



ZACUTO GROUP
COMMERCIAL REAL ESTATE

SPACE FOR LEASE

FOR LEASE

2494
STEARNS STREET
SIMI VALLEY

LEASE SUMMARY

2494 STEARNS ST, SIMI VALLEY

SIMI VALLEY, CA 93063

SIZE	RATE	TERM	POPULATION
7,320 SF	\$1.75/SF NNN (+\$0.55/SF nets)	Negotiable	16K+ people within 1-mile

TRAFFIC (VEHICLES PER DAY)	MEDIAN HOUSEHOLD INCOME
Stearns Street 19,778 VPD	\$102,284 within 1-mile
Cochran Street 19,000+ VPD	

HIGH TRAFFIC AREA

Surrounded by residential communities, schools, & retail centers, ensuring steady vehicle traffic.

LONG-TERM OCCUPANCY & DIVERSE TENANT BASE

Tenants from a variety of industries, including Retail, Food & Beverage, Pharmaceutical, Financial Services, Postal Services and Hospitality/Entertainment have occupied their spaces for an average of 18 years.

STRONG DEMOGRAPHICS

Located in a growing community with 16,000 residents and a \$102,284 median household income within one mile.

LISTING TEAM

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	Senior Vice President	Director
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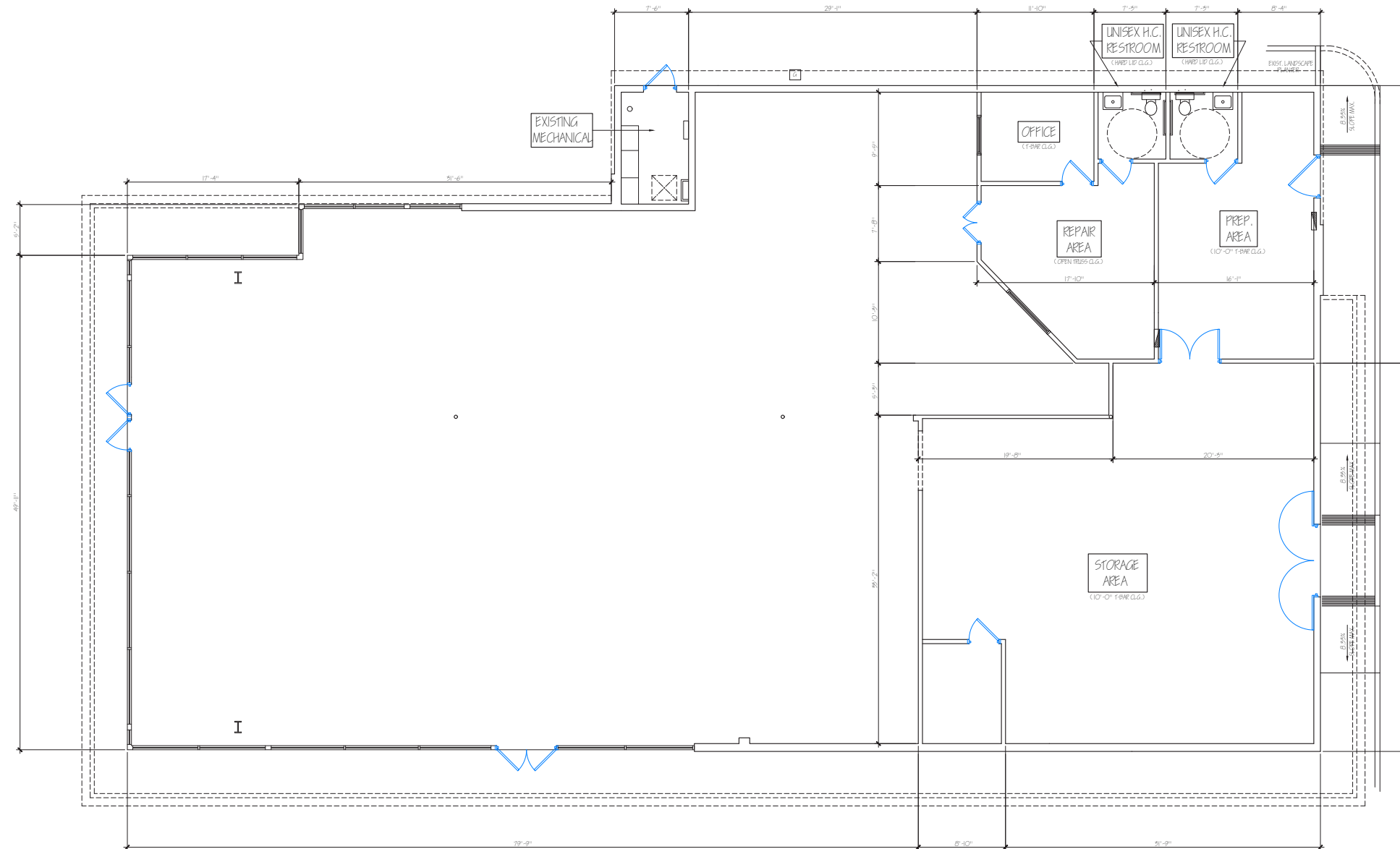
INTERIOR PHOTOS



2494 STEARNS STREET, SIMI VALLEY, CA 93063



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