

# FOR SALE

## ±1.61 Acre Industrial Development Site

751 W. Los Angeles Avenue  
Simi Valley, CA 93065

118

# SIMI VALLEY

751 W. LOS ANGELES AVENUE

QUIMISA DR

W LOS ANGELES AVE

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# Property Overview

- This 1.61-acre industrial zoned parcel of land offers a unique opportunity for either an owner/user or investor to develop a new industrial building.
- Located at the west end of Simi Valley just off the Madera Road exit of the 118 freeway, 751 W. Los Angeles Avenue offers immediate proximity to the San Fernando Valley and is central to the North Los Angeles region and beyond offering easy access to the Burbank Airport, Port of Hueneme, UPS, FedEx and Amazon.
- The business-friendly City of Simi Valley is amenity-rich and consistently ranked one of the safest cities in America.

**Pricing:** \$3,155,940.00 (\$45.00 PSF)

**751 W. LOS ANGELES AVE., SIMI VALLEY CA:**

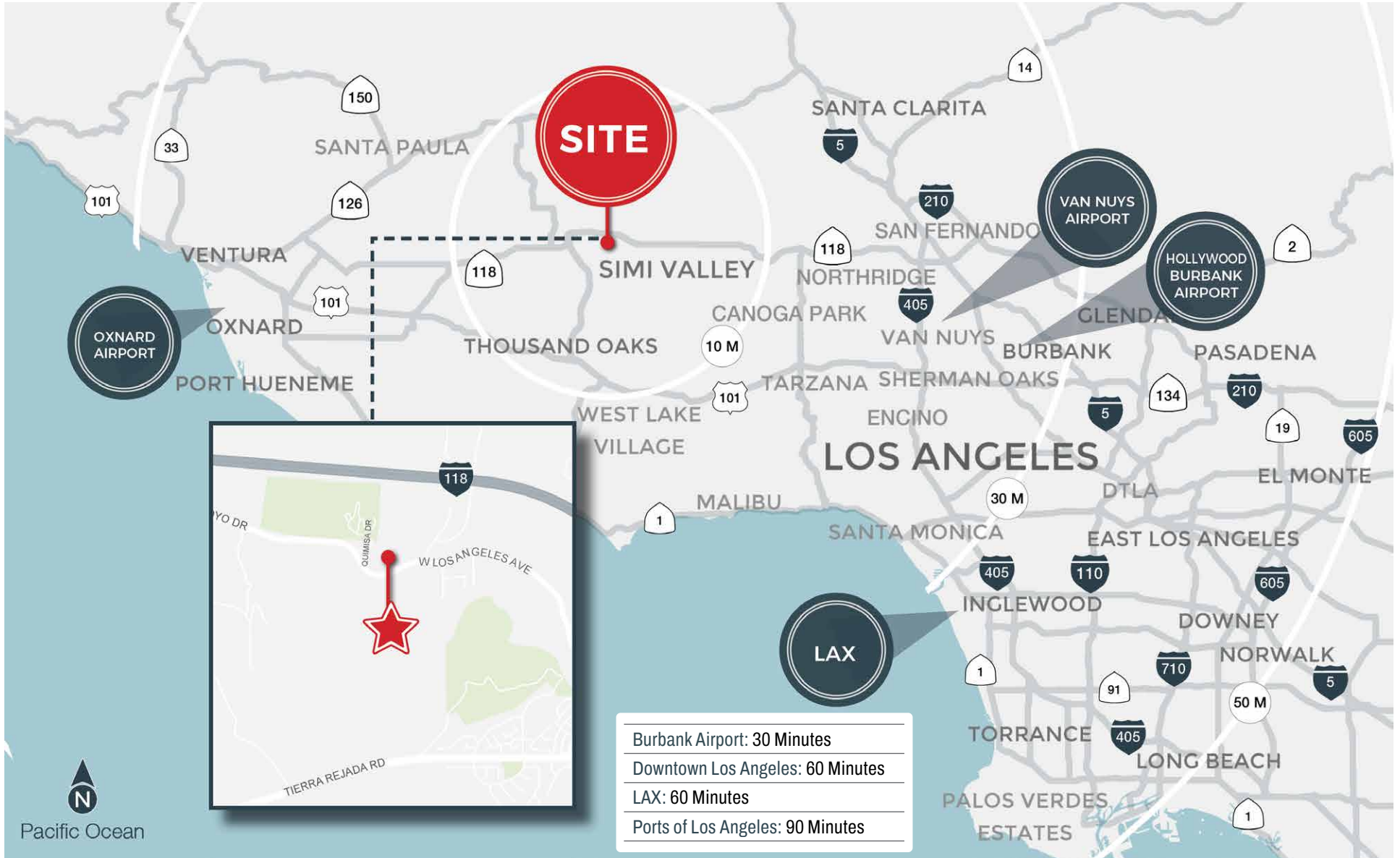
**Size:** ±1.61 acres (±70,132 SF)

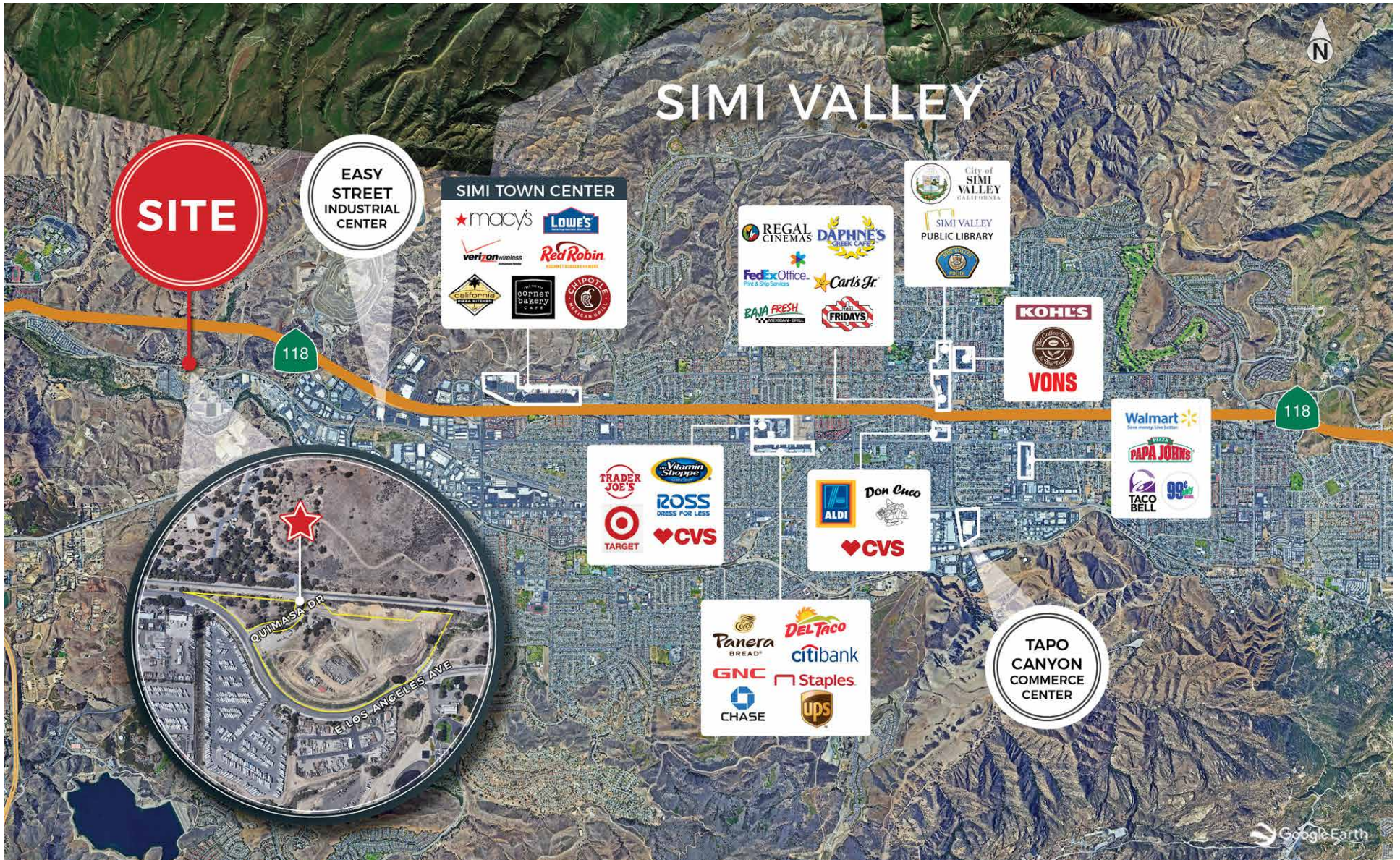
**APN:** 579-0-150-015

**Type:** LI-SP (Light Industrial)




# Location Map









**Simi Valley** is a city located in the southeast corner of Ventura County, California, bordering the San Fernando Valley of Los Angeles and is part of the Greater Los Angeles Area. The city is situated west of the San Fernando Valley and east of the Conejo Valley, just 40 miles from Downtown Los Angeles. Located in the valley of the same name, Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills. It is the third largest of Ventura County's ten cities. Simi Valley is well-known as the home of the Ronald Reagan Presidential Library, where the former president was laid to rest following his death in 2004.

The City's commercial and industrial base is diverse. Major industries with headquarters or divisions located within the City's boundaries, or in close proximity, include retail sales, real estate lending, health care, computer hardware, and light manufacturing.

The production of housing units continues with single-family homes in various subdivisions including the Enclave, Pinehurst, Fountain Wood, the Westerly, and the Woodlands. Additionally, production of multi-family apartments and condominiums throughout various under-utilized infill sites (along Patricia Avenue, Heywood Street, Sycamore Drive, and Los Angeles Avenue). Furthermore, growing demand of building permits for Accessory Dwelling Units peppered throughout Simi Valley contributes to the variety the city's housing stock. As Simi Valley is approaching General Plan buildout, undeveloped accessible land on the valley floor is rare. Concurrently, the community's wish to preserve and protect Simi Valley's hillsides though the Hillside Performance Standards is guiding the continued development of underutilized and nonconforming properties found on the valley floor. As a result, new and future development proposals will likely be inward, upward, and with intensified density. Simi Valleys' activity in the housing and the commercial real estate market has increased to levels not seen since before the Great Recession.



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