



COMMERCIAL
REAL ESTATE
the sign of a profitable property

FREEWAY ADJACENT PARCEL OF **LAND FOR SALE**

5800 Mount Sinai Drive., Simi Valley, CA 93063



CoStar
POWERBROKER

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PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present the sale of the parcel of land located at 5800 Mount Sinai Drive, Simi Valley, CA, 93063; APN Number: 628-0-300-075, located in the County of Ventura, and generally described as approximate 36,703 SF parcel of land (with no improvements), located at the corner of Mount Sinai Drive and Yosemite Avenue in Simi Valley, CA ("Property").

SIZE**± 36,703 SF LOT****PRICE****\$ 1,200,000****PROPERTY DETAILS**

Address	5800 Mount Sinai Dr., Simi Valley, CA 93063
APN	628-0-300-075
Zoning	RVL in the Freeway Combining (FC) Overlay District
Uses	1. Commercial recreation facilities- indoor 2. Commercial recreation facilities- outdoor 3. Dinner house restaurants

No representation or recommendation is made by illi Commercial Real Estate as to the legal sufficiency or tax consequences of this document or any transaction to which it relates. These are questions for your attorney. In any real estate transaction, it is recommended that you consult with a professional, such as a civil engineer, architect, or other person, with experience in evaluating the condition of the Property. illi Commercial Real Estate makes no representations regarding zoning, codes, restrictions, permits or licenses necessary for a Property Owner to evaluate the Property. Please contact the necessary governmental authorities regarding these issues and any other requirements by governmental agencies



| LAND FOR SALE

PROPERTY PHOTOS



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LAND FOR SALE

PROPERTY PHOTOS



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AVAILABLE



AERIAL MAP

LOCATION OVERVIEW

Simi Valley, CA

Strategically located just minutes from Los Angeles, Simi Valley offers a unique blend of small-town charm, strong infrastructure, and pro-business advantages that make it an ideal place for investment. With attractive facility costs, a highly productive labor force, and a welcoming community atmosphere, the city has become a destination of choice for companies seeking long-term success.

Simi Valley's accessibility—via major highways, multiple airports, rail lines, and regional bus services—ensures seamless connectivity to greater Southern California and beyond. Businesses also benefit from the city's high quality of life, with top-rated schools, abundant parks, and a vibrant cultural scene. As Ventura County's third-largest city, Simi Valley continues to attract both emerging ventures and established enterprises, making it a premier location for commercial growth.

Nestled among scenic rolling hills and Hollywood-famous rock formations, the city provides a picturesque backdrop for both work and play. Employees and residents enjoy access to 39 well-maintained parks, miles of hiking and biking trails, golf courses, and cultural amenities including a performing arts center and public library. With a average household income of over \$127K in a 3-mile radius and a 72% homeownership rate, Simi Valley boasts a stable, educated, and family-oriented population.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	14,707	47,506	106,560
Daytime Population	12,308	39,589	88,540
Avg HH Income	\$130,922	\$127,123	\$131,055
Avg HH Size	2.70	2.80	2.90
Median Home Price	\$711,629	\$725,073	\$743,032

TRAFFIC COUNTS	YOSEMITE AVE	118 FWY
Cars per Day	±12,979	±135,612



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