



## 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.

### 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

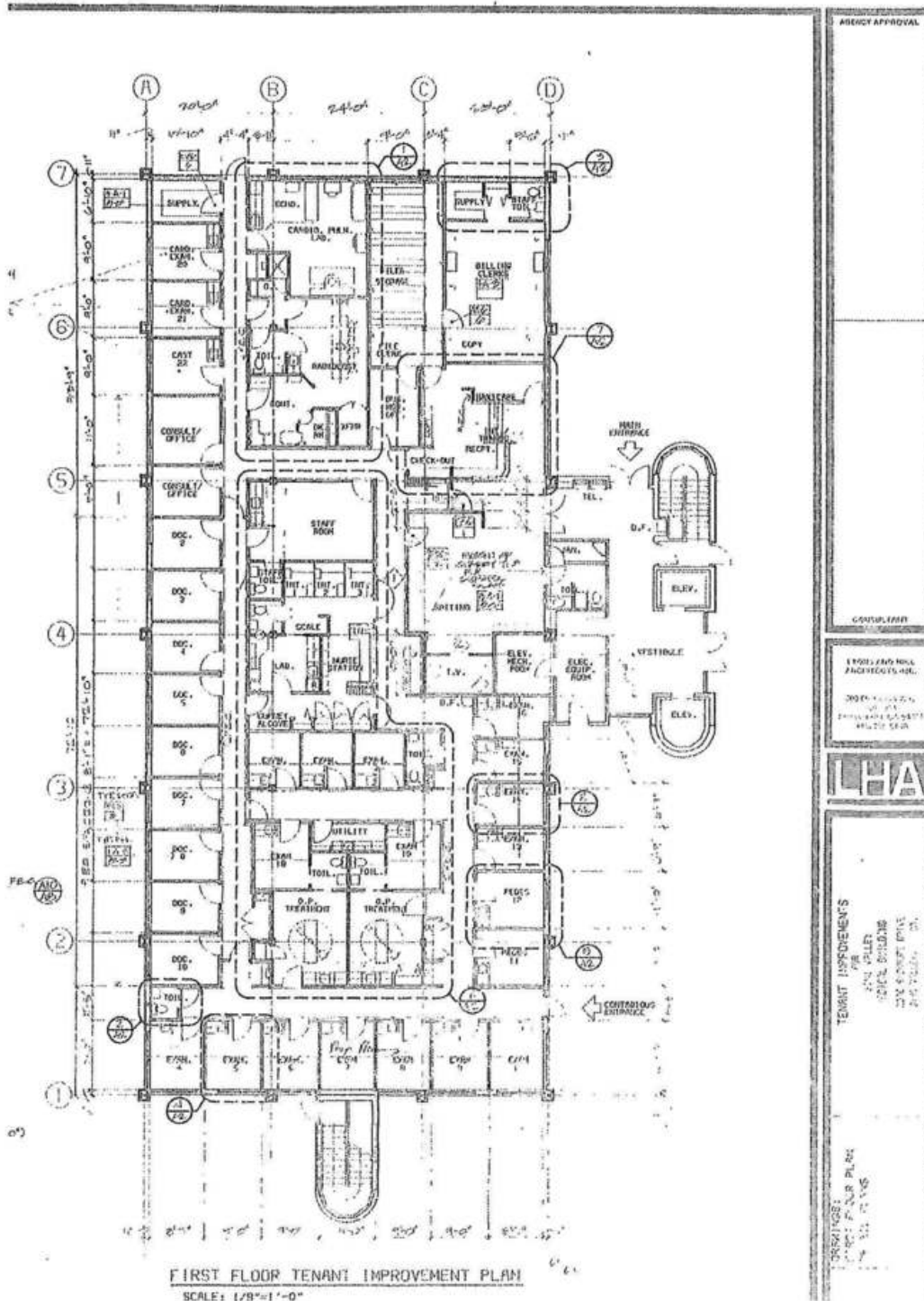
Sale Price:	\$3,100,000
Lease Rate:	\$2.50 SF/month (MG)
Available SF:	9,216 SF
Building Size:	4,608 to 9,216 SF (Div.)

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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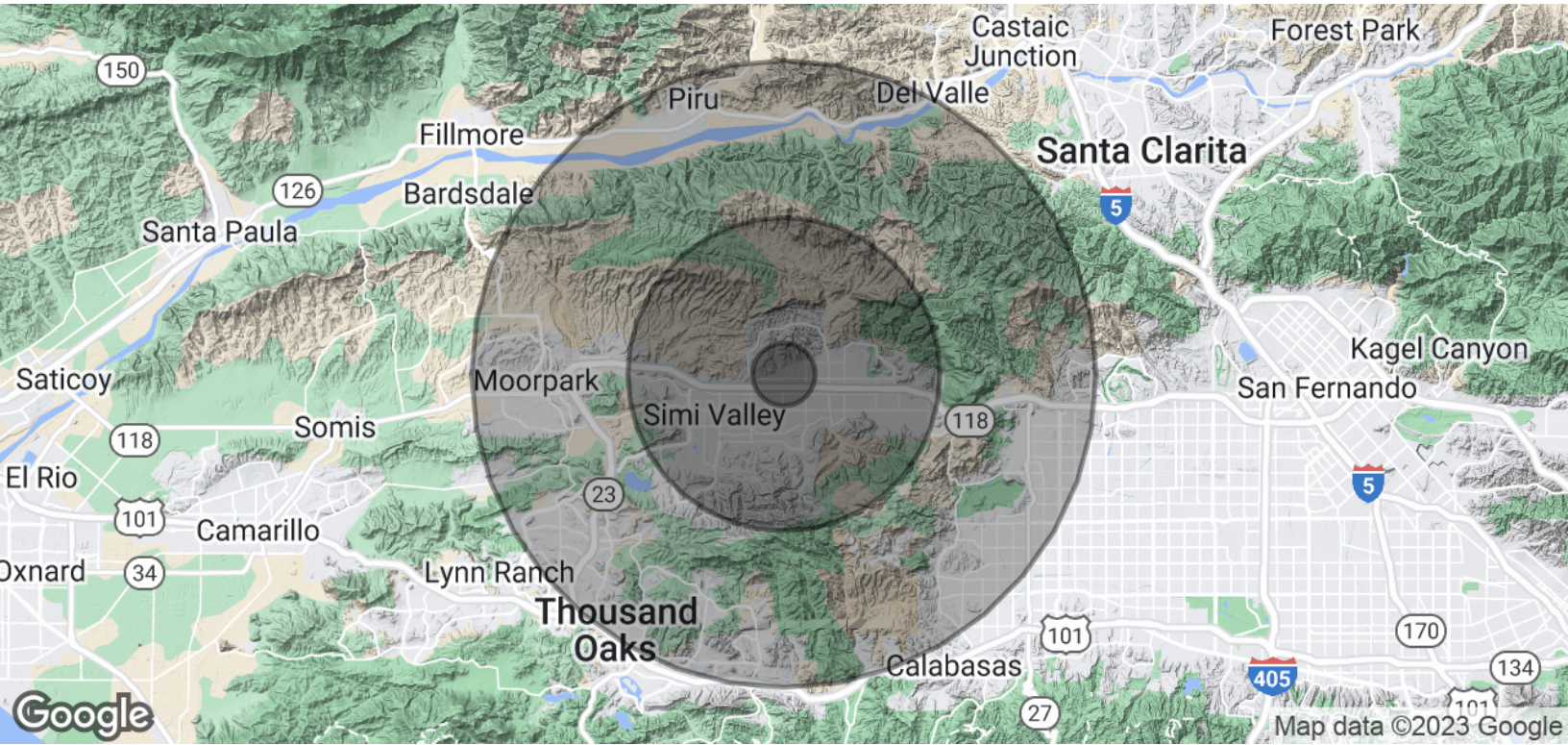


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**POPULATION**

**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 2020 ACS - US Census

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