



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

So Fresh
WELCOME!
So Healthy

Create
YOUR OWN

OR
Select a
SIGNATURE



2ND GENERATION RESTAURANT - NO KEY MONEY!

2667 Tapo Cyn Rd, Suite D, Simi Valley, CA 93063



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

2ND GEN RESTAURANT
SIMI VALLEY, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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SIMI VALLEY, CA

PROPERTY FEATURES

2667 Tapo Cyn Rd, Suite D, Simi Valley, CA 93063



APPROX. 1,350 SF

2ND GENERATION RESTAURANT

- ✓ Renovated in 2021
- ✓ Open seating floor plan, kitchen, storage, restrooms
- ✓ Fully built out kitchen, large capacity hood, walk in cooler and freezer, 3 compartment sink, storage room and more
- ✓ Large building signage facing Pico Boulevard
- ✓ Excellent visibility and co-tenancy
- ✓ 8 years remaining on lease term
- ✓ Lots of natural light
- ✓ Abundant parking
- ✓ Located in prime Simi Entertainment Plaza
- ✓ Currently operates a Chop it Up Salads
- ✓ Adjacent Daphne's California





RENTAL RATE/KEY MONEY

- ✓ 1,350 SF \$3.50 PSF + \$1.48 PSF NNN
- ✓ No key money!

PROPERTY FEATURES

2667 Tapo Cyn Rd, Suite D, Simi Valley, CA 93063

- ✓ Heavy day/night pedestrian and automobile traffic
- ✓ High density of commercial and office buildings in the immediate vicinity
- ✓ High residential density
- ✓ Located at the intersection of Tapo Canyon Rd and 118 fwy
- ✓ Co-Tenants: Yogurtland, Starbucks, it's Boba Time, Daphne's California Greek, Baja Fresh, East Coast Pizza Co, Panda Express, Wing Stop, Carl's Jr, TGI Fridays, Regal Imax Cinemas, Verizon, Fedex, Bank of America, Wescom Credit Union, Telesis Credit Union, Unleashed by Petco, Supercuts, Kaiser Permanente
- Neighboring tenants include: Ventura County Credit Union, Chase Bank, El Pollo Loco, 7-Eleven
- ✓ Across from Ventura County Civic Center
- ✓ Near Schools, places of worship, financial services, restaurants, shopping, entertainment
- ✓ Adjacent to the 118 fwy

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,150	84,147	116,945
 Avg. HH Income	\$126,505	\$128,335	\$126,735
 Daytime Pop	14,860	68,673	95,439
 Traffic Count	± 47,964 CPD ON ALAMO ST & TAPO CANYON RD		





AERIAL MAP



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