



2876 N. Sycamore Drive, Suite 101

Simi Valley, California 93065

Property Highlights

- Most-desired entire First Floor location
- Well-positioned for medical use(s) across the street from Simi Adventist Hospital
- 19 exam rooms, 10 doctor offices, 2 consult/offices, waiting room
- Nurse station, billing clerks office, staff room, 4 staff bathrooms
- 2 pedes rooms, 2 O.P. treatment rooms, 1 radiology
- 1 cardio pulm lab, 1 lab, 2 cardio exam rooms 1 cast room
- 5 patient bathrooms
- Current Tenant paying \$3.01/sf, NNN

Property Description

Sale Price - \$3,600,000 - 9,216 SF Medical Office Condo For Sale of Lease. Entire First Floor of a 25,954 SF 3-Story Medical Office Building on a 1.75 acre parcel. Building is subject to a Ground Lease (Simi Adventist Hospital is the Lessor) with a term through the end of 8/31/2046 (25 years remaining). Ground Lease requires the Lessor to purchase the Building at FMV at the end of the Lease. Simi Adventist Hospital is the current tenant with the lease expiring 9/1/2022. Tenant may want to terminate its lease early.

OFFERING SUMMARY

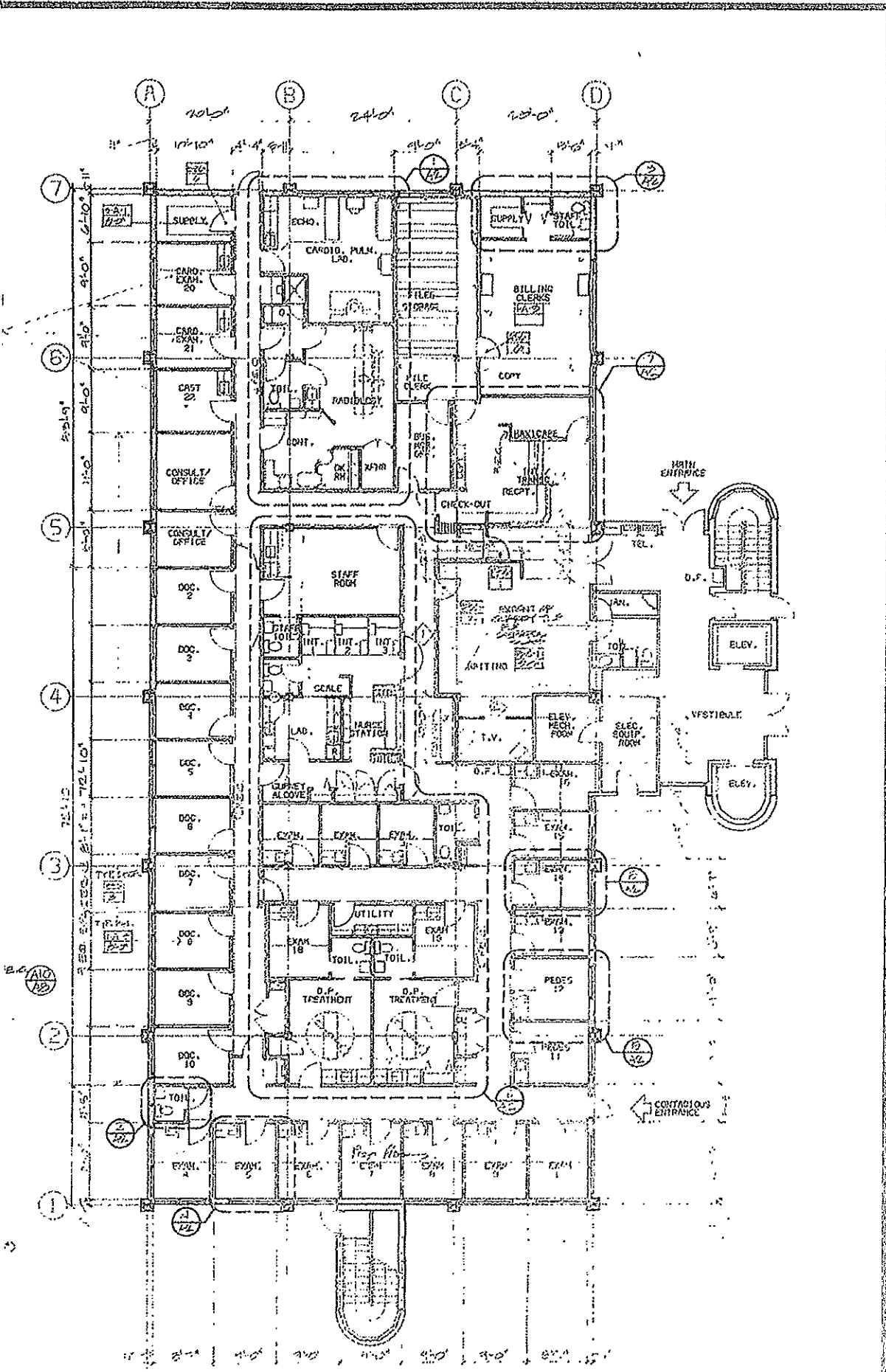
Sale Price:	\$3,600,000
Lease Rate:	\$3.01 SF/month (NNN)
Building Size:	9,216 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,793	39,598	112,388
Total Population	9,267	121,454	332,743
Average HH Income	\$103,139	\$100,161	\$119,865

Gary Seaton

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FIRST FLOOR TENANT IMPROVEMENT PLAN

AGENCY APPROVAL

COMPANY

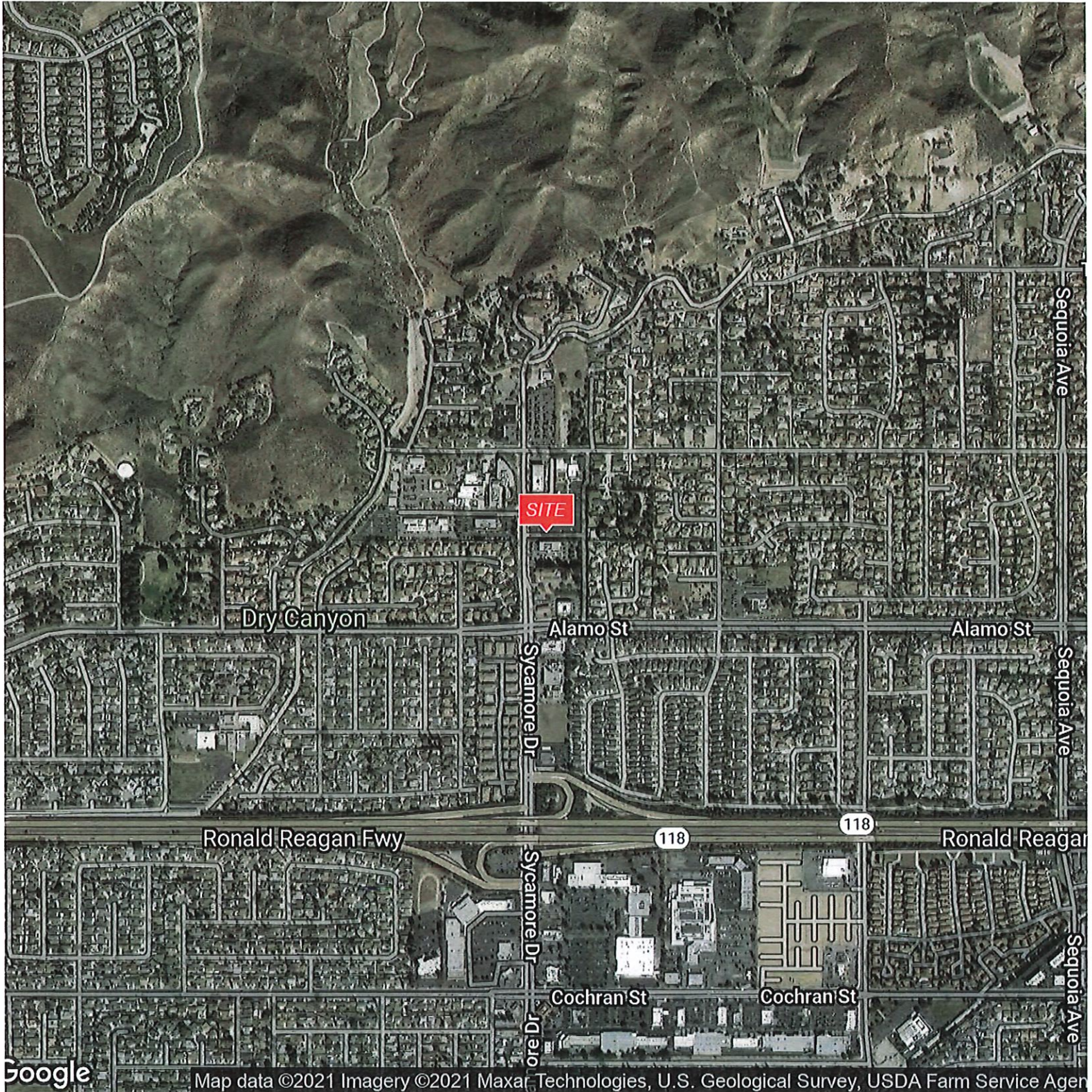
LYONS AND WEA ARCHITECTS INC.

200 CH...
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TENANT IMPROVEMENTS
 FOR
 3000 VALLEY
 COMMERCIAL BUILDING
 2000...
 3000... CO.

DATE: 7-1-78
 SCALE: 1/8" = 1'-0"

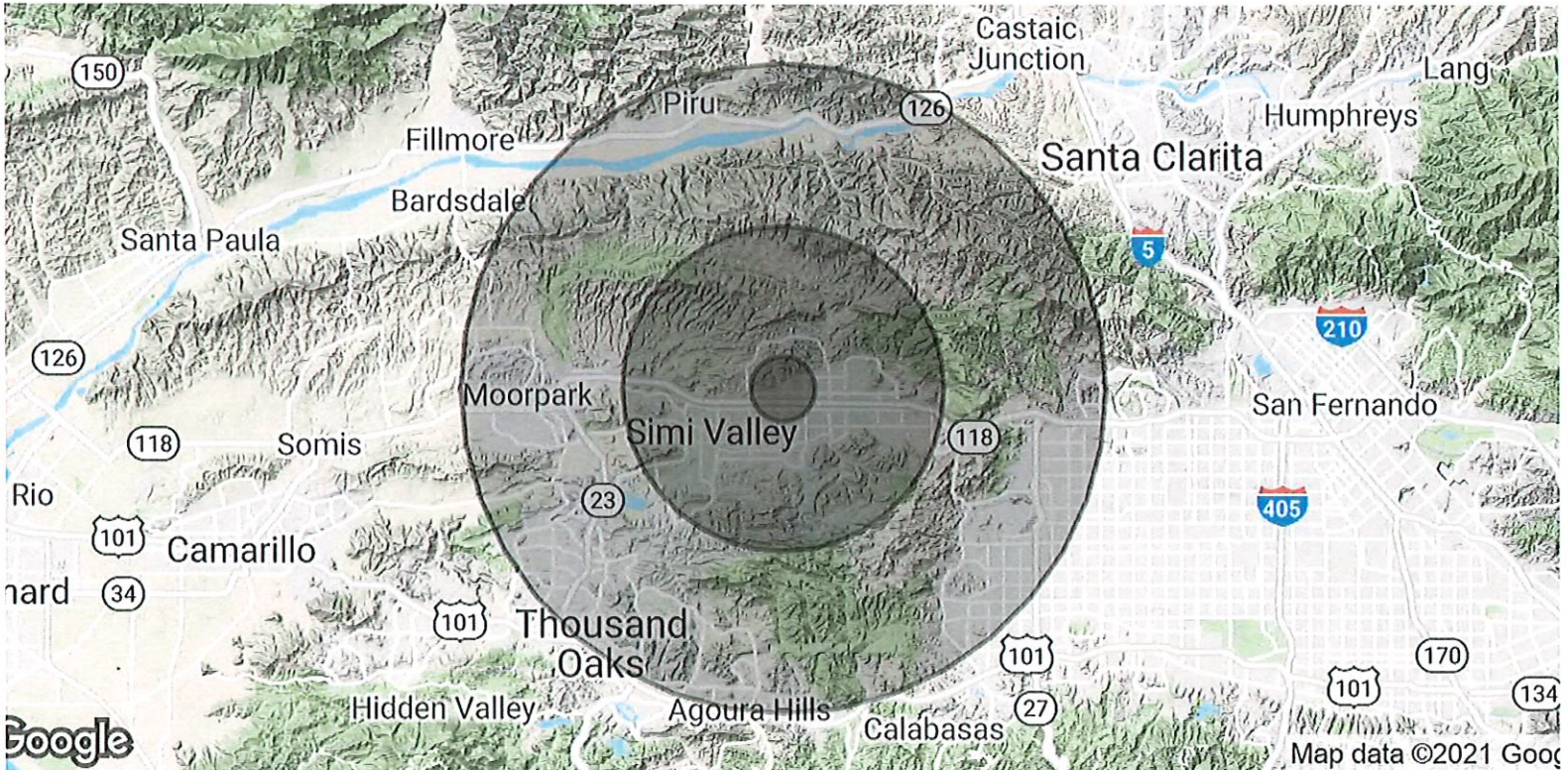


Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,267	121,454	332,743
Average age	35.6	36.6	39.1
Average age (Male)	34.0	35.9	38.1
Average age (Female)	36.7	37.2	39.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,793	39,598	112,388
# of persons per HH	3.3	3.1	3.0
Average HH income	\$103,139	\$100,161	\$119,865
Average house value	\$558,021	\$591,203	\$656,346

* Demographic data derived from 2010 US Census

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