



ZACUTO GROUP
COMMERCIAL REAL ESTATE



FOR LEASE
2468
STEARNS STREET
SIMI VALLEY

LEASE SUMMARY

2468 STEARNS ST, SIMI VALLEY

SIMI VALLEY, CA 93063

SIZE	RATE	TERM	MEDIAN HOUSEHOLD INCOME
1,200 SF	\$2.00/SF NNN (+\$0.66/SF nets)	Negotiable	\$102,284 within 1 mile radius
PARKING	TRAFFIC (VEHICLES PER DAY)	POPULATION	
2.99/1,000	Stearns Street 19,778 VPD	118 FWY 135,460 VPD	16K+ people within 1-mile

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 houseouse income within 1 mile is \$102,284.

LISTING TEAM



MATTHEW LUCHS

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DRE #01948233

CHASE COHEN

Director

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DRE #02032851

2468 STEARNS STREET, SIMI VALLEY, CA 93063



PROPERTY PHOTOS



2585 COCHRAN STREET, SIMI VALLEY, CA 93065



INTERIOR PHOTOS



2585 COCHRAN STREET, SIMI VALLEY, CA 93065



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