

# FOR LEASE

RETAIL AVAILABLE | MADERA + ROYAL AVE  
1464 -1494 MADERA ROAD | SIMI VALLEY, CA 93065

SUITE A-2  
1,880 SF

SUITE I-3  
2,101 SF

SUITE C  
1,200 SF



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LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- ± 1,200 SF SECOND GENERATION HAIR SALON AVAILABLE
- ± 2,101 SF FORMER TANNING SALON AVAILABLE: 400 AMPS OF POWER, THREE PHASE ELECTRICAL, WATER HEATER, JANITORIAL SINK, AND HOT AND COLD WATER HOOK-UPS
- ± 1,880 SF AVAILABLE: THREE PHASE ELECTRICAL, WATER HEATER, JANITORIAL SINK, KITCHENETTE, HOT AND COLD WATER HOOK-UPS, 1 SHOWER, AND 2 BATHROOMS
- EACH UNIT HAS SPACIOUS PRIVATE RESTROOMS
- EXCELLENT STREET AND SIGNAGE VISIBILITY
- AMPLE PARKING LOT THAT IS ACCESSIBLE FROM BOTH CROSS STREETS
- HIGH TRAFFIC COUNTS OF ± 35,000+ CARS PER DAY
- CLOSE TO NEW HOUSING DEVELOPMENTS AND DENSE RESIDENTIAL NEIGHBORHOODS



### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,272	19,731	47,475
Total Population	11,971	58,185	140,779
Average HH Income	\$131,650	\$147,249	\$156,621

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Suite C at ± 1,200 SF is a second generation hair salon with a mostly open floor plan, back room with janitorial sink and storage space, plumbing for shampoo bowls, plumbing hook ups for 1 pedicure station, and large private restroom. Please do not disturb tenant.

Suite I-3 at ± 2,101 SF boasts high ceilings with painted exposed ductwork ceiling, multiple build out of rooms, a spacious private restroom, janitorial sink, water heater, hot and cold water hook-ups for washer/dryer, and three phase electrical with up to 400 amps of power. This unit is a former tanning salon and would be great fit for a variety of uses: fitness, med spa, urgent care dentist, restaurant, bakery, coffee, yoga/pilates, dog grooming, and other traditional retail uses (tenant to verify with governing authority). A Tenant Improvement Allowance may be available for qualified tenants.

Suite A-2 at ± 1,880 SF is a second generation massage business with multiple room build out, 2 spacious private bathrooms, 1 shower, kitchenette with sink, water heater, and hot and cold water hooks-ups for washer/dryer.

## LOCATION DESCRIPTION

High visibility retail strip center that strategically sits at the busy, signalized intersection of Madera Road and Royal Avenue in Simi Valley with traffic counts of 35,000+ cars per day. The well-located property is close to major national retailers, new housing, medical, and densely populated residential neighborhoods with a \$151K+ average income.

SPACES	LEASE RATE	SPACE SIZE
Suite I-3	\$1.25 - 1.50 SF/month	2,101 SF
1494- A2	\$1.25 - 1.50 SF/month	1,880 SF
1464- C	\$2.25 SF/month	1,200 SF

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## SUITE C - 1,200 SF SECOND GENERATION HAIR SALON

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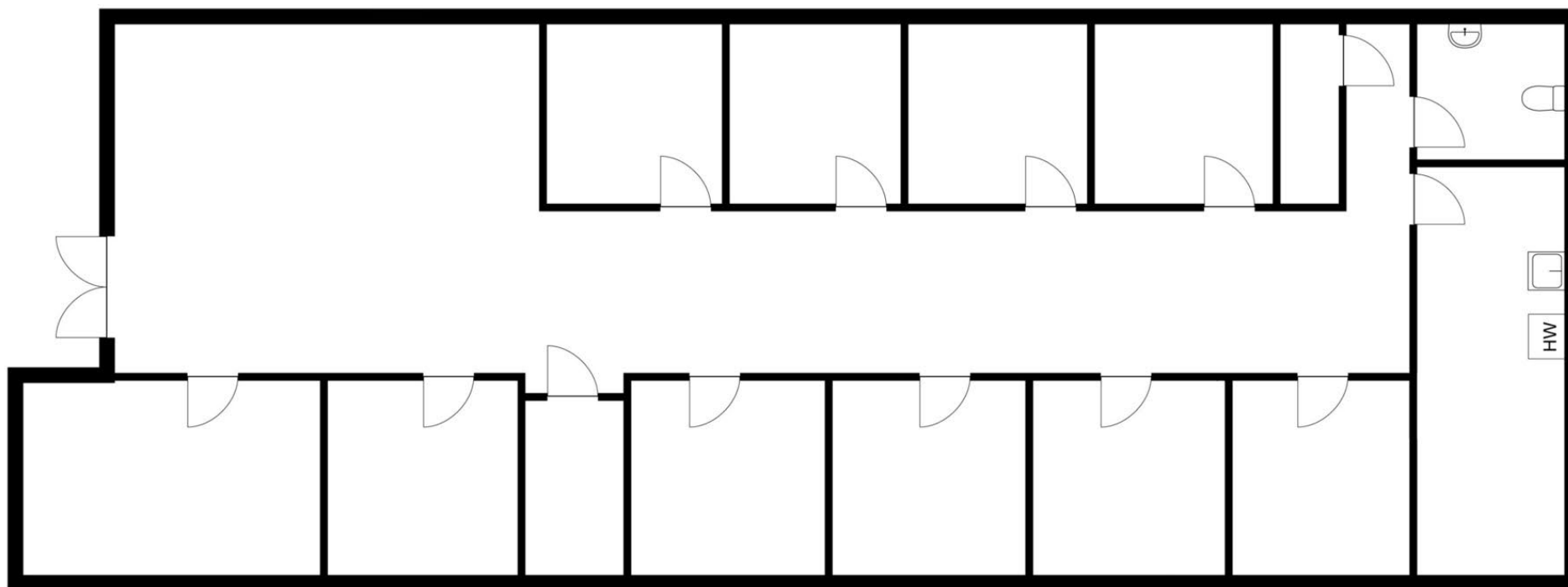
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## SUITE I-3 - 2,101 SF FLOOR PLAN (FORMER TANNING SALON)

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\* Approximate dimensions. Tenant to verify.

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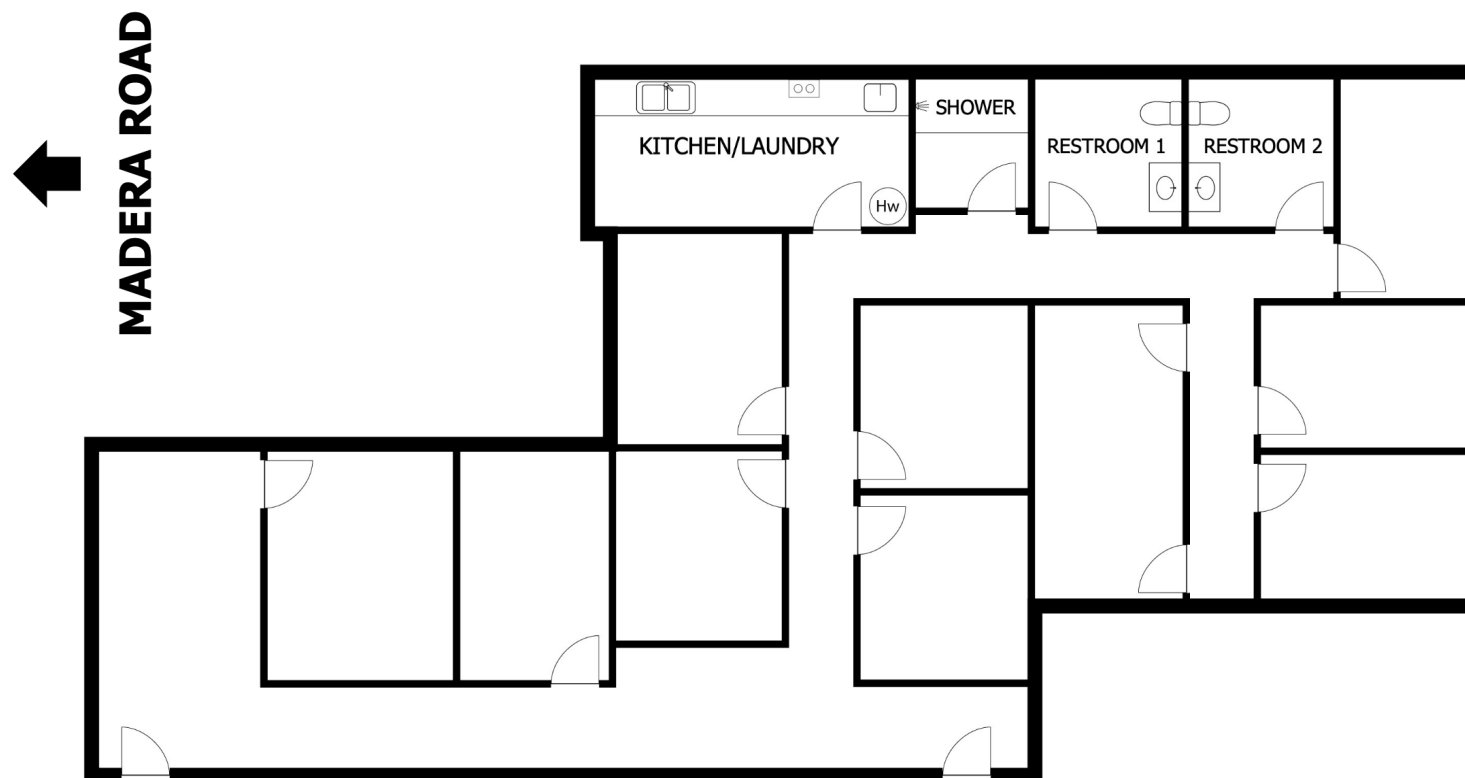
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## SUITE A-2 - 1,880 SF FLOOR PLAN (FORMER MASSAGE)

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## SUITE A-2 FLOOR PLAN

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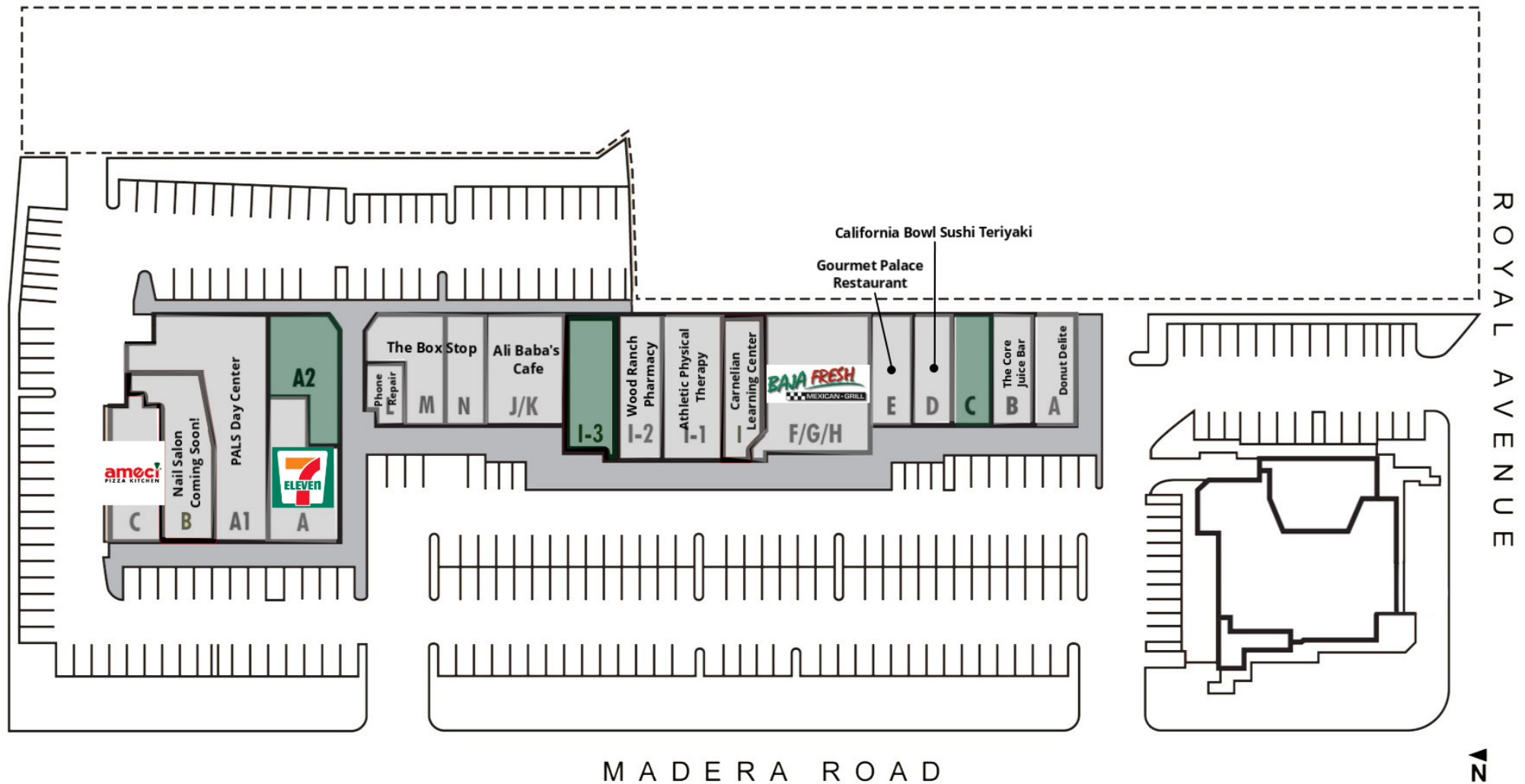
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## SITE PLANS

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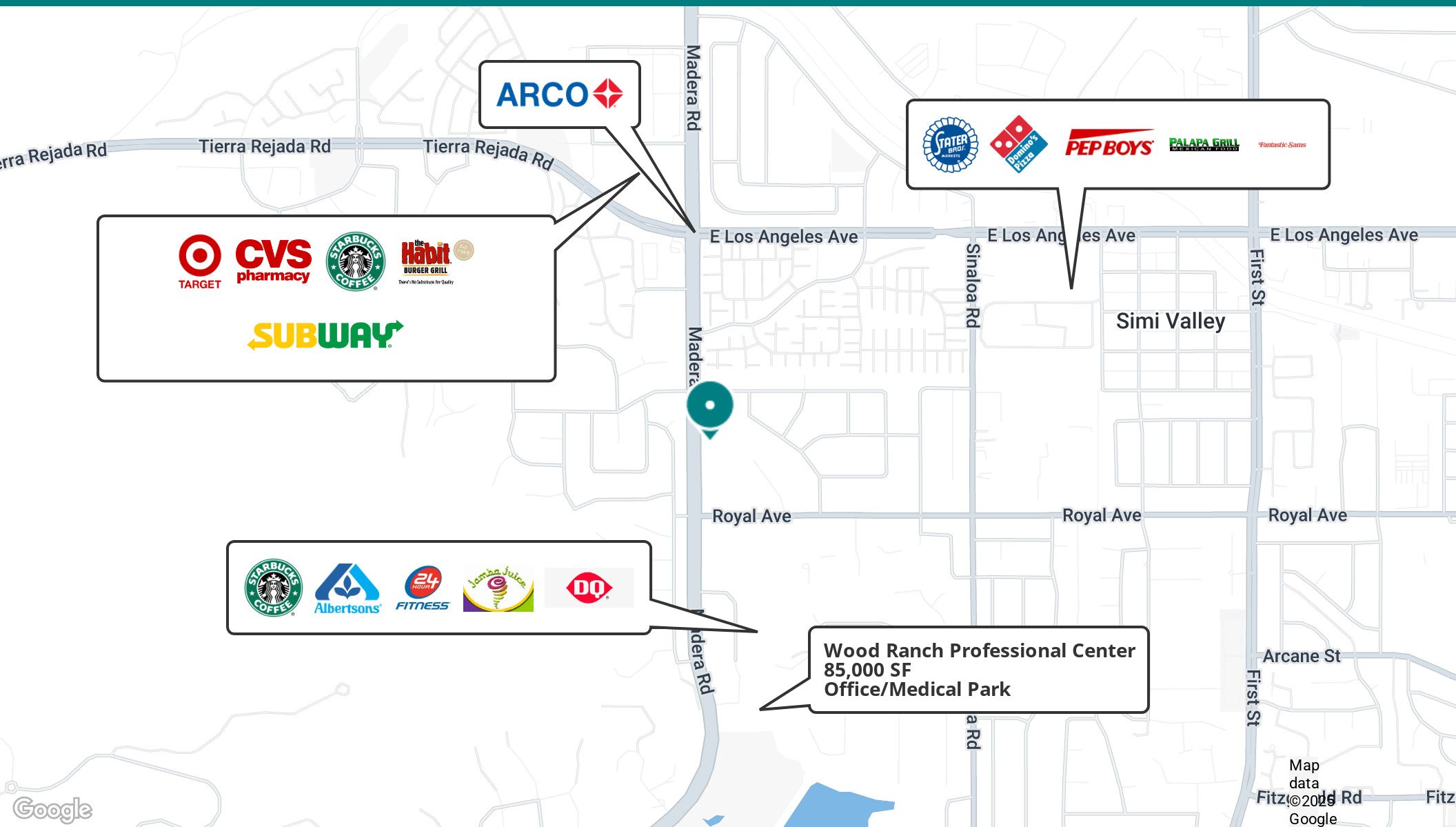
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## RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

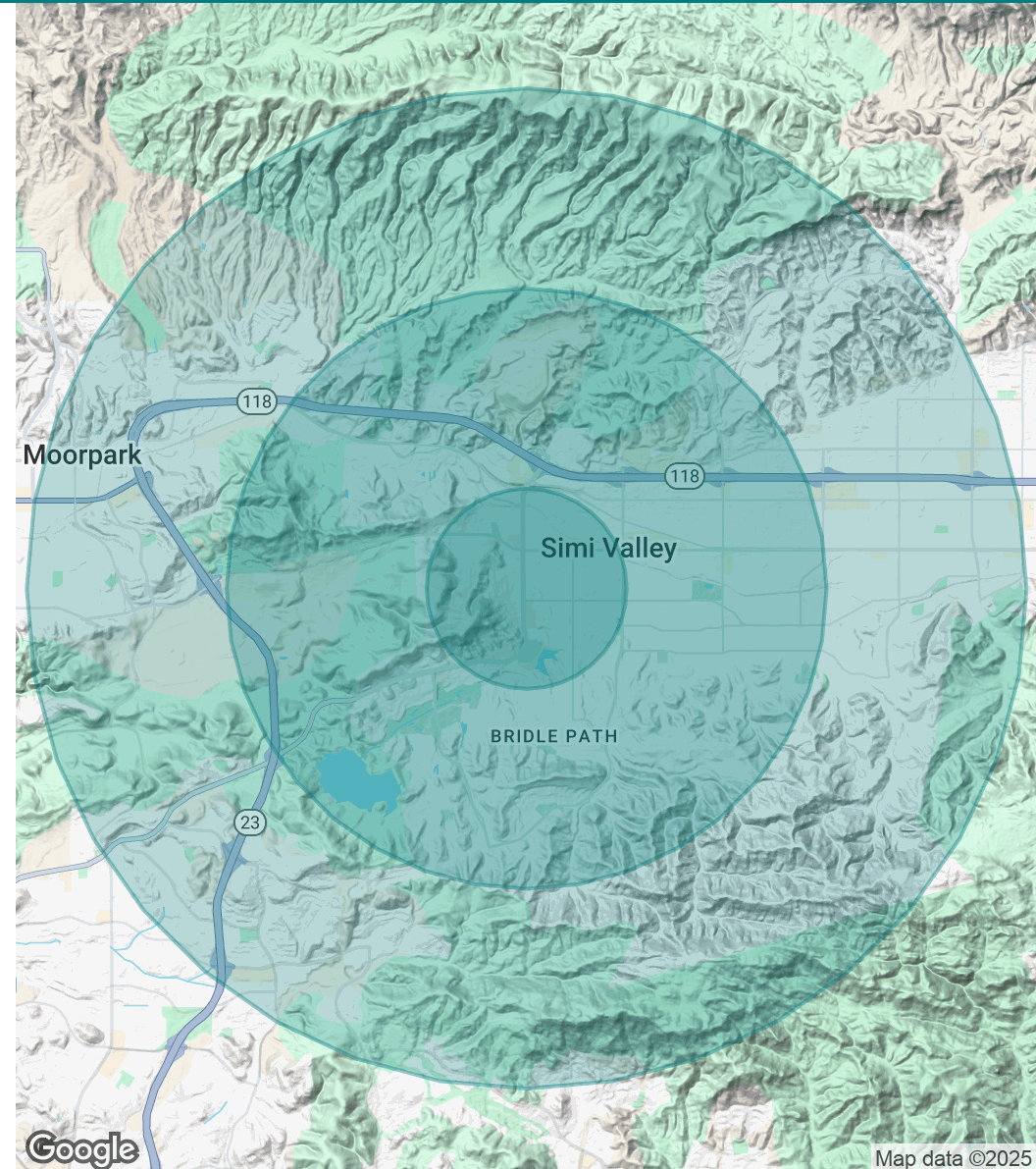
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,971	58,185	140,779
Average Age	42	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,272	19,731	47,475
# of Persons per HH	2.8	2.9	3
Average HH Income	\$131,650	\$147,249	\$156,621
Average House Value	\$791,149	\$825,051	\$888,393

*Demographics data derived from AlphaMap***JASON EHRENPREIS**

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## MEET THE TEAM

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