



COMMERCIAL REAL ESTATE
of a profitable property

GROCERY-ANCHORED RETAIL ON MAJOR THOROUGHFARE

530-690 E. Los Angeles Avenue, Simi Valley, CA 93065



KENNETH SIMONS
(818) 650-1606 | ken@illicre.com
DRE#00625646

JAMES HEERDEGEN
(818) 697-9379 | james@illicre.com
DRE#02197482

KIM SIMONS
(818) 698-6162 | kim@illicre.com
DRE#01098103



RETAIL SPACE
SIMI VALLEY



EXCLUSIVELY LISTED BY

KENNETH SIMONS

VICE PRESIDENT

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DRE#00625646

JAMES HEERDEGEN

ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

530-690 E. Los Angeles Avenue, Simi Valley, CA 93065



APPROX. 1,200-4,801 SF

RETAIL SPACES AVAILABLE

- ✓ Suite 660B: ±2,300-4,801 SF | \$1.75/sf/mo + \$0.87 NNN
- ✓ Suite 660C: ±1,200 SF | \$2.15/sf/mo + \$0.87 NNN
- ✓ Suite 690D: ±1,600 SF | \$2.15/sf/mo + \$0.87 NNN
- ✓ Strong grocery anchor
- ✓ Signalized intersection
- ✓ Large monument signage
- ✓ Excellent national cotenancy
- ✓ Ideal for fitness, medical, restaurant, etc.



AREA AMENITIES

- ✓ Average HH income exceeds \$128,000 (3-mile)
- ✓ Rapidly growing community

— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	15,415	44,531	71,341
 Avg. HH Income	\$112,265	\$121,531	\$128,280
 Daytime Pop	12,355	36,115	58,026
 Traffic Count	± 36,739 CPD AT INTERSECTION		

RETAIL SPACE
SIMI VALLEY

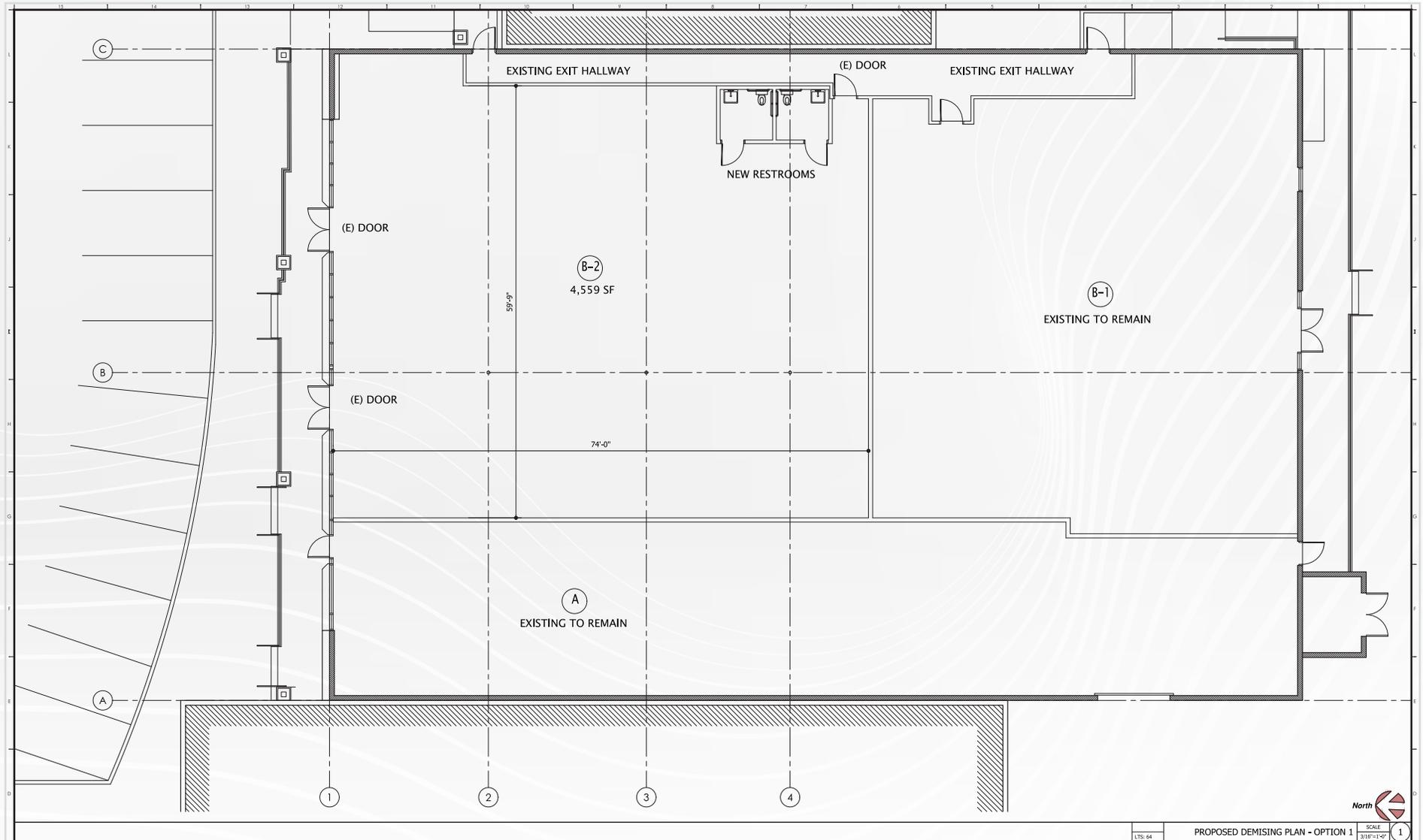
SUITE 660-B2

530-690 E. Los Angeles Avenue, Simi Valley, CA 93065



FLOOR PLAN - SUITE 660-B2

530-690 E. Los Angeles Avenue, Simi Valley, CA 93065



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL SPACE
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SUITE 660-C

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RETAIL SPACE
SIMI VALLEY

SUITE 690-D

530-690 E. Los Angeles Avenue, Simi Valley, CA 93065



SITE PLAN

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LOS ANGELES AVENUE



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AVAILABLE

ROYAL HIGH SCHOOL

Black Bear Diner

El Pollo Loco

AutoZone

1ST NISSAN SIMI VALLEY

SIMI VALLEY CHEVROLET

THE HOME DEPOT

PETSMART

chili's

COSTCO WHOLESALE

Walmart

CALIFORNIA 118

BANK OF AMERICA

GOLDS GYM

ups

usbank

SIMI VALLEY TOYOTA

Ford

McDonald's

VALERIA SUPERMARKETS

COCHRAN ST

CALIFORNIA 118

LOWE'S

BEST BUY

target

CHASE

Albertsons

24 HOUR FITNESS

ups

7 ELEVEN

LOWE'S

McDonald's

Albertsons

target

Walmart

SUBWAY

AutoZone

GOLDS GYM

24 HOUR FITNESS

Jack in the box

Starbucks

AERIAL MAP

STATER BROS.
markets



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