

MEDICAL BLDG
FOR LEASE



2755 ALAMO ST. SIMI VALLEY, CA 93065



EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM | MEDICAL OFFICE



EXECUTIVE SUMMARY

This well-maintained two-story medical office building features four individually metered suites and is ideally configured for healthcare or professional use:

Suite 100 – approximate 3,650 SF

Suite 101 – approximate 3,487 SF

Suite 201 – approximate 4,004 SF

Suite 205 – approximate 4,405 SF

The building offers efficient layouts with a low 10% load factor, dual-pane perimeter windows, and is fully sprinklered for safety. It is elevator served and includes multiple well-maintained common area restrooms on both floors adjacent to the elevator. A peaceful courtyard provides a welcoming entry for patients and staff, while generous parking at 5 spaces per 1,000 SF supports high-traffic medical use.

PROPERTY HIGHLIGHTS

- Walking distance to Simi Adventist Hospital and Aspen Outpatient Center.
- Current tenants, UCLA & Simi Medical Group sublease terminates
- Below market rents and Tenants in Suites 100 & 101 desire to extend their leases



PROPERTY TYPE
OFFICE

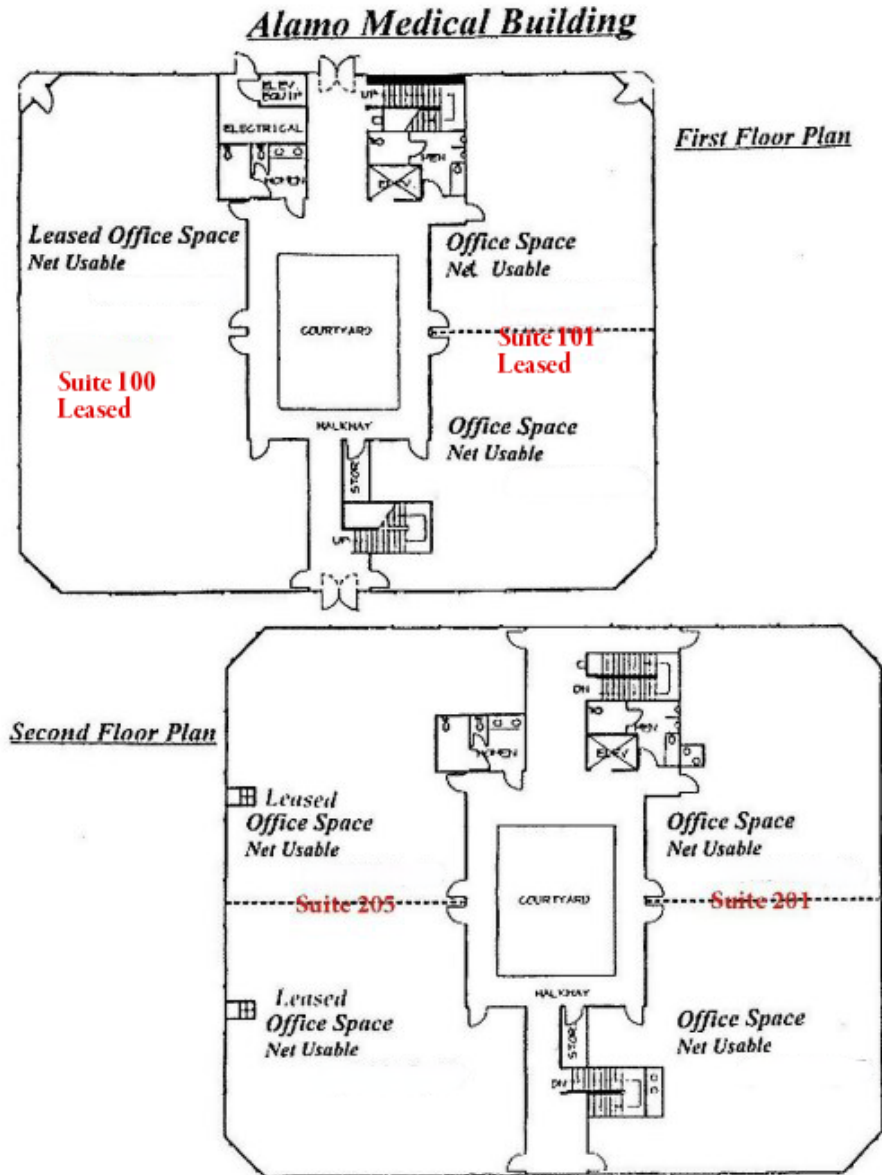
SUBTYPE
MEDICAL

BUILDING SIZE
15,547 SF

LOT SIZE
40,743 SF

BUILDING CLASS
B

YEARBUILT
1991



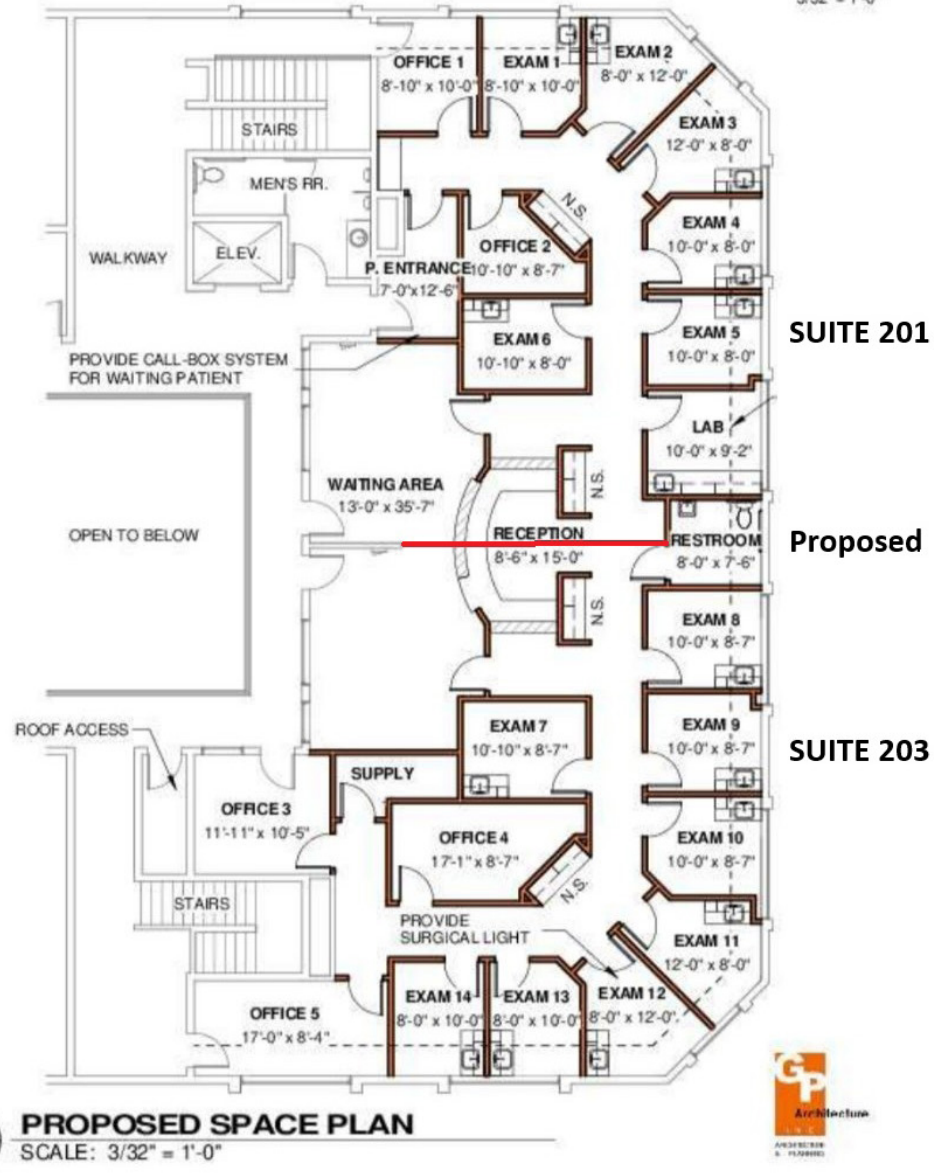
UNIT 201 FLOORPLAN

REGAL MEDICAL GROUP

2755 ALAMO ST SUITE 201, SMI VALLEY, CALIFORNIA 93065

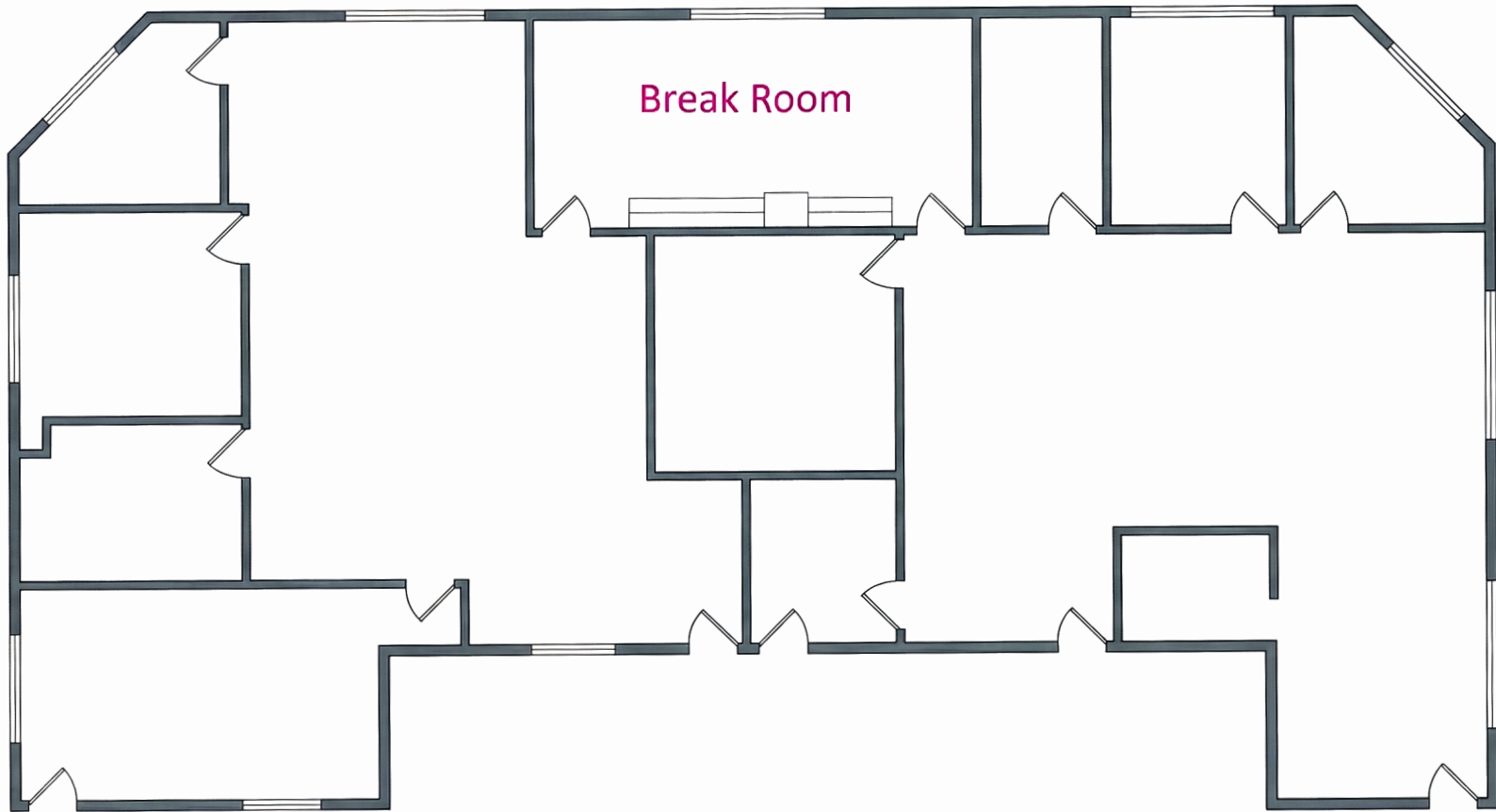
OPTION 1
SP-01
03/12/2013
3/32" = 1'-0"

SUITE 201 IS CURRENTLY ON UNIT BUT COULD BE DIVIDED INTO TWO HALVES



UNIT 205 FLOORPLAN

2755 ALAMO ST, UNIT 205 - SIMI VALLEY, CA



PROPERTY PHOTOS

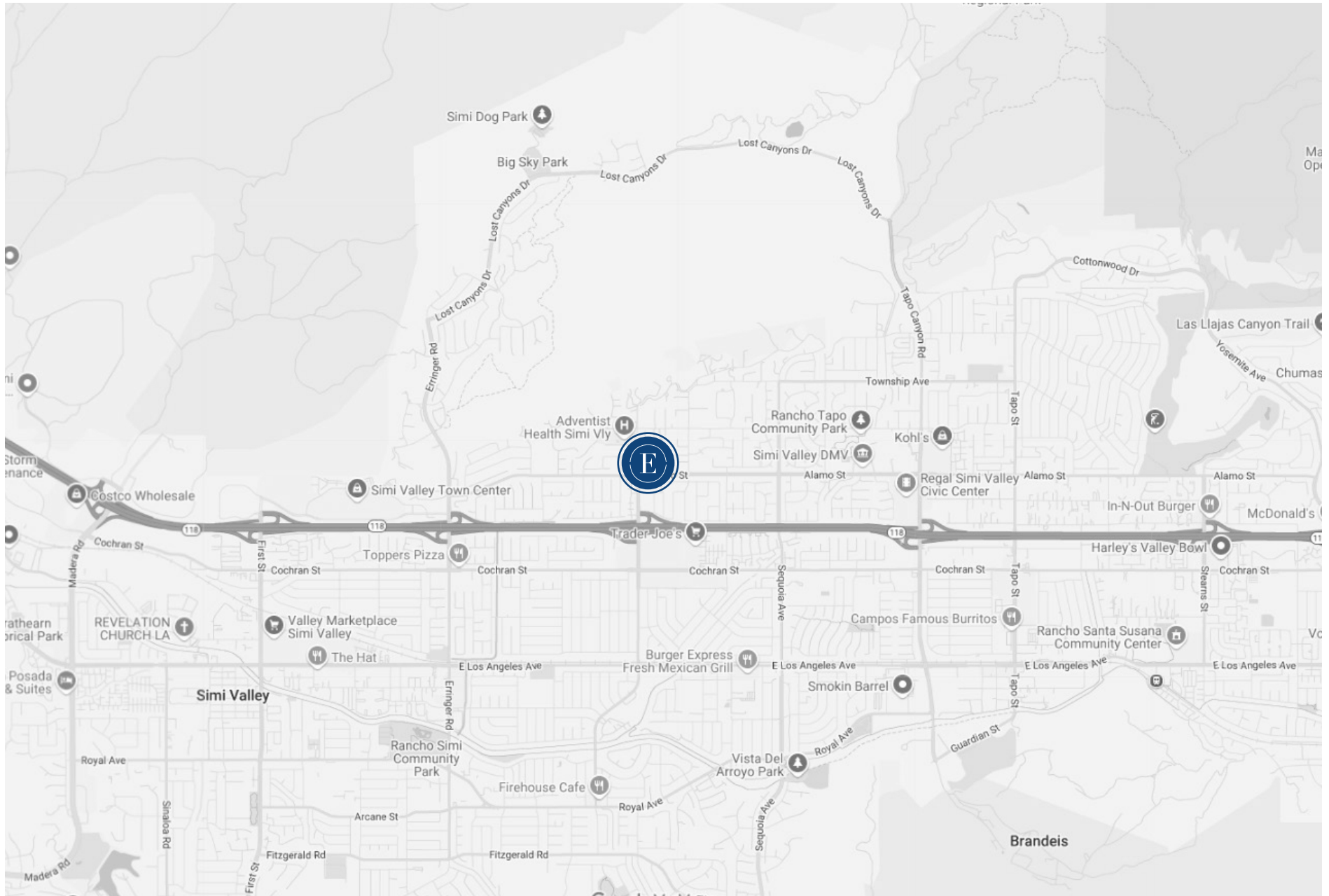


AERIAL MAP



WALKING DISTANCE TO SIMI ADVENTIST HOSPITAL AND ASPEN OUTPATIENT CENTER

LOCATION MAP





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