

FOR SALE AND FOR LEASE
OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT



1213 SIMI TOWN CENTER WAY
SIMI VALLEY, CALIFORNIA

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PROPERTY DETAILS

GENERAL SUMMARY

Address	1213 Simi Town Center Way, Simi Valley, CA 93065
APN	612-0-230-105
Building Size	±5,990 SF
Parcel Size	±1.29 AC (±56,192 SF)
Year Built / Remodeled	2005 / 2023
Parking	±60 Spaces (10.02 per 1,000 SF)
Zoning	SP (Regional Commercial Center, Specific Plan)
Ownership	Fee Simple - Land & Building
Traffic Counts	Simi Town Center Way: ±14,652 ADT First St: ±84,038 ADT Highway 118: ±110,955 ADT

PURCHASE PRICE
\$4,250,000

LEASE RATE
BEST OFFER



INVESTMENT HIGHLIGHTS

FULLY BUILT-OUT FREESTANDING RESTAURANT BUILDING

Approximately 5,990 SF fully built-out, second-generation freestanding restaurant featuring a full kitchen, walk-in cooler/freezer, restrooms, built-in bar, patio seating, and recent upgrades.

IDEAL FOR RESTAURANT, BREWERY, OR EVENT USE

Property is turnkey and supports food, beverage, and hospitality concepts with minimal conversion needed.

AMPLE PARKING AND TYPE 47 LIQUOR LICENSE

Property benefits from ample parking and type 47 liquor license eligibility.

PRIME ENTRY PAD IN SIMI VALLEY TOWN CENTER

Highly visible corner pad at the front entrance of a regional commercial center anchored by Major Tenants such as Lowe's and Best Buy, and adjacent to Simi Valley Town Center.

DENSE RESIDENTIAL TRADE AREA

Over 113,000 residents within a 5-mile radius having an Average Household Income of \$165,525, supported by a robust daytime workforce and steady demand from nearby offices and retailers.

IMMEDIATE 118 FREEWAY ACCESS

Just off the Los Angeles Avenue exit, the site offers immediate freeway access and high visibility, making it convenient for both local customers and regional traffic.

PLUG-AND-PLAY SETUP

Fully built-out space with a ready-to-operate configuration, reducing ramp-up time and maximizing efficiency for seasoned operators.

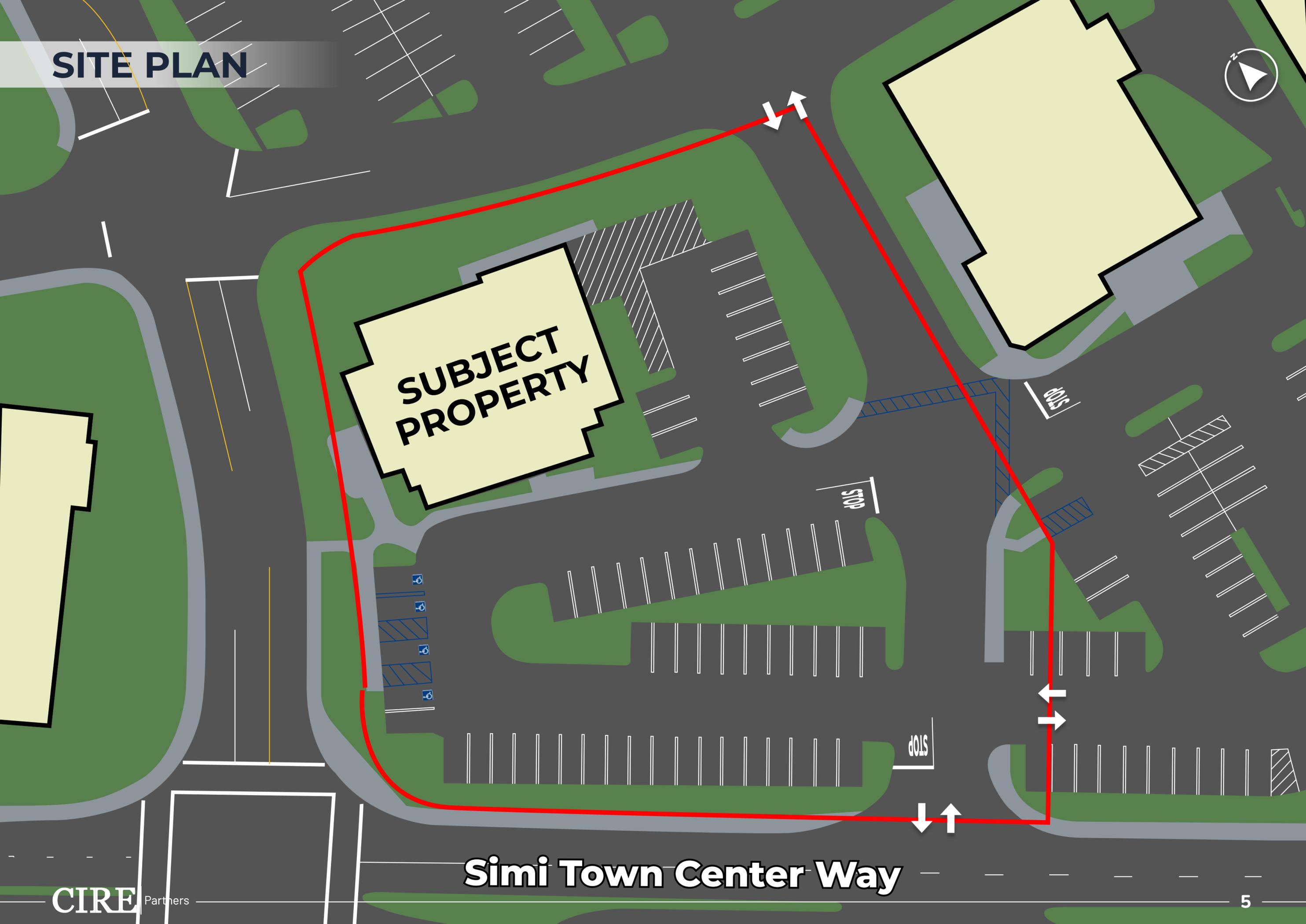


SITE PLAN



**SUBJECT
PROPERTY**

Simi Town Center Way



OVERHEAD PHOTO



**SUBJECT
PROPERTY**

Simi Town Center Way

PROPERTY PHOTOS



AERIAL PHOTO



±110,955 ADT

SIMI VALLEY TOWN CENTER
±637.7K SF GLA | 2.8M ANNUAL VISITS

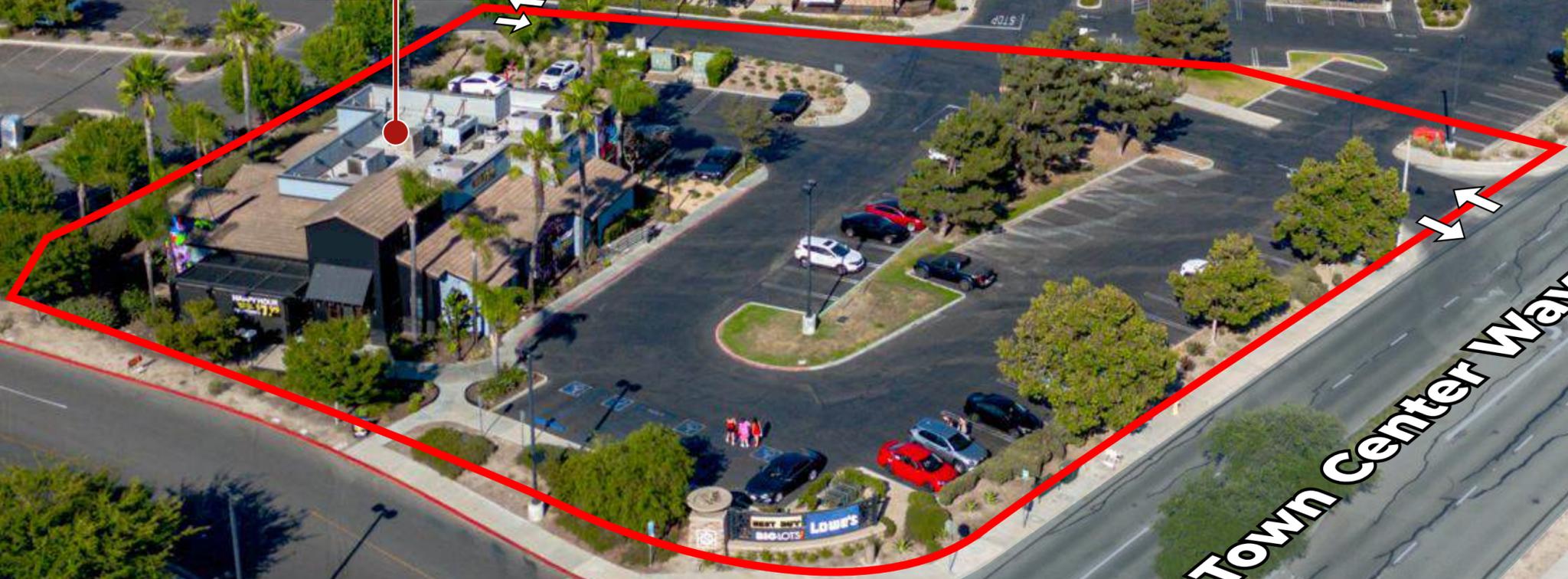
Bath & Body Works | **five BELOW** | Starbucks
Red Robin | ULTA | Marshalls
VANS | Spectrum | verizon



±500 UNITS



SUBJECT PROPERTY



Simi Town Center Way



AERIAL PHOTO



BEST BUY

Dutton
PLUMBING & ROOFERS

JARED
JEWELERS

MB
GRILLE

LOWE'S

SUBJECT PROPERTY

Simi Town Center Way



AERIAL MAP



SIMI AT THE PLAZA
±1.6M SF | 3.9M ANNUAL VISITS | TOP 7%

SIMI VALLEY TOWN CENTER
±637.7K SF GLA | 2.8M ANNUAL VISITS

SUBJECT PROPERTY

CALIFORNIA 118 ±110,955 ADT

CALIFORNIA 118 ±110,955 ADT

First St ±28,554 ADT

imagine. change

WINDOWS and DOORS

PARK VIEW ELEMENTARY
±389 STUDENTS

JUSTIN ELEMENTARY
±113 STUDENTS

ARROYO ELEMENTARY
±235 STUDENTS

MOUNTAIN GATE PLAZA
±281K SF GLA | 2M ANNUAL VISITS

SIMI VALLEY PLAZA
±193K SF GLA | 2M ANNUAL VISITS

QUALITY TOOLS. LOWEST PRICES.

STATER BROS. IHOP markets

SINALOA MIDDLE SCHOOL
±707 STUDENTS

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	6,898	70,130	113,004
Annual Growth (2010-2020)	0.13%	0.11%	0.12%
Median Age (2025)	37.8	41.1	42.0

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$140,665	\$153,644	\$165,525
Projected Average Household Income (2030)	\$158,587	\$170,346	\$183,121
Projected Annual Growth (2025-2030)	2.43%	2.09%	2.04%

Median Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$100,355	\$116,932	\$128,291
Projected Average Household Income (2030)	\$107,790	\$133,067	\$147,416
Projected Annual Growth (2025-2030)	1.44%	2.62%	2.82%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	2,435	23,674	38,682
Projected Annual Growth (2010-2020)	0.37%	0.37%	0.42%
Average Household Size (2025)	2.82	2.94	2.91
Wealth Index (2025)	112	148	165

SIMI VALLEY, CA



4.4%

Greatest Gen
Born in 1945/Earlier



20.4%

Baby Boomer
Born in 1946 to 1964



21.4%

Generation X
Born in 1965 to 1980



23.7%

Millennial
Born in 1981 to 1998



21.2%

Generation Z
Born in 1999 to 2016



8.9%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Simi Valley, CA

Simi Valley is a suburban city located in southeastern Ventura County, just 40 miles northwest of downtown Los Angeles. Known for its family-oriented neighborhoods, scenic foothills, and low crime rate, Simi Valley offers a high quality of life that attracts both residents and businesses seeking a safe, community-focused environment with convenient access to Southern California’s major employment hubs.

The local economy is supported by a diverse mix of industries including aerospace, manufacturing, healthcare, and professional services. The city is home to major employers such as AeroVironment, Milgard Windows, and the Simi Valley Hospital. Its strategic location near the 118 Freeway provides seamless connectivity to the greater Los Angeles region, while offering lower operating costs and less congestion than neighboring metro areas.

Simi Valley’s residential communities are characterized by well-maintained homes, strong school districts, and a balance of open space and suburban development. The city has prioritized smart growth and community planning, helping to preserve its natural surroundings while supporting thoughtful commercial expansion.

Culturally, the city maintains a strong sense of civic pride and local identity. Simi Valley is home to the Ronald Reagan Presidential Library, a nationally recognized landmark that attracts hundreds of thousands of visitors each year. Community events, recreational sports leagues, and an active parks and trails system reflect the city’s family-friendly lifestyle.

Simi Valley’s retail and commercial offerings continue to evolve, with destinations like the Simi Valley Town Center and Sycamore Square serving as hubs for dining, entertainment, and shopping. With its combination of safe neighborhoods, regional access, and business-friendly policies, Simi Valley remains a stable and attractive market for investment, development, and long-term growth.



- Home to 126,000+ residents with strong household incomes and family-driven demographics**
- The city offers 5.5M+ SF of retail space, including Simi Valley Town Center and Sycamore Square**
- Located along the FWY-188, offering direct access to Los Angeles and Ventura County markets**
- Places such as the Ronald Reagan Presidential Library, attracts over 300,000 visitors**



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