

1782 & 1790 E. LOS ANGELES AVENUE
SIMI VALLEY, CA

FOR LEASE

Prime Location with High Visibility



AMPLE PARKING



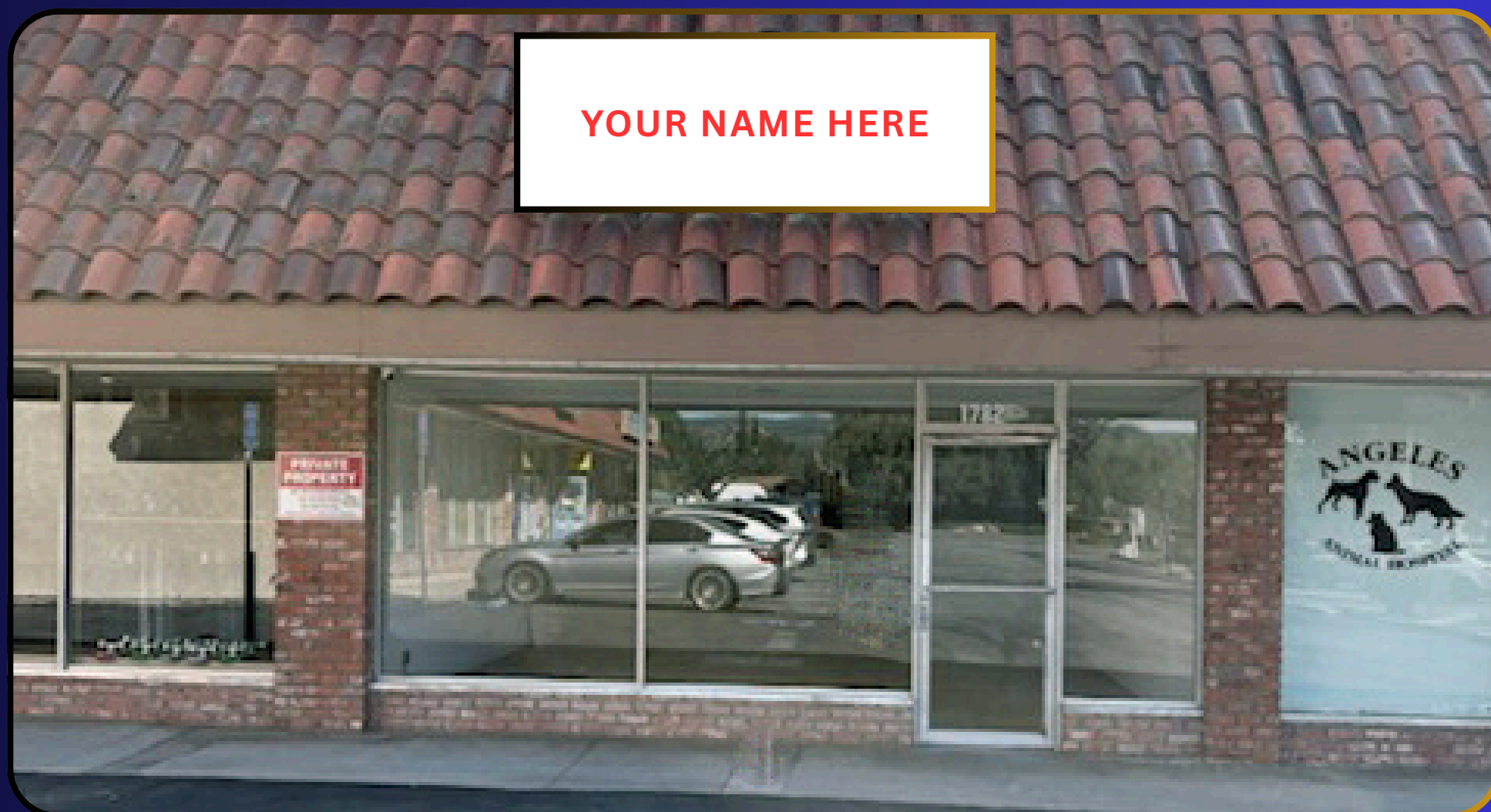
WELL-MAINTAINED BUILDING



PRIME LOCATION WITH
HIGH VISIBILITY



IDEAL FOR RETAIL /
STREET RETAIL TENANTS



Discover these prime retail spaces at 1782 & 1790 E. Los Angeles Avenue, Simi Valley, CA. The approximately 1,280 sq. ft. and 1,050 sq. ft. properties offer high visibility and easy access, making them ideal for retail and street retail tenants. With ample parking for customers and tenants, a well-maintained building, and a prime location in the thriving Simi Valley market, they are an outstanding opportunity to establish a strong presence in a high-traffic commercial corridor surrounded by endless opportunities for growth and success.

TOTAL RENTABLE AREA:

1782 E. Los Angeles Ave: Approx. 1,280 sq. ft.

1790 E. Los Angeles Ave: Approx. 1,050 sq. ft.

START RATE: \$1.50/SF/MO NNN

PROPERTY TYPE: RETAIL / STREET RETAIL

FLOORS: 1

PARKING: AMPLE PARKING AVAILABLE

BUILDING: WELL-MAINTAINED

ACCESS: EASY ACCESS FOR CUSTOMERS



Arthur Pfefferman
Executive Vice President License
No.: 01021906
art@pfeffermancre.com
Cell 818-516-0257
Direct 818-449-5122

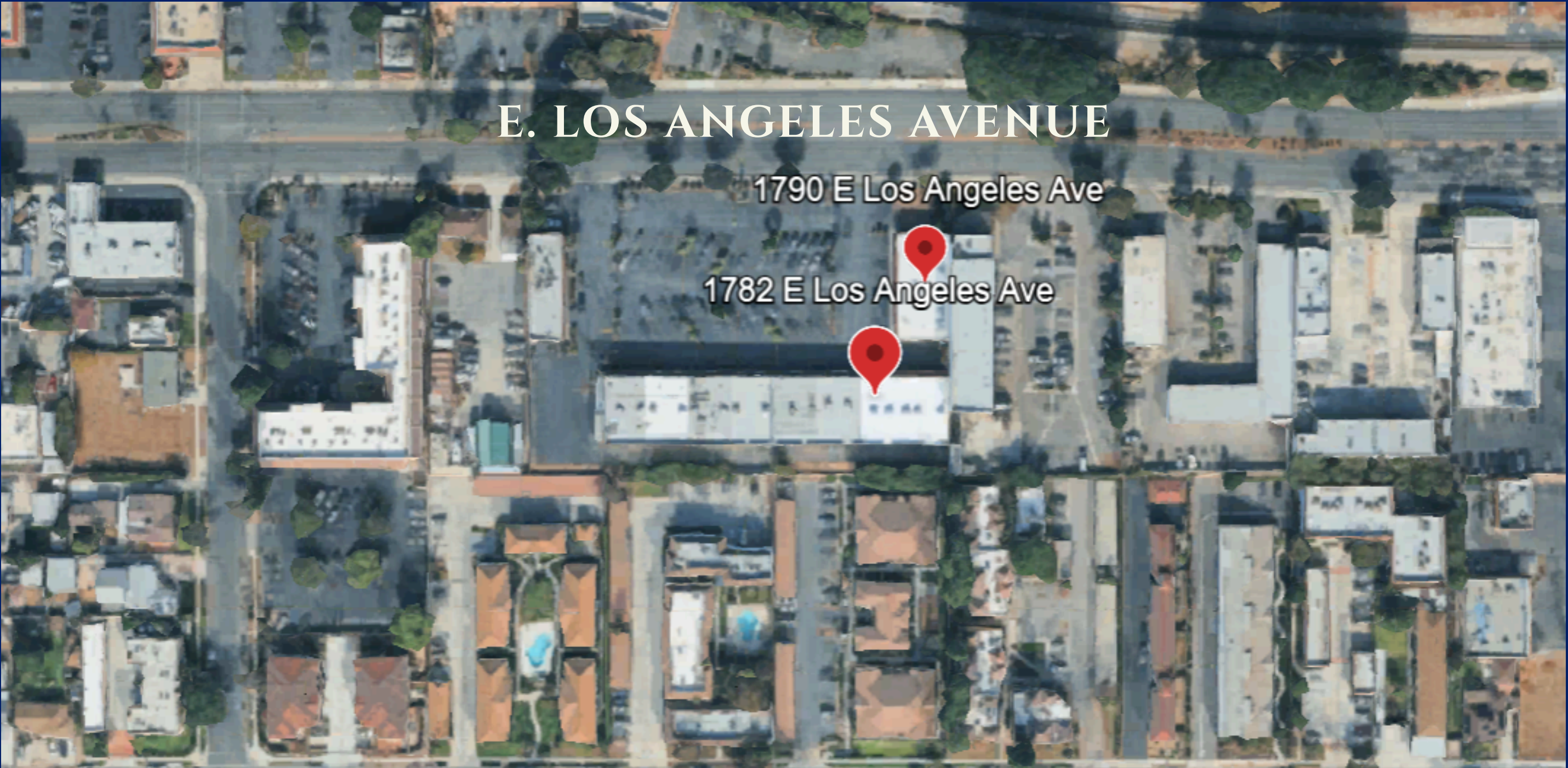


DRE License # 01527289

Information provided is deemed reliable but not guaranteed, and neither landlord, broker, nor agent makes any representation or warranty as to accuracy or completeness. Tenants are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, and legal status—prior to lease; all transactions remain subject to tenant verification and approval.

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DEMOGRAPHICS

1782 & 1790 E. Los Angeles Avenue, Simi Valley, CA

Sources: U.S. Census ACS, CoStar, Perform Properties 2026

	1 MILE	3 MILES	5 MILES
POPULATION	17,055	74,377	117,782
HOUSEHOLDS	5,873	24,885	39,621
AVG. HH INCOME	\$162,434	\$154,396	\$160,675
MEDIAN HH INCOME	\$136,732	\$131,282	\$130,732
DAYTIME POPULATION	15,599	58,354	92,169

PUBLIC TRANSPORTATION

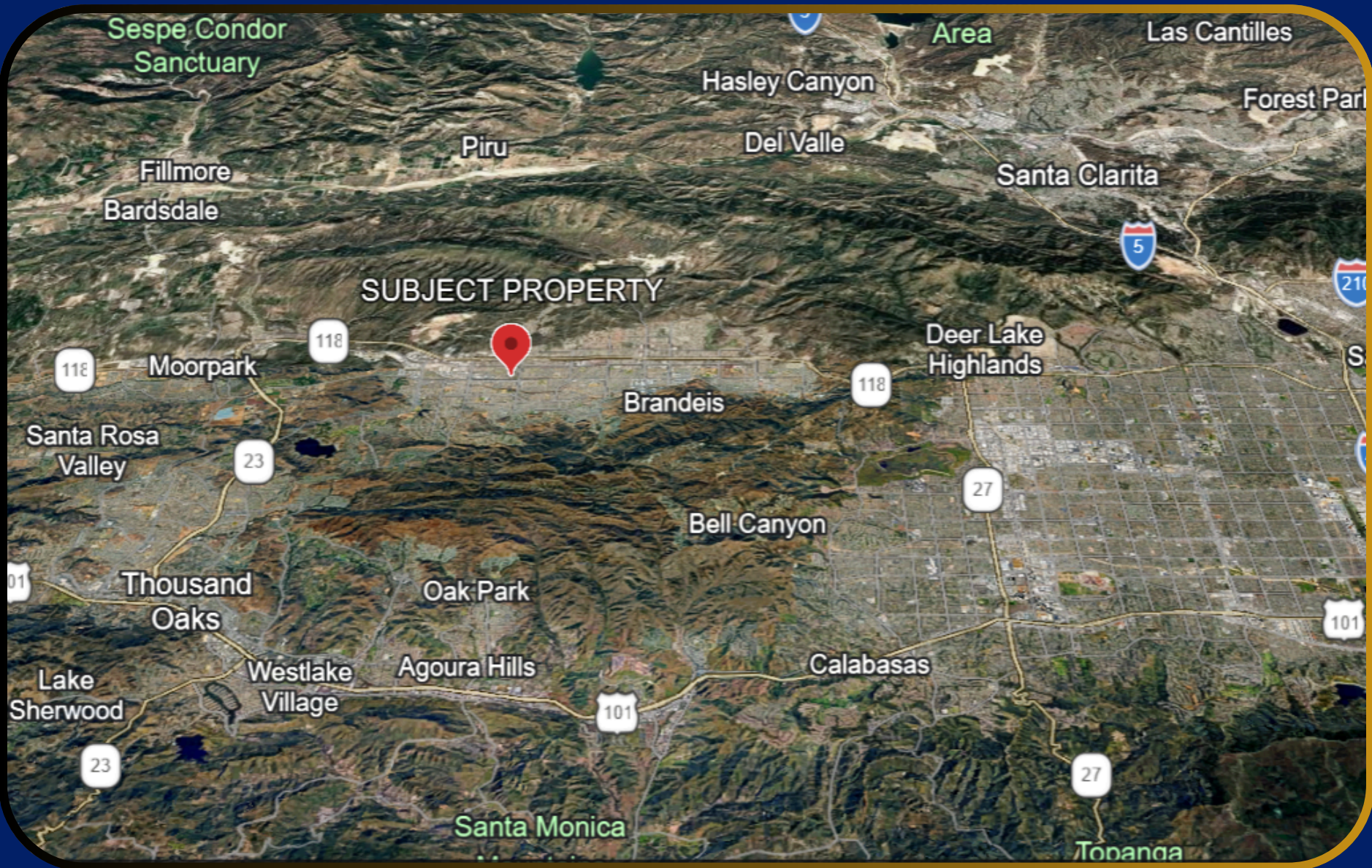
- Metrolink & Amtrak: Simi Valley Station (Ventura County Line)
- Local Bus: Simi Valley Transit (connects to LA Metro)
- Erringer Park & Ride: 0.74 miles
- Sycamore Dr Park & Ride: 1.33 miles
- Tapo Canyon Park & Ride: 2.68 miles

AIRPORTS

- Hollywood Burbank Airport (BUR):
26 miles
- Camarillo Airport (CMA):
25 miles
- Los Angeles International Airport (LAX):
42 miles

FREEWAY ACCESS

- Hwy 118 (Ronald Reagan Fwy):
Direct local access
- Connects to I-5, I-405, I-210,
Hwy 23, US-101
- Hwy 126 corridor access to
Ventura/Santa Paula



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