

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065

±1,446-37,000 SF Available



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FEATURES

- Prime Simi Valley anchor location available: ±37,000 SF with 26 FT clear height (former movie theatre)
- ±1,446 SF shop space available
- Anchored by a ±75,000 SF Vallarta Supermarket, Gold's Gym, Dunkin Drive Thru, and Western Dental
- High visibility building and pylon signage available

AREA AMENITIES

- Located near the busy intersection of E. Los Angeles Ave and 1st, central to all of Simi Valley
- Close proximity to the 118 Freeway
- In the heart of Simi Valley's main retail thoroughfare
- Adjacent to other nationally anchored shopping centers

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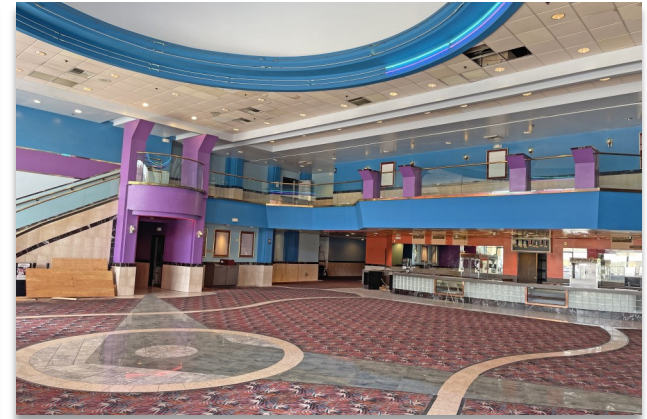
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FORMER ±37,000 SF FREESTANDING MOVIE THEATRE BUILDING FOR LEASE



FEATURES & AREA AMENITIES

- ±37,000 SF anchor in prime Simi Valley shopping center (former movie theatre)
- Ownership can deliver building in clean vanilla shell (“white box”) condition with acceptable deal terms and tenant financials
- 26 foot ceiling heights
- T.I. allowance available for qualified tenants
- Large pylon sign opportunity
- Great visibility from E Los Angeles Ave.
- Nearby tenants include Target, Smart & Final, Harbor Freight, McDonald’s, Taco Bell, Starbucks, El Pollo Loco, and many more

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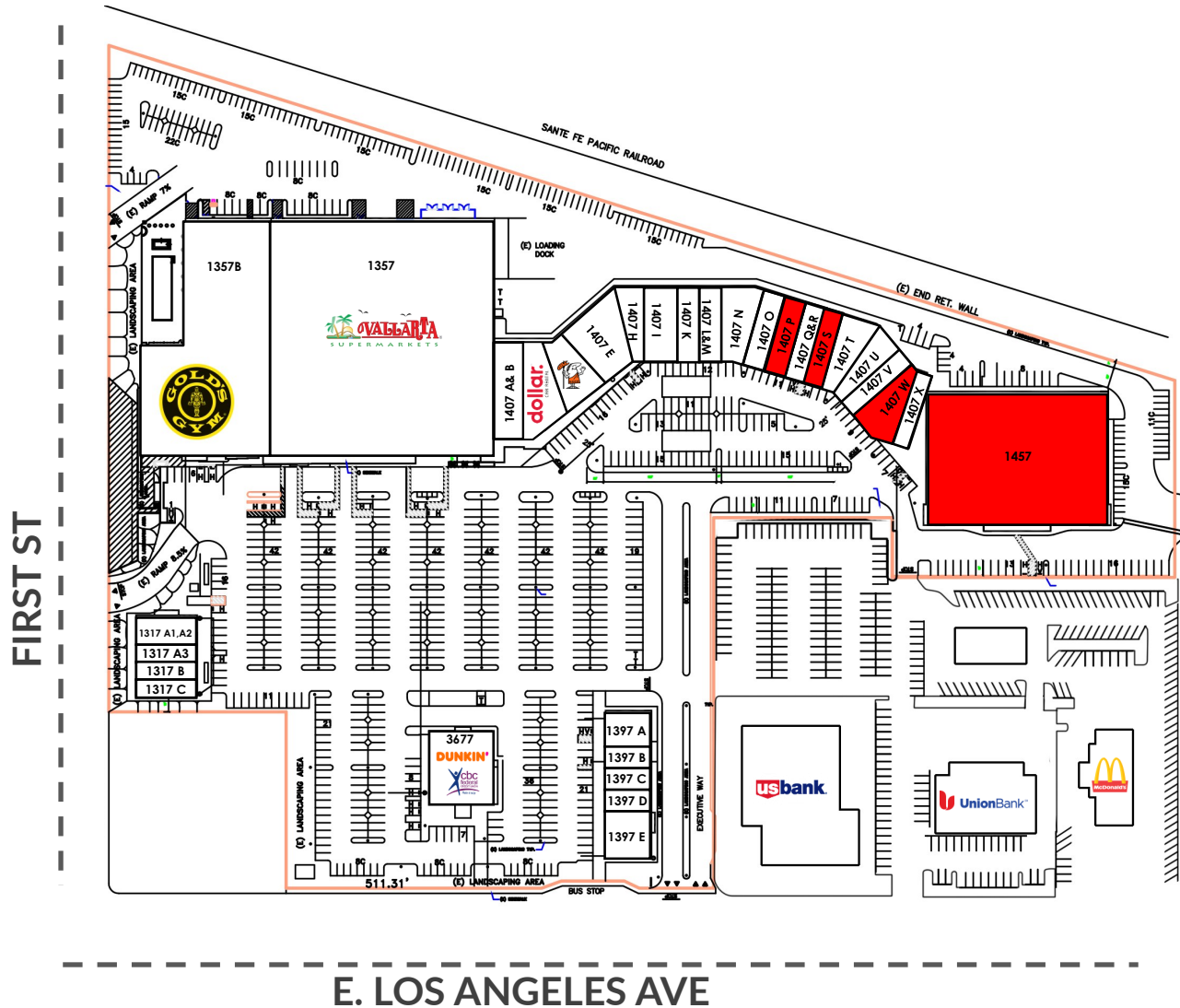


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UNIT #		TENANT	SQ FT
1317	A1, A2	Animal Hospital	±2,950
1317	A3	Boost Mobile	±1,474
1317	B	Cosmopawitan	±1,466
1317	C	Cosmopawitan	±1,157
1357		VALLARTA SUPERMARKET	±75,040
1357	B	GOLD'S GYM	±38,892
3677		DUNKIN' DONUTS & CBC FEDERAL CREDIT UNION	±3,666
1397	A	Chuy's Mesquite Broiler	±2,926
1397	B	Chuy's Mesquite Broiler	±1,186
1397	C	Blown Away	±1,068
1397	D	Elegant Nails	±1,053
1397	E	Western Dental	±3,469
1407	A & B	Simi Valley Laundry Center	±5,985
1407	C	Dollar Car Rental	±2,927
1407	D	Little Caesar's Pizza	±2,435
1407	E & F	Szechuan Garden	±2,800
1407	G & H	Simi Dialysis Center	±5,034
1407	I & J	Machado Jiu-Jitsu	±2,660
1407	K	Sports Memorabilia, Apparel, & Collectibles	±3,024
1407	L,M,N	Learn 4 Life	±6,150
1407	O	Tomodachi Sushi Restaurant	±1,600
1407	P	AVAILABLE	±1,600
1407	Q & R	La Michoacana	±2,404
1407	S	Botanica	±1,200
1407	T	The Salvation Army	±2,431
1407	U	Herb and Spice Thai Cuisine	±2,065
1407	V	No. 1 Health Spa	±1,200
1407	W	AVAILABLE	±2,798
1407	X	Boba Cuz	±1,146
1457		AVAILABLE	±37,000
		TOTAL	±218,698

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DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	18,929	80,826	124,716
Average HH Income	\$78,935	\$98,061	\$100,751
Daytime Population	13,595	29,568	44,360
Traffic Count	± 57,000 cars per day		

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