

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the box are three horizontal stripes in yellow, red, and blue from top to bottom.

For Lease | Industrial

2685 Park Center Drive Unit C, Simi Valley, CA



Accelerating success.

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Colliers

6324 Canoga Ave

Suite 100

Woodland Hills, CA 91367

www.colliers.com

Building Highlights



Suite Highlights:

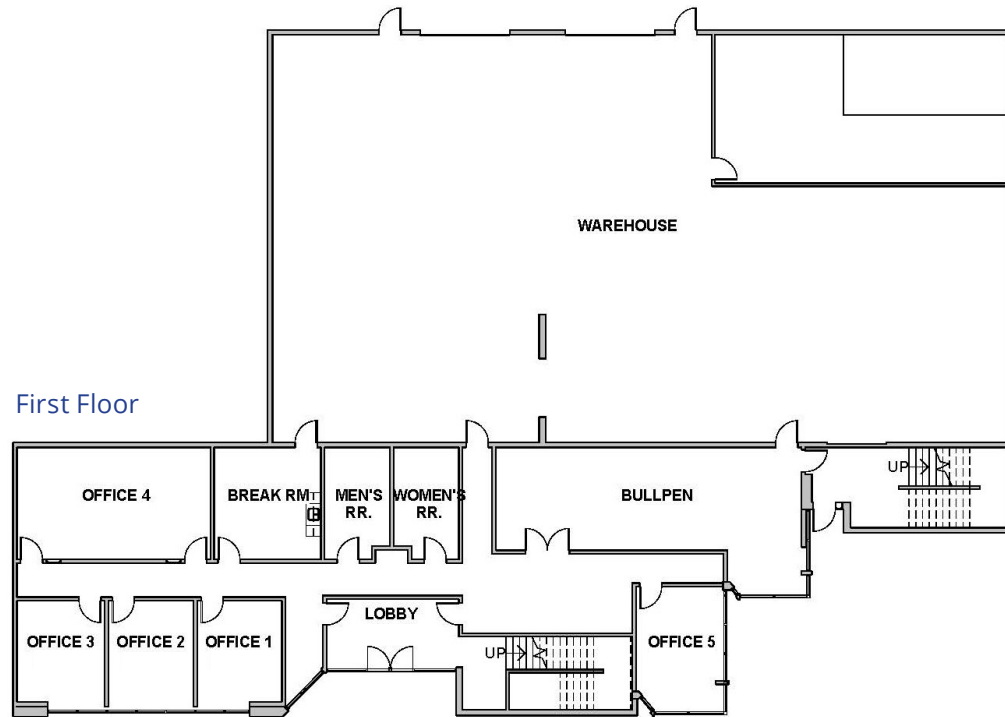
Square Footage: 13,676 SF

Price: \$1.25/SF, NNN

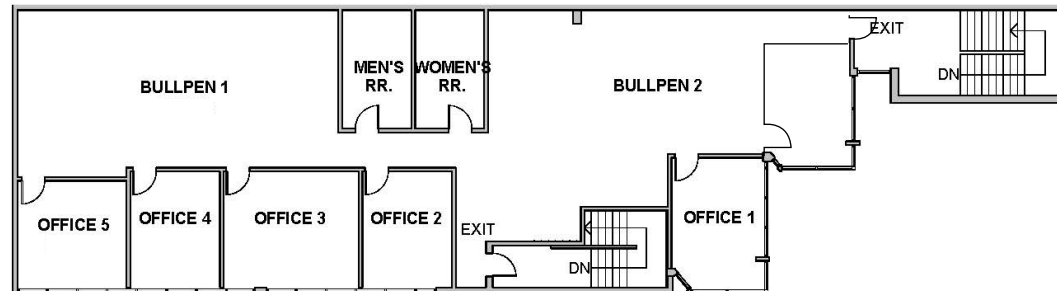
NNN's: Approximately \$0.34 PSF

- 400 AMPs, 277/480 Volts
- 22' Clear Height
- Two (2) Ground level loading doors
- High Image Industrial /R&D Space
- Immediate Access to 118 Freeway

Floor Plan



Second Floor



1 MILE

Subject





Market Overview

2685 Park Center Dr, Simi Valley, California, 93065
1 mile radius

Household & population characteristics



\$103,245

Median household income



\$666,364

Median home value



83.2%

Owner occupied housing units



40.5

Median age



50.9%

Female population



50.8%

% Married (age 15 or older)

Annual lifestyle spending



\$2,612

Travel



\$30

Tickets to Movies



\$72

Theatre/Operas/Concerts



\$77

Admission to Sports Events



\$9

Online Gaming Services

Households & population



2,102

Current total population



2,082

5 Year total population



724

Current total households



724

5 year total households

Education

9%

No high school diploma



18%

High school graduate



32%

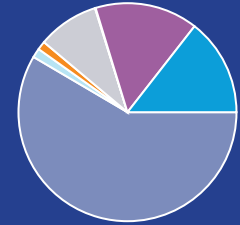
Some college



41%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



694

Total businesses



8,006

Total employees

Employment



74%

White collar



17%

Blue collar



8%

Services

1.9%

Unemployment rate

Annual household spending



\$2,538

Apparel & Services



\$294

Computers & Hardware



\$4,129

Eating Out



\$7,685

Groceries



\$7,814

Health Care

Contact info:

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Available SF 13,676 SF

Industrial For Lease

Building Size 41,879 SF



Address: 2685 Park Center Dr, Unit C, Simi Valley, CA 93065

Cross Streets: Westhills Ct/W Cochran St

High Image Industrial/R&D Space
 Immediate Access to 118 Freeway & Retail Amenities
 Freeway Frontage/Extensive Glass
 3:1,000 Parking

Lease Rate/Mo:	\$17,095	Sprinklered:	Yes	Office SF / #:	7,393 SF
Lease Rate/SF:	\$1.25	Clear Height:	22'	Restrooms:	4
Lease Type:	NNN / Op. Ex: \$0.34	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	13,676 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	3,600 SF
Minimum SF:	13,676 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1987	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	09/01/2024
Sale Price/SF:	NFS	Parking Spaces: 41 / Ratio: 3.0:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Flex/R&D	Market/Submarket:	Moorpark/Simi Valley
Zoning:	LI(SP)			APN#:	579006132
Listing Company:	Colliers				
Agents:	John Erickson 661-253-5202 , Christopher Erickson 661-253-5207 , Cole Taylor 661-253-5271				
Listing #:	40157485	Listing Date:	04/17/2024	FTCF:	CB300N150S000/A0AA
Notes:	Lessee to verify all information. NNN's are approximately \$0.34 PSF.				