

NOW AVAILABLE FOR SALE

14100 PEACH HILL RD

MOORPARK, CA

Spring Rd

Peach Hill Rd

DEENA BENZ

ASSOCIATE

805.626.1277 | dbenz@lee-re.com

DRE Lic # 02020304

MIKE TINGUS

PRESIDENT

818.223.4380 | mtingus@lee-re.com

DRE Lic # 01013724

GRANT FULKERSON, SIOR

PRINCIPAL

818.449.4401 | gfulkerson@lee-re.com

DRE Lic # 01483890



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CORP ID #01191898

SCHOOL FOR SALE

14100 Peach Hill Road, Moorpark, CA

Property Summary

Lee & Associates®- LA North/Ventura is pleased to present this lease opportunity on behalf of Pinecrest School. The campus was constructed in 2000. It is comprised of 32,079 square feet of multi-

purpose structures situated on a 3.84 acre site. Amenities include swimming pools, basketball courts and a soccer/football field with a track. The property is situated on a hill offering breathtaking views.

Property Specifications

Purchase Price: \$9,000,000
Address: 14100 Peach Hill Rd, Moorpark, CA 93021
APN: 512-0-440-015
SIZE: 32,079 SF
PARCEL SIZE: 3.84 acres (167,270 SF)
YEAR BUILT: 2000

Property Highlights

- Newer School With Impressive Support Amenities
- Strong Demographics
- 23/118 Highways Easily Accessible
- Close Proximity to Numerous Retail Amenities



SCHOOL FOR SALE

14100 Peach Hill Road, Moorpark, CA 93021

SITE PLAN



Lee & Associates® - LA North/Ventura • 5707 Corsa Ave, Ste 200, Westlake Village, CA 91362 • 818.223.4388 • Corp ID #01191898

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.

14100 PEACH HILL RD

4

PROPERTY PHOTOS



SCHOOL FOR SALE
14100 Peach Hill Road, Moorpark, CA 93021

AERIAL



Lee & Associates® - LA North/Ventura • 5707 Corsa Ave, Ste 200, Westlake Village, CA 91362 • 818.223.4388 • Corp ID #01191898
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.

14100 PEACH HILL RD

5

14100 PEACH HILL RD

6



SCHOOL FOR SALE

14100 Peach Hill Road, Moorpark, CA 93021

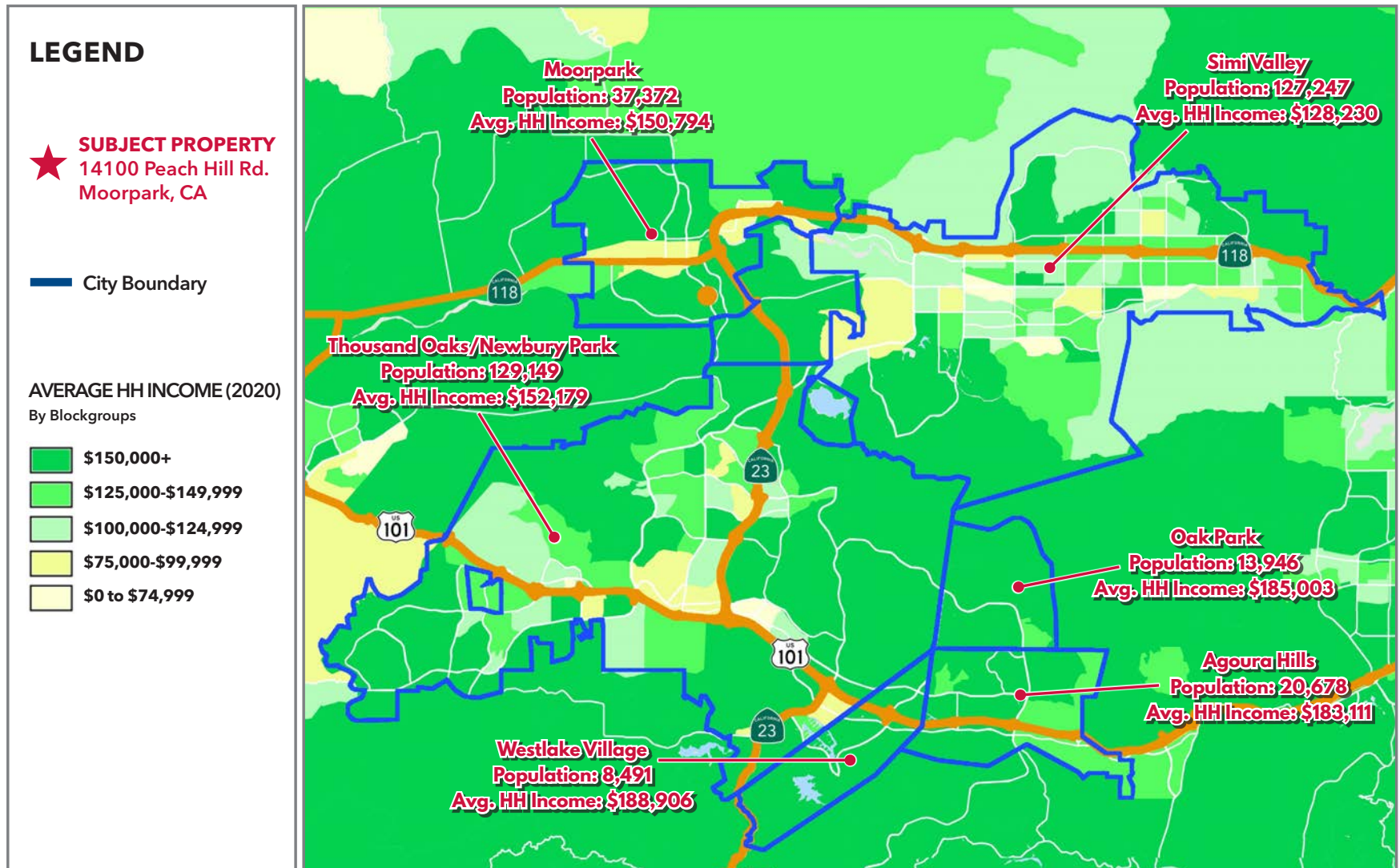
AMENITIES



AREA SCHOOLS

- | | | |
|-----------------------------|----------------------------------|--|
| 1. Mesa Verde Middle School | 4. Mountain Meadows School | 7. Flory Academy of Sciences and Technology School ACCESS School |
| 2. Moorpark KinderCare | 5. Moorpark High School | 8. Chaparral Middle School |
| 3. Peach Hill Academy | 6. Arroyo West Elementary School | 9. Walnut Canyon School Union High School |

14100 PEACH HILL RD



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. Demographic data by Alteryx, Inc., Irvine, CA (888) 836-4274 & Sites USA, Inc., Chandler, AZ (480) 491-1112. © 2021 All Rights Reserved.

LOCATION OVERVIEW

CITY INCORPORATION

Moorpark was incorporated in July of 1983. Moorpark is 12.44 square-miles in size.

HISTORY

In 1887, Robert W. Poindexter was granted title to the present site of Moorpark. He named the city after the Moorpark apricot which grew throughout the valley. Mr. Poindexter plotted Moorpark city streets and planted Pepper Trees in the downtown area.

LOCATION

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.

GOVERNMENT

The City of Moorpark is governed by a Council / City Manager form of government. The Mayor is elected at large to serve a two-year term. The four City Council members serve staggered four-year terms.

EDUCATION - MOORPARK UNIFIED SCHOOL DISTRICT

The District encompasses six elementary schools, two middle schools, one high school, one continuation school, and the high school at Moorpark College. Moorpark is well known for its quality education. The Academic Decathlon Team received the National Championship Title in 1999, 2003, 2008, and 2009.

MOORPARK COLLEGE - HIGHER EDUCATION

Moorpark College provides an accredited two-year program in business, science, performing arts, and vocational studies. Unique to Moorpark College is the Exotic Animal Training and Management curriculum. Students in this program operate an expanding on-campus zoo facility which is open to the public. The physics and astronomy departments also boast Ventura County's only public observatory.

Nearby universities within an easy commute from Moorpark include California Lutheran University; California State University, Northridge; California State University at Channel Islands; and Pepperdine University.

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.

The city owns its own bus fleet and contracts for bus service and maintenance. Moorpark City Transit operates from 6 a.m. to 6 p.m., Monday through Friday along a 15-mile fixed-route. In addition, the city offers paratransit service to eligible disabled riders in accordance with provisions of the Americans with Disabilities Act and seniors age 65 and older.





DEENA BENZ
ASSOCIATE

805.626.1277 | dbenz@lee-re.com
DRE Lic # 02020304



MIKE TINGUS
PRESIDENT

818.223.4380 | mtingu@lee-re.com
DRE Lic # 01013724



GRANT FULKERSON, SIOR
PRINCIPAL

818.449.4401 | gfulkerson@lee-re.com
DRE Lic # 01483890



Lee & Associates®-LA North/Ventura, Inc.
A Member of the Lee & Associates Group of Companies
5707 Corsa Avenue, Suite 200, Westlake Village, CA 91362

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.

SCHOOL FOR SALE
14100 Peach Hill Road, Moorpark, CA 93021