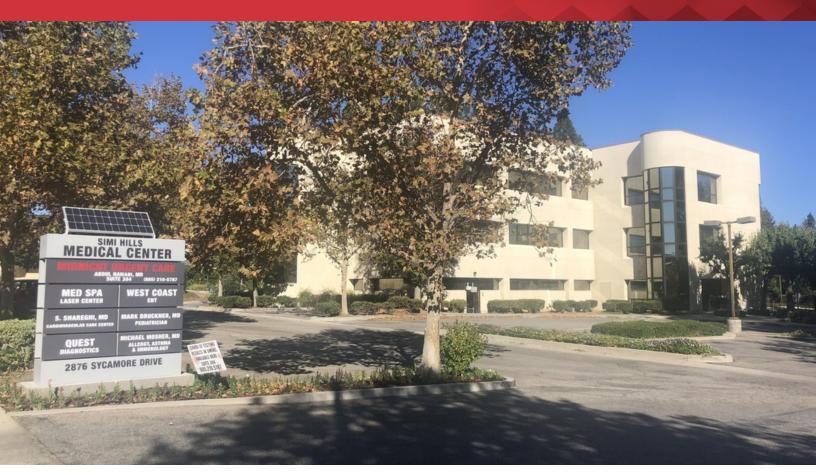






4,608 TO 9,216 SF



# 2876 N. Sycamore Drive, Suite 101

Simi Valley, California 93065

### **Property Description**

Sale Price - \$3,100,000 - 4,608 to 9,216 SF Medical Office Condo For Sale or Lease. Entire First Floor of a 25,403 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 (23 years remaining). Ground Lease requires the Lessor to purchase the Building at FMV at the end of the Lease. Available now.

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

## **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
- Former Tenant was paying \$3.01/sf, NNN

#### **OFFERING SUMMARY**

Sale Price:	\$3,100,000
Lease Rate:	\$2.50 SF/month (MG)
Available SF:	9,216 SF
Building Size:	4,608 to 9,216 SF (Div.)



Gary Seaton Executive Vice President | 805.277.4021 gseaton@naicapital.com | CalDRE #00713834

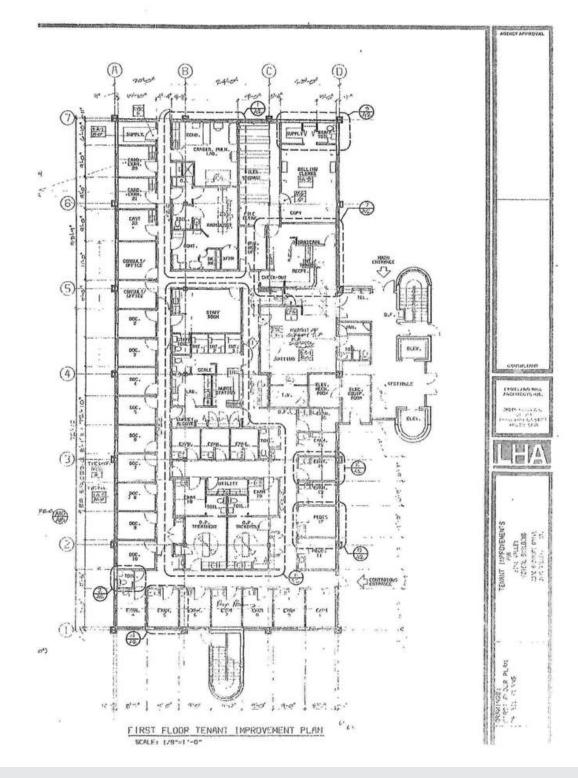
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FOR SALE/LEASE



4,608 TO 9,216 SF



#### **Gary Seaton**



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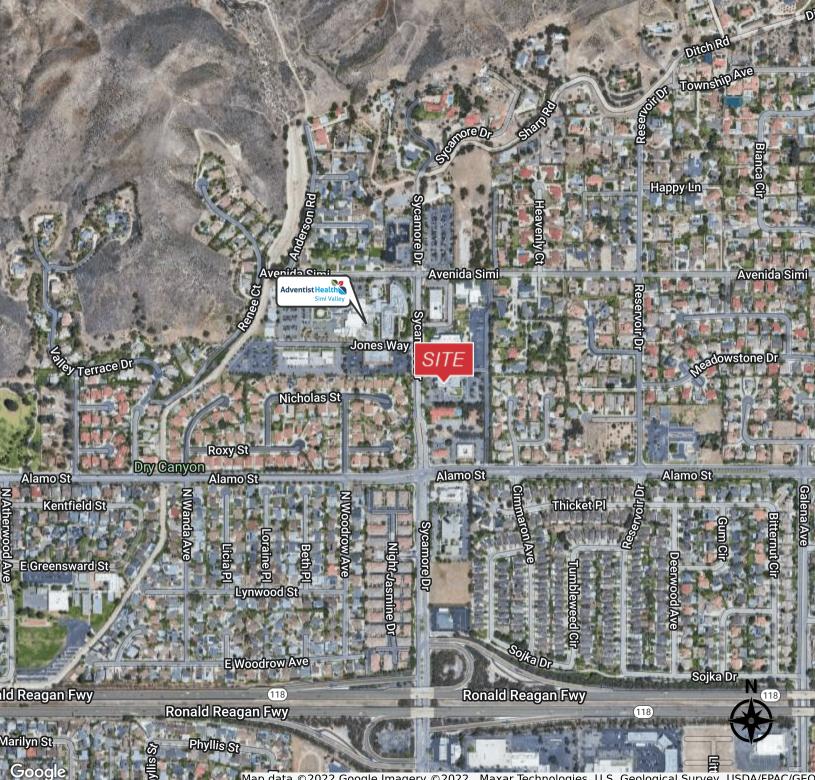
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4,608 TO 9,216 SF



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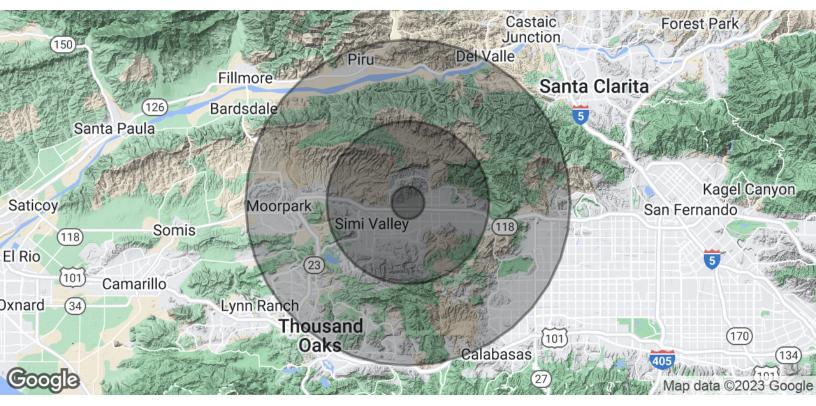
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FOR SALE/LEASE



4,608 TO 9,216 SF



9,267	121,454	
		332,743
35.6	36.6	39.1
34.0	35.9	38.1
36.7	37.2	39.8
1 MILE	5 MILES	10 MILES
2,793	39,598	112,388
3.3	3.1	3.0
\$103,139	\$100,161	\$119,865
\$558,021	\$591,203	\$656,346
	34.0 36.7 <b>1 MILE</b> 2,793 3.3 \$103,139	34.0 35.9   36.7 37.2   1 MILE 5 MILES   2,793 39,598   3.3 3.1   \$103,139 \$100,161

\* Demographic data derived from 2020 ACS - US Census



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