



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property



2ND GENERATION RESTAURANT - NO KEY MONEY!

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



STEFAN SIEGEL
(818) 697-9372 | stefan@illicre.com
DRE#01356621

MICHAEL SHARON
(818) 572-4050 | msharon@illicre.com
DRE#01495419



2ND GEN RESTAURANT
SIMI VALLEY, CA

EXCLUSIVELY LISTED BY

STEFAN SIEGEL

SENIOR ASSOCIATE

(818) 697-9372 | stefan@illicre.com
DRE#01356621

MICHAEL SHARON

SENIOR VICE PRESIDENT

(818) 572-4050 | msharon@illicre.com
DRE#01495419



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.

2ND GEN RESTAURANT
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

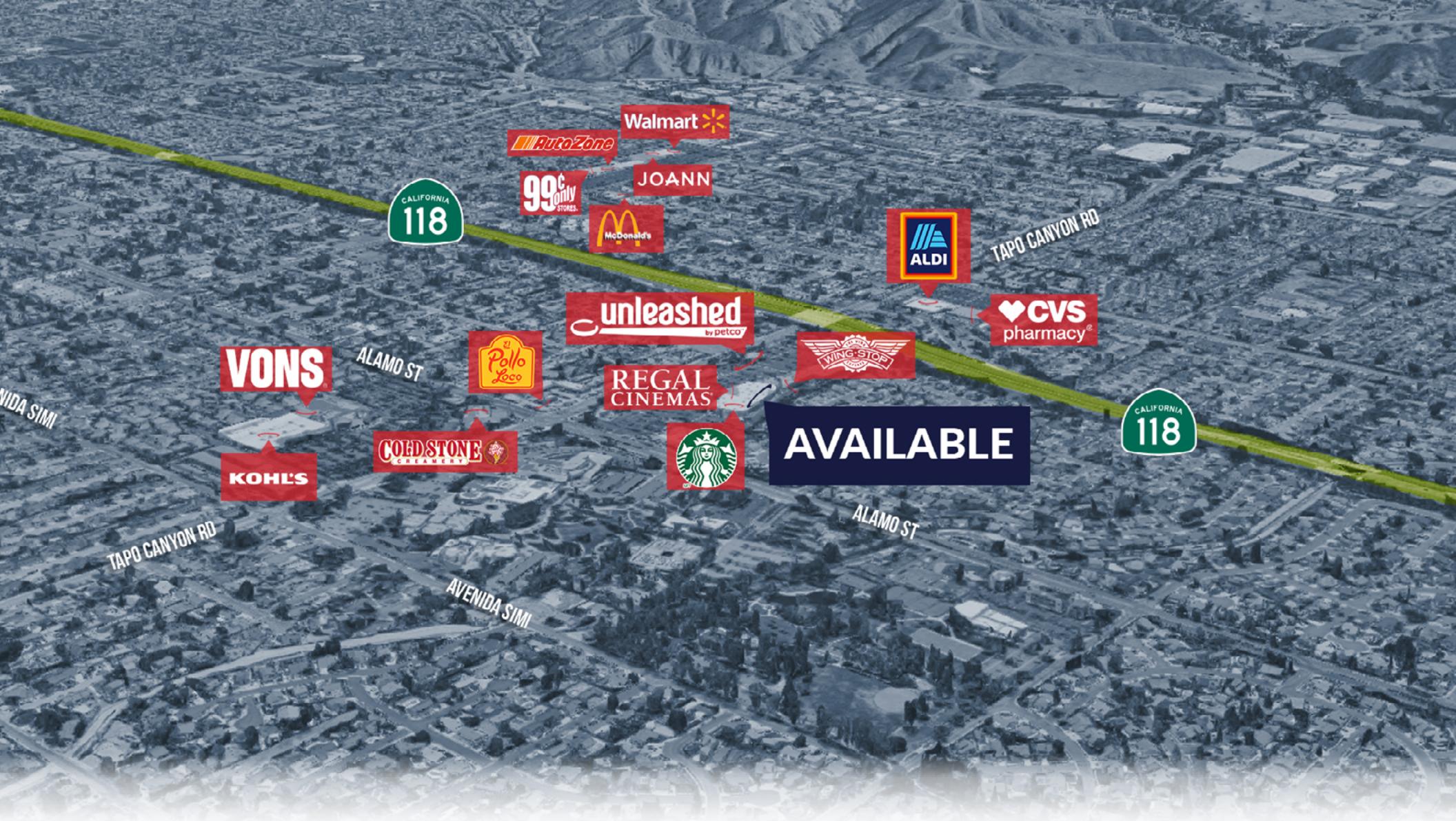
RENTAL RATE/KEY MONEY

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

- ✓ 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 | | |





unleashed
by petco



KOHL'S

REGAL CINEMAS

JOANN

SUBWAY



VONS

COLD STONE CREAMERY

99¢ only STORES



AutoZone

CVS Pharmacy

Walmart

Jack in the box



AERIAL MAP



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5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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