



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



SIMI VALLEY RETAIL

4304-4324 Cochran St, Simi Valley, CA 93063



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES
SIMI VALLEY, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

4304-4324 Cochran St, Simi Valley, CA 93063







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
 Daytime Pop	13,743	77,222	109,113
 Traffic Count	± 19,813 CPD ON COCHRAN ST & WINIFRED ST		

RETAIL SPACES
SIMI VALLEY, CA

INTERIOR PHOTOS

4304-4324 Cochran St, Simi Valley, CA 93063



SUITE 4304



RETAIL SPACES
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AERIAL MAP





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