









FOR LEASE

2468 STEARNS STREET

SIMI VALLEY

SIMI VALLEY, CA 93063

SIZE RATE TERM MEDIAN HOUSEHOLD INCOME

1,200 SF \$2.00/SF NNN Negotiable \$102,284 within 1 mile radius

(+\$0.66/SF nets)

PARKING TRAFFIC (VEHICLES PER DAY) POPULATION

2.99/1,000 Stearns Street 118 FWY 16K+ people within 1-mile 135,460 VPD

HIGH TRAFFIC AREA

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

AMPLE PARKING

Generous on-site parking availability, accommodating both customers and employees.

STONG DEMOGRAPHICS

Located in a thriving community with increasing population and spending power. Median househouse income within 1 mile is \$102,284.

LISTING TEAM



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CHASE COHEN

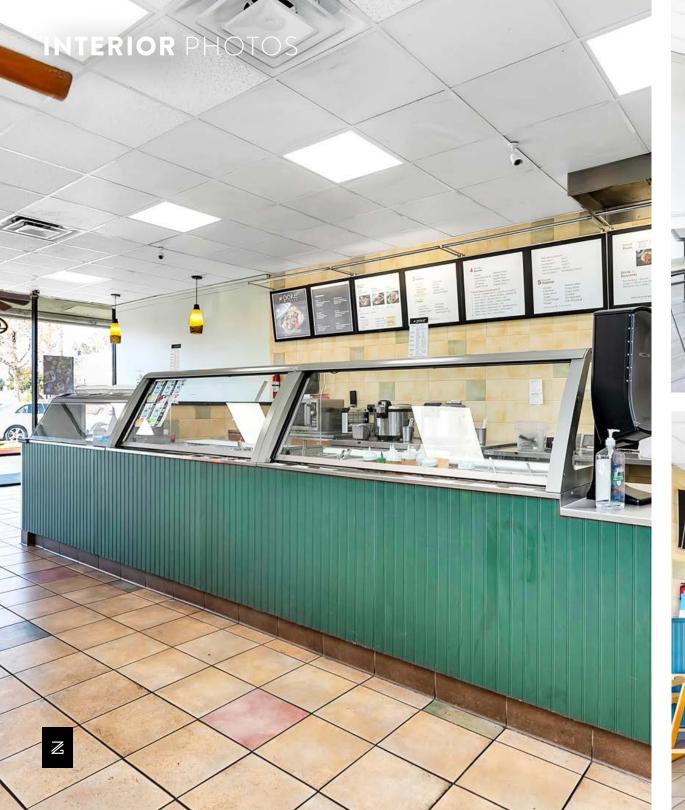
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