

1189 SIMI TOWN CENTER WAY

SIMI VALLEY, CA 93065



30,986 SF AVAILABLE FOR LEASE

PROPERTY INFO

- 30,986 SF available for lease (existing Big Lots space)
- Directly adjacent to Simi Valley Town Center re-development
- The center is anchored by Best Buy & Lowe's
- Nearby tenants include Costco, Studio Movie Grill, Five Below, Jared Jewelers, Marshalls, Walmart, PetSmart & Home Depot

TRAFFIC COUNTS

- Simi Town Center Way - 15,000 CPD
- CA-118 - 125,000 CPD
- 1st Street - 28,000 CPD

Barclay Harty

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Motti Farag

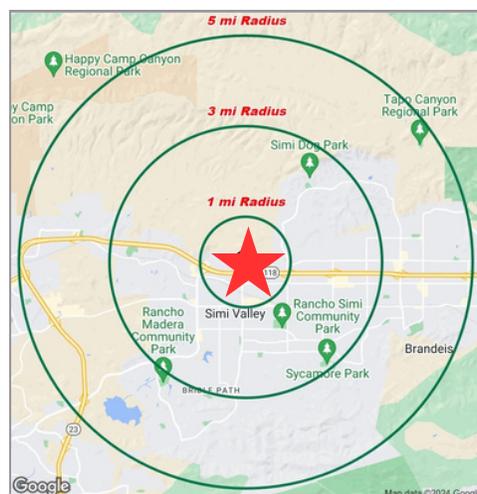
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DEMOGRAPHICS

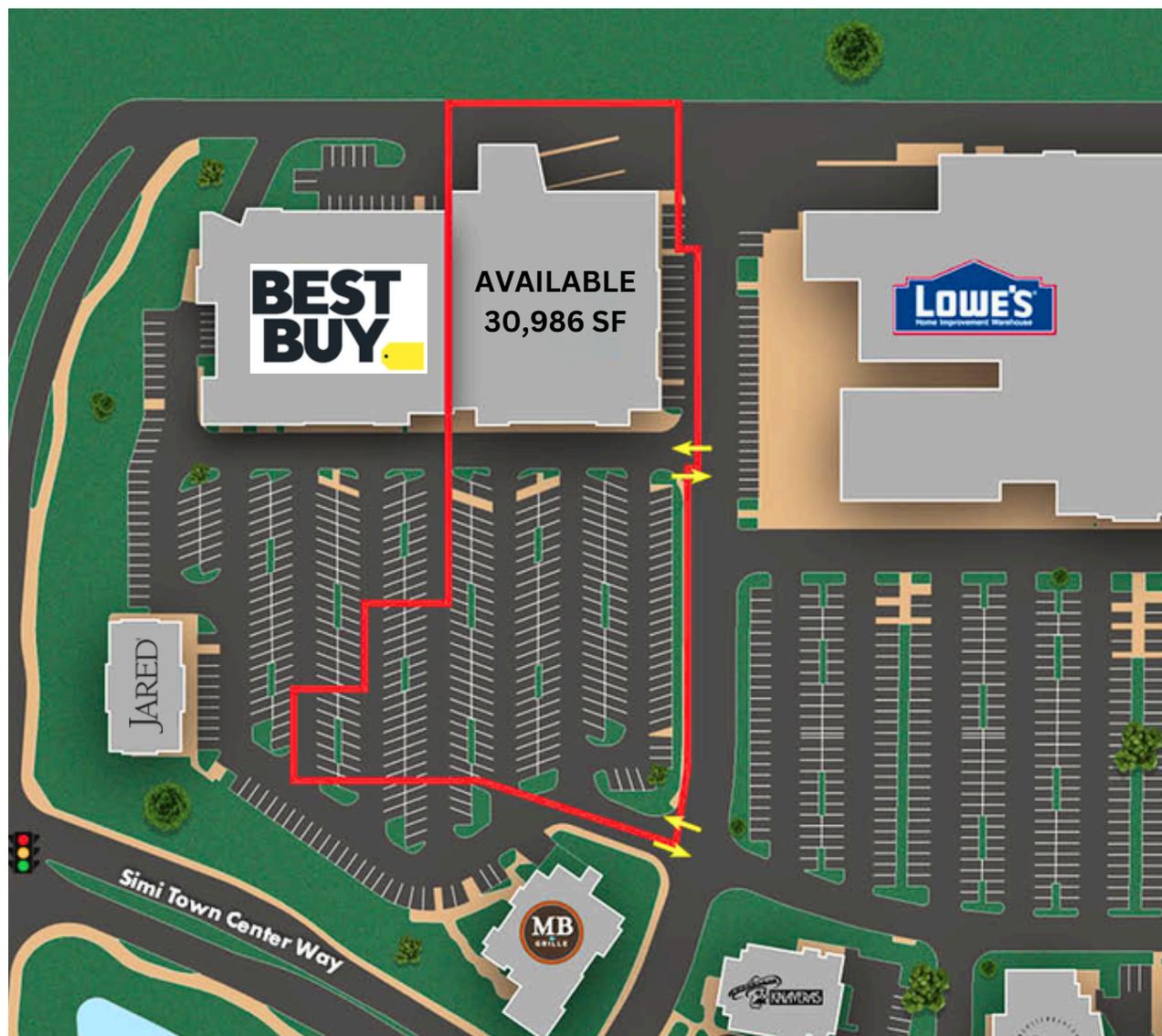
	1 Mile	3 Miles	5 Miles
Population	5,914	68,907	111,944
Avg HH Income	\$150,928	\$153,060	\$166,709
Daytime Population	7,551	26,182	44,429



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Site Plan



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Trade Area



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