



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



GROCERY ANCHORED RETAIL BOX AVAILABLE - FORMER RITE AID

5845 E Los Angeles Ave, Simi Valley, CA 93063



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RETAIL SPACE
SIMI VALLEY, CA

EXCLUSIVELY LISTED BY

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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.

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PROPERTY FEATURES

5845 E Los Angeles Ave, Simi Valley, CA 93063



APPROX. 23,718 SF

RETAIL SPACE AVAILABLE

- ✓ Former Rite Aid
- ✓ Grocery-anchored center
- ✓ Signalized corner on the busy Los Angeles Ave commercial corridor
- ✓ Co-tenants include Vons, Starbucks, Subway, and more

AREA AMENITIES

- ✓ High residential density nearby with new developments underway
- ✓ Close 118 fwy access Yosemite Ave

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,071	46,651	119,936
 Avg. HH Income	\$113,657	\$126,997	\$134,947
 Daytime Pop	18,635	45,670	117,686
 Traffic Count	± 36,789 CPD ON E LOS ANGELES AVE & YOSEMITE AVE		

RETAIL SPACE
SIMI VALLEY, CA

EXTERIOR PHOTOS

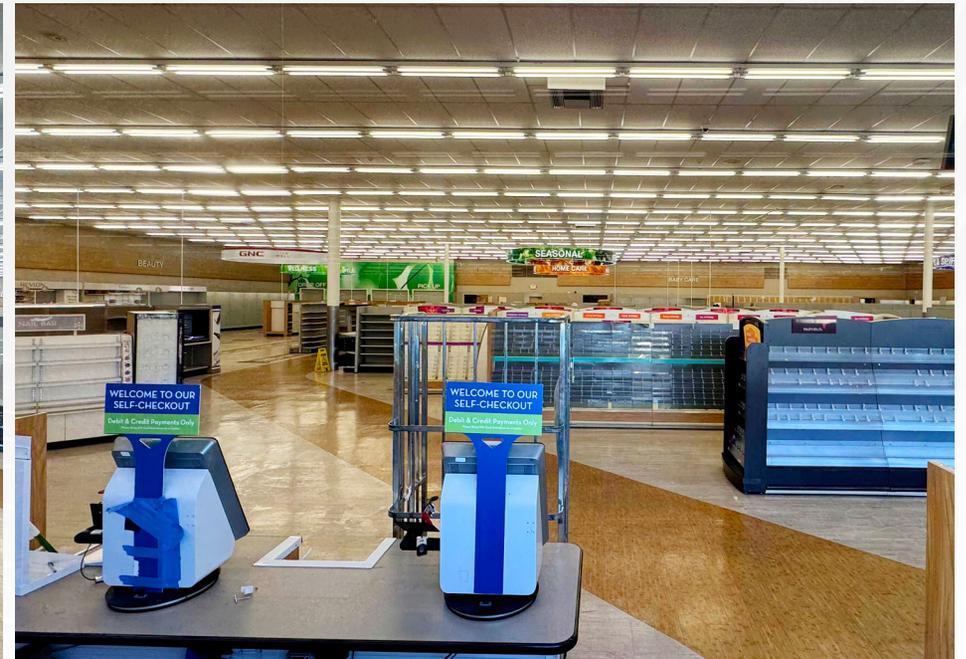
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RETAIL SPACE
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INTERIOR PHOTOS

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SITE PLAN

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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.



AVAILABLE



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