

MASTERFULLY REMODELED – REFRESHING CONTEMPORARY DESIGN

# FOR LEASE ±1,057 - ±1,520 RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA



**MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT**

P: 805.384.8830

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787



# FOR LEASE ±1,057 - ±1,520 RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA



## PROPERTY HIGHLIGHTS

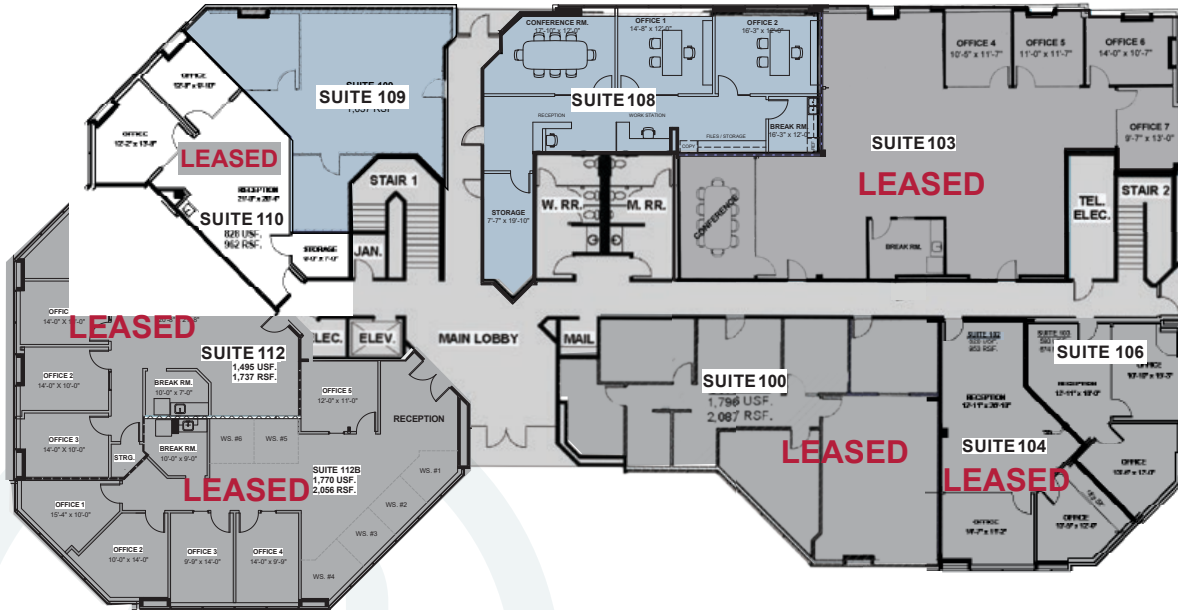
- Scheu Development Property - Common Areas have been meticulously refreshed with contemporary design - to code
- All new HVAC units and thermostats
- Highly desirable location in Simi Valley
- One of the few Class A corporate office options in the Simi Valley office market
- Close proximity to the Ronald Reagan (118) Freeway
- Shallow bay depths and abundant window line
- Close proximity to numerous upscale amenities including the Simi Valley Town Center
- 4.00/1,000 parking ratio. Well distributed around the property



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# FLOOR PLAN

## FIRST FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
103	2,959 RSF	LEASED
104	953 RSF	LEASED
106	674 RSF	LEASED
108	1,520 RSF	\$2.35 RSF PER MONTH, FSG
109	1,057 RSF	\$2.35 RSF PER MONTH, FSG
110	962 RSF	LEASED
112	1,737 RSF	LEASED

AVAILABLE  
 LEASED

**SIMI VALLEY**  
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT  
 P: 805.384.8830  
 E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)  
 CA License: #00773787

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# SUITE 108



**1,520**  
RSF



**2**  
OFFICES



**1**  
CONFERENCE ROOM



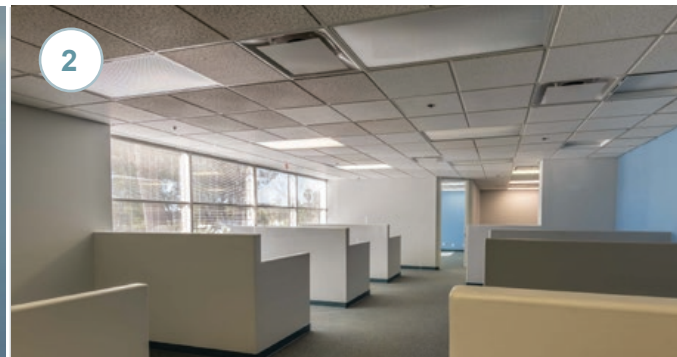
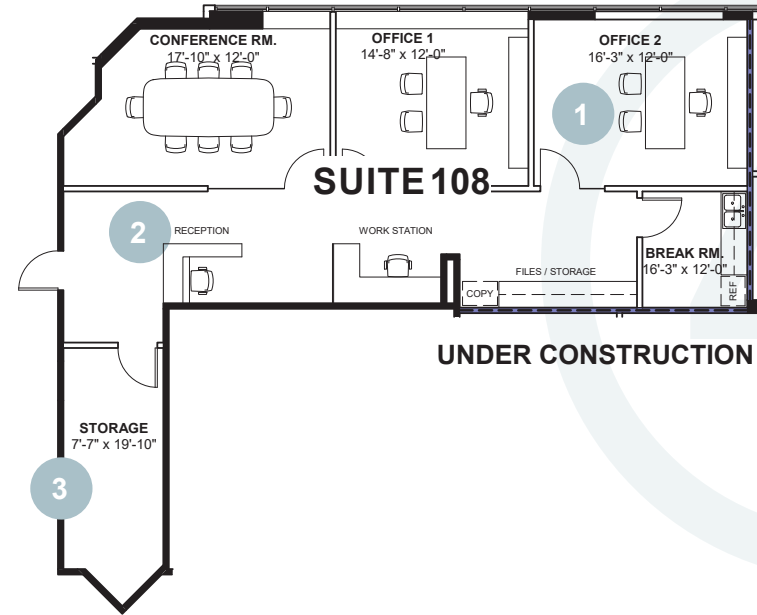
**\$2.35**  
PSF  
FSG



**FIRST**  
FLOOR



**1**  
BREAK ROOM



**SIMI VALLEY**  
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# SUITE 109



**1,057**  
RSF



**2**  
OFFICES



**OPEN**  
AREA



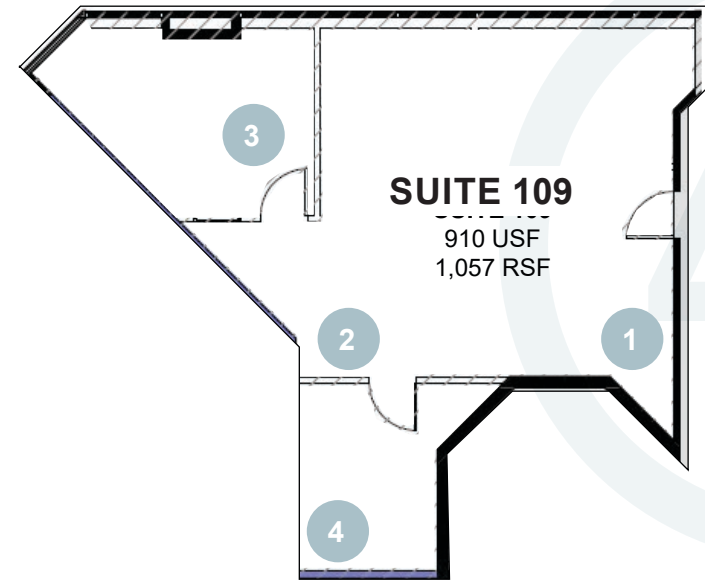
**\$2.35**  
PSF  
FSG



**FIRST**  
FLOOR



**ACCESS TO**  
EXTERIOR DOOR



**SIMI VALLEY**  
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT

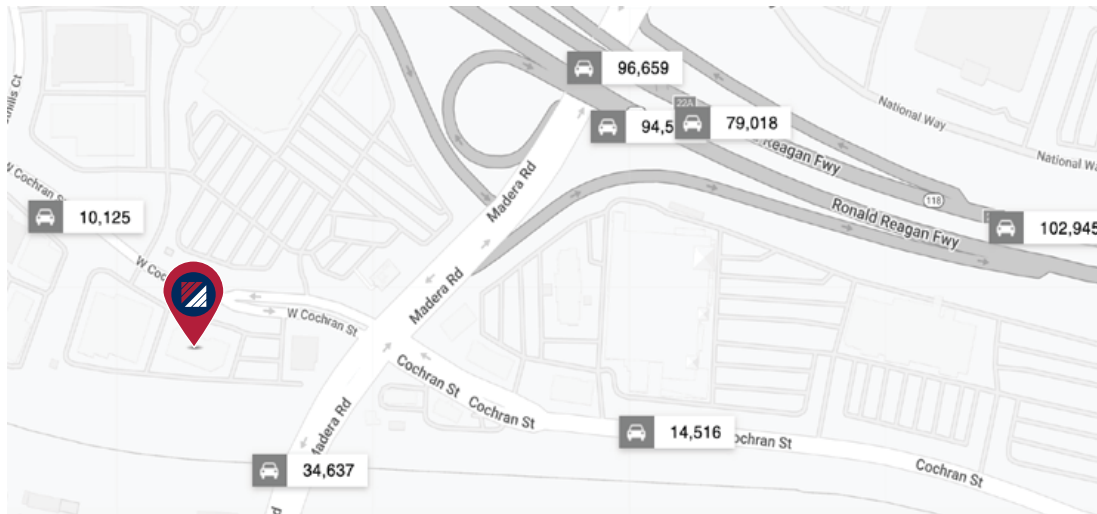
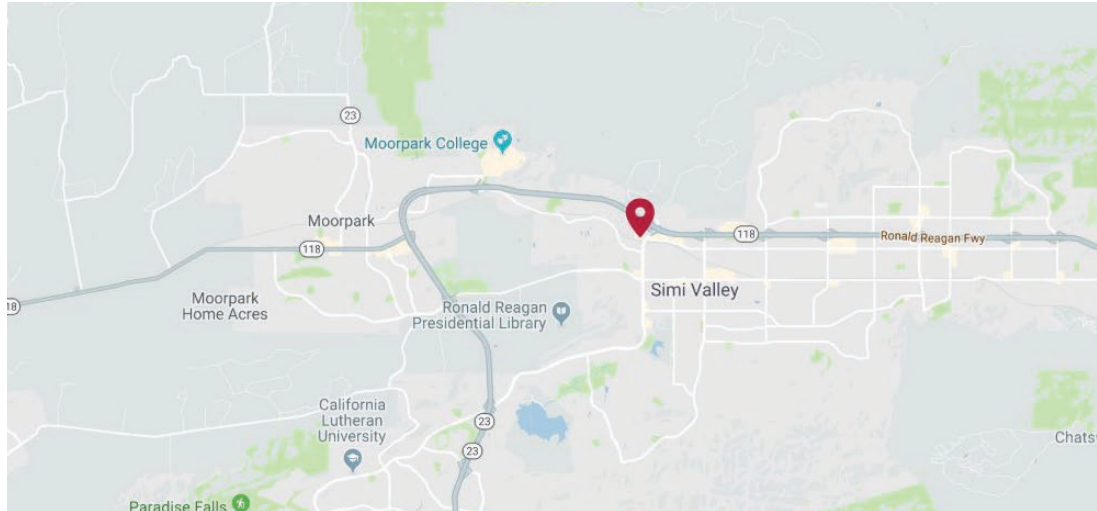
P: 805.384.8830

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2010 Population	5,010	55,752	125,763
2023 Population	5,475	56,359	128,057
2028 Population Projection	5,505	55,868	127,117
<b>Annual Growth 2010-2023</b>	0.7%	0.1%	0.1%
Annual Growth 2023-2028	0.1%	-0.2%	-0.1%
Median Age	40.6	40.2	40.5
Avg Household Income	\$121,072	\$124,993	\$137,046
<b>Median Household Income</b>	\$107,415	\$106,553	\$114,123
<b>Total Specified Consumer Spending (\$)</b>	\$81.4M	\$805.8M	\$1.9B
<b>Employment:</b>			
Total Businesses	800	3,019	5,391
Employees	9,297	24,200	47,011

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Madera Rd	Cochran St NE	34,637	2022	0.10 mi
Cochran St	PkCenter Dr SE	10,125	2022	0.10 mi
W Easy St	Madera Rd E	8,263	2022	0.23 mi
Ronald Reagan Fwy	Madera Rd SE	9,238	2018	0.29 mi
Cochran St	Freedom Way E	14,516	2022	0.30 mi
118	-	94,578	2022	0.30 mi
View Lane Dr	Brea Canyon Rd E	18,192	2018	0.30 mi
Brea Canyon Rd	View LnDr SW	16,073	2022	0.36 mi
View Lane Dr	Madera Rd SE	11,042	2022	0.37 mi
Brea Canyon Rd	View Lane Dr SW	19,870	2018	0.38 mi

FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT  
 P: 805.384.8830  
 E: mike.foxworthy@daumcommercial.com  
 CA License: #00773787

**SIMI VALLEY**  
 BUSINESS CENTER

**DAUM**  
 COMMERCIAL REAL ESTATE SERVICES

# AMENITIES MAP



FOR MORE INFORMATION, CONTACT:

**MICHAEL D. FOXWORTHY** | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: [mike.foxworthy@daumcommercial.com](mailto:mike.foxworthy@daumcommercial.com)

CA License: #00773787

**SIMI VALLEY**  
BUSINESS CENTER

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES