



# GROCERY-ANCHORED RETAIL ON MAJOR THOROUGHFARE

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



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RETAIL SPACES  
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.

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
- ✓ ±1,200 SF 2nd Gen Dry Cleaners available
- ✓ Signalized intersection
- ✓ Large monument signage
- ✓ Excellent national co-tenancy
- ✓ 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 SPACES  
SIMI VALLEY, CA

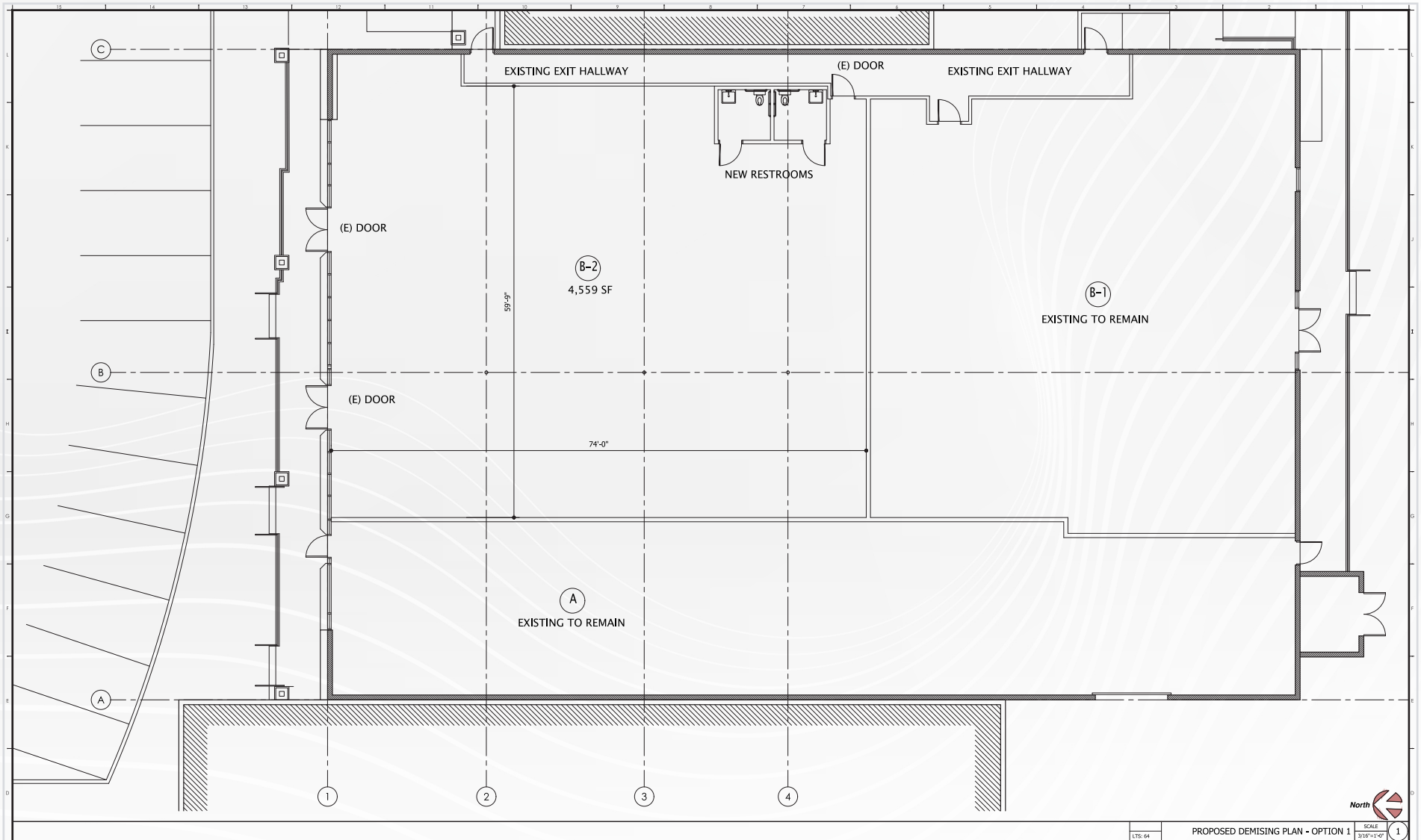
# SUITE 660-B2

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 SPACES  
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# SUITE 660-C

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RETAIL SPACES  
SIMI VALLEY, CA

# 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**



**AERIAL MAP**

**STATER BROS.**  
markets



**COMMERCIAL  
REAL ESTATE**

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