

SIMI VALLEY RETAIL

4304-4324 Cochran St, Simi Valley, CA 93063



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PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

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APPROX. 750-1,250 SF

RETAIL SPACE AVAILABLE

- ✓ Close access to the 118 Freeway via Tapo Canyon
- ✓ Good visibility on Cochran St
- ✓ Across the street from Santa Susana Elementary School

AREA AMENITIES

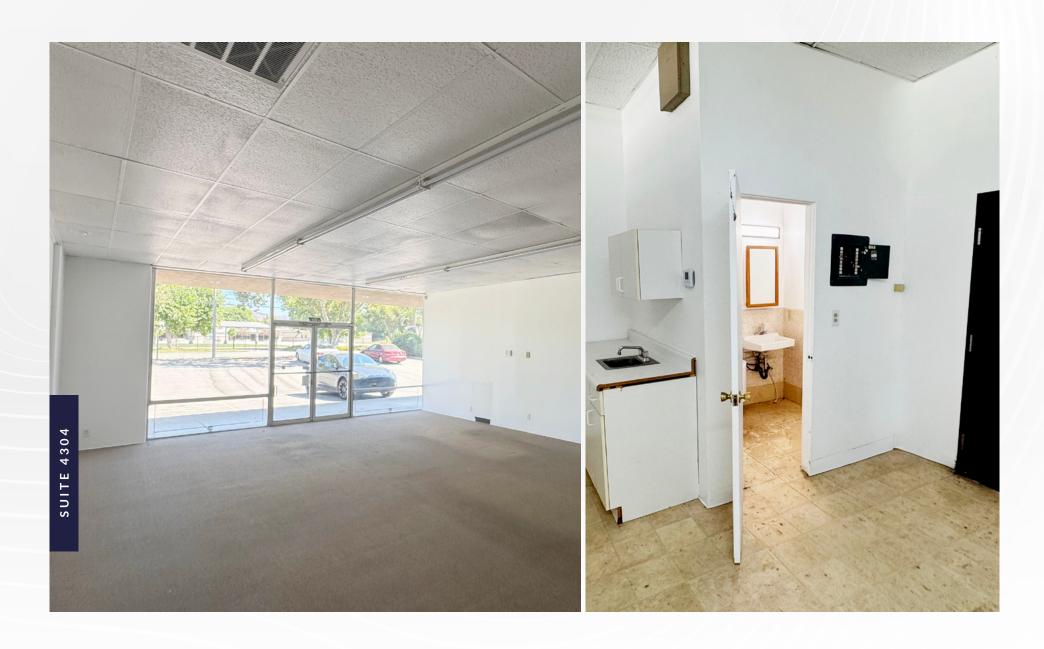
- ✓ Simi Valley is home to a diverse and rapidly growing population
- ✓ Nearby slated developments underway
- ✓ Santa Susana Plaza's redevelopment project: Four-stories, 280 apartment units, 4,750 square feet of commercial space, Located on a 5.33-acre portion of the existing commercial center
- ✓ Busy and proximal Los Angeles Ave commercial corridor
- ✓ Santa Susana Elementary School located across the street

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,456	79,614	112,181
Avg. HH Income	\$122,425	\$128,358	\$126,930
QQ Daytime Pop	13,743	77,222	109,113
Traffic Count	± 19,813 CPD ON		

INTERIOR PHOTOS



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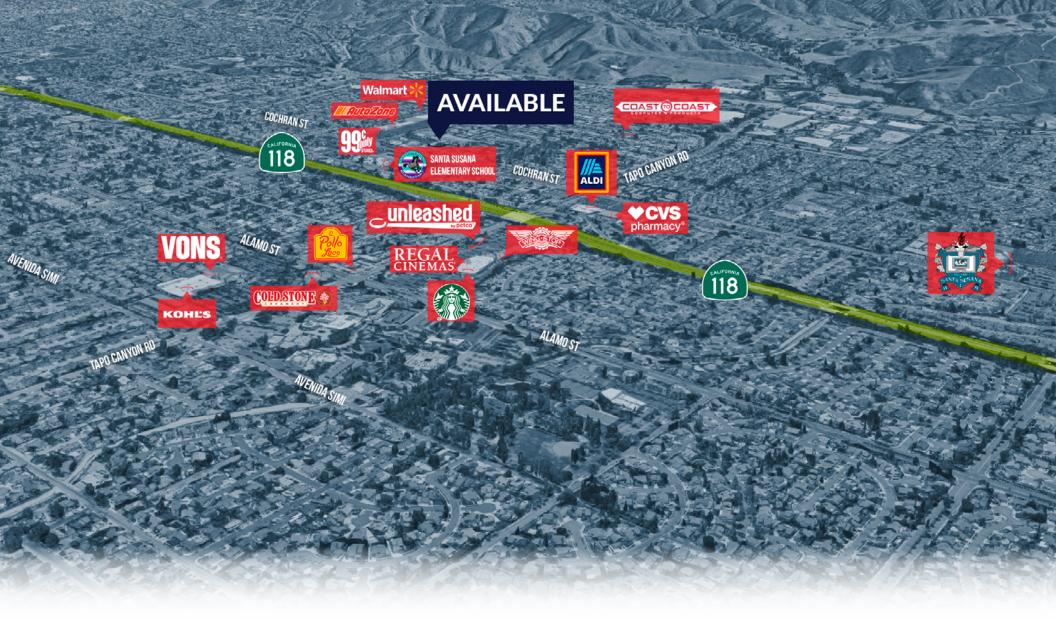


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AERIAL MAP

