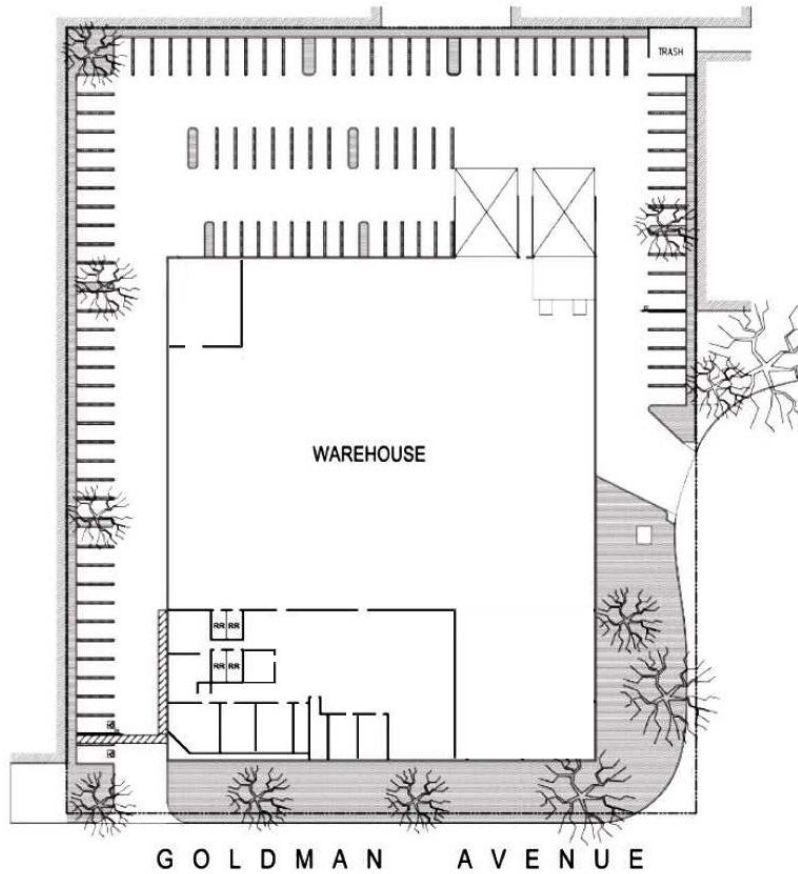
OPEX: \$0.27 PSF



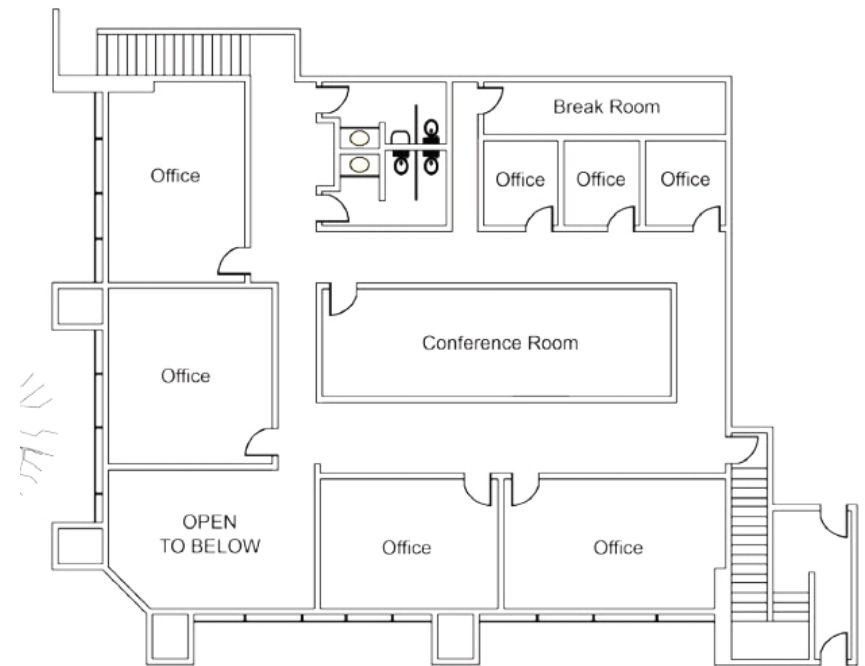
LOADING:
4 DH, 1GL



ZONING:
M2



GROUND FLOOR



MEZZANINE

PROPERTY PHOTOS



CALIFORNIA 118

Moorpark City Government Bldgs

SUBJECT
5155 Goldman Ave
Moorpark, CA

Logos in this block include: DOLLAR TREE, GROCERY OUTLET, FITNESS 19, KANUVA, TRACTOR SUPPLY CO, Pollo Loco, BR, Auto Zone, Shell, Carib Jr, Wells Fargo.

Logos in this block include: ACE Hardware, METROLINK, Moorpark Station, United States Postal Service.

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

Logos in this block include: CVS pharmacy, Ralphs, LOVE SUSHI, TACO BELL, CHASE, Serendipity, Starbucks.

Logos in this block include: Public Storage, jiffy lube.

E Los Angeles Ave

CALIFORNIA 118

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

Logos in this block include: Sister, JUMMI, Hawaiian BBQ.

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

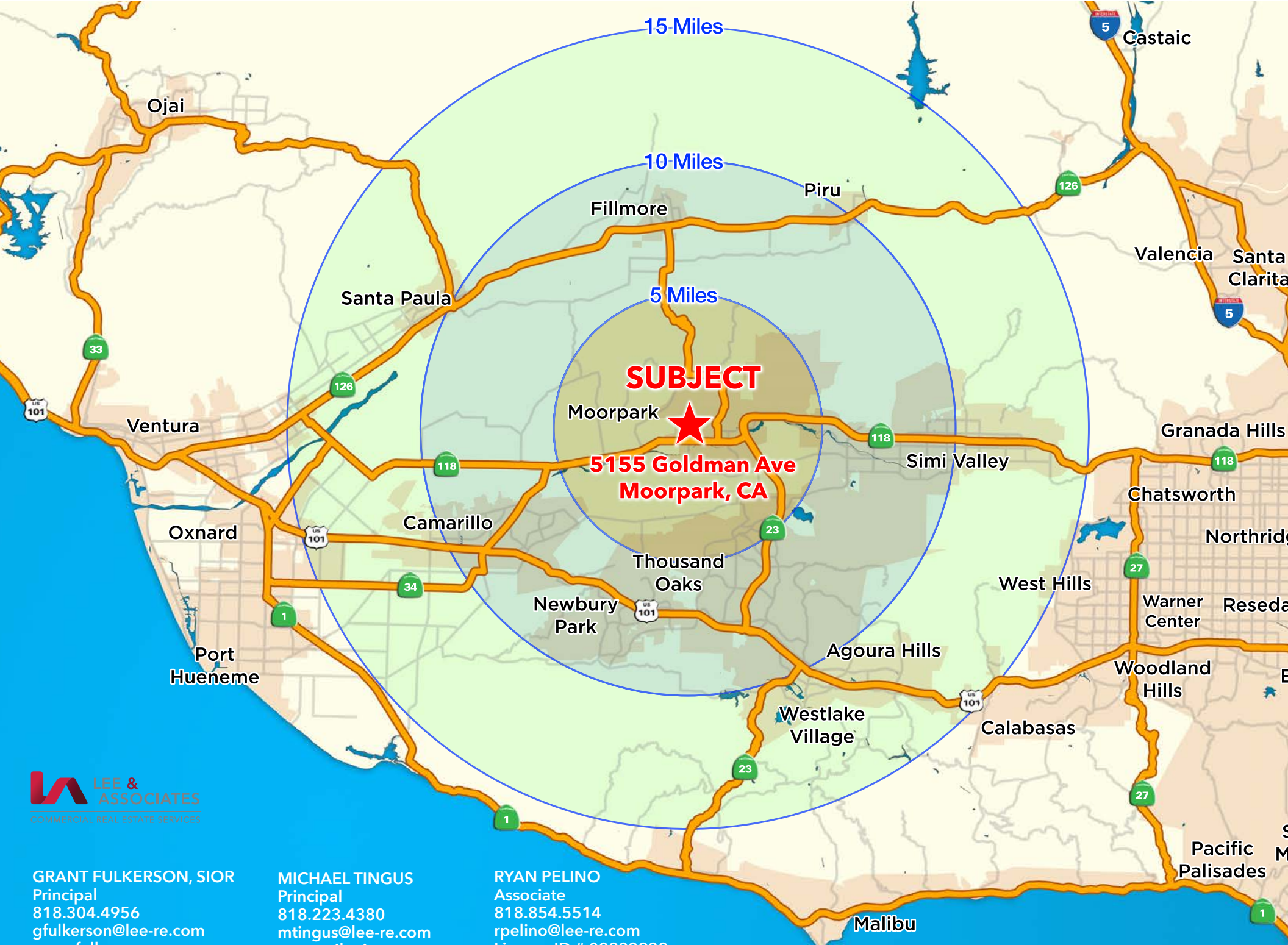
Logos in this block include: WOOD RANCH, PopPeyes, SUBWAY, at&t, UPS, McDonald's, Chevron, Starbucks, 7 ELEVEN, VENTURA COUNTY, SZECHWAN GARDEN, Rachado, Little Caesars.

Logos in this block include: amazonfresh, CJ's Urban Cafe, LUCKY STRIKE, MATHNASIUM, LESLIE'S, Bank of America, Verizon.

Moorpark High School



CALIFORNIA 23



SUBJECT

**5155 Goldman Ave
Moorpark, CA**



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Malibu