

**NOW OFFERED AT \$6,995,000**

**14100 PEACH HILL RD**  
**MOORPARK, CA**



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 **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:** \$6,995,000  
**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



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## SITE PLAN



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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

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14100 PEACH HILL RD

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PROPERTY PHOTOS



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AERIAL



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## AMENITIES

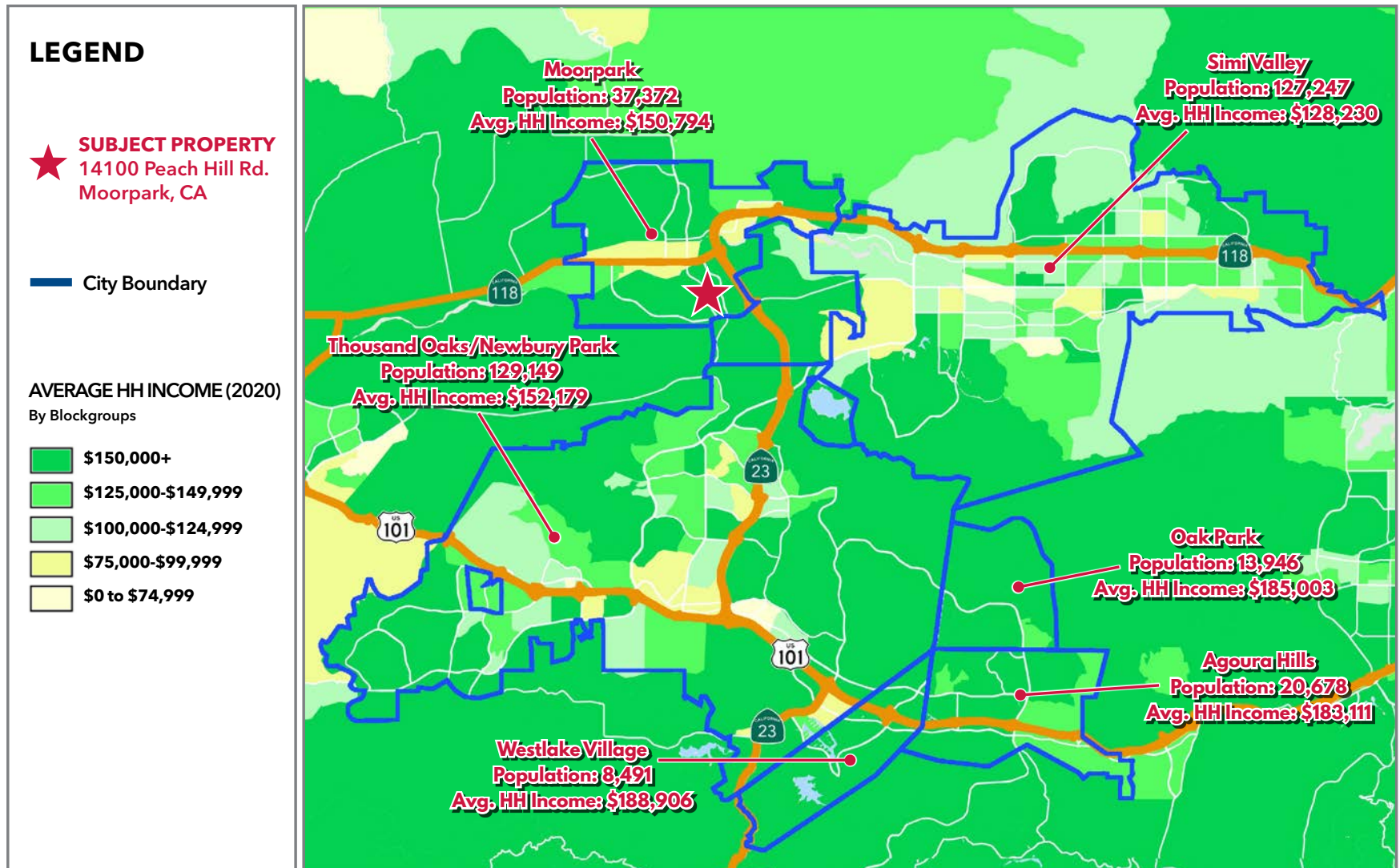


### AREA SCHOOLS

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

14100 PEACH HILL RD





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## 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.







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