



CENTRE COURT

1252-1308 Madera Road, Simi Valley, CA 93065

UNIQUE GROUND LEASE OPPORTUNITY

LEASING CONTACT

BRUCE MILTON

Cell: 602.881.1166

Direct Office: 805.626.1281

bmilton@lee-re.com

Lic # 1945652

CHERI BLESSING

Direct Office: 805.626.1240

cblessing@lee-re.com

Lic # 01192278

Subject Property

Available for Ground Lease
24,904 SF
Fully Fenced
Lap Pool & Volleyball Courts
Call for Rental Information





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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID 01191898

Lee & Associates - LA North/Ventura, Inc.
A Member of the Lee & Associates Group of Companies
1000 Town Center Dr, Suite 310, Oxnard, CA 93036
805.626.1200 • Corp ID 01191898 • www.lee-associates.com

CENTRE COURT - 1252-1308 Madera Road, Simi Valley, CA 93065

HIGHLIGHTS

- Major Tenants Include High Performing Albertson's, 24 Hour Fitness, Chase Bank, The UPS Store, Fire Island Grill, Jamba Juice, Papa John's, Carl's Jr and More!
- Blocks from Los Angeles Avenue
- Close to Dense Residential Development
- Minutes from California Hwy 23 and Hwy 118
- Minutes from Ronald Reagan Library

DEMOGRAPHICS



POPULATION:

1 Mile: 13,089
3 Mile: 61,919
5 Mile: 141,756



EMPLOYEES:

1 Mile: 3,653
3 Mile: 26,801
5 Mile: 47,386



AVG HH INCOME:

1 Mile: \$129,178
3 Mile: \$134,535
5 Mile: \$144,392



TRAFFIC COUNTS:

Madera Rd: 40,000 CPD
Royal Ave: 25,000 CPD
Heavy Daily Traffic Going to Work & Going Home

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