



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



SIMI PLAZA: ENDCAP RETAIL AVAILABLE

4304-4324 Cochran St, Simi Valley, CA 93063



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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. 750-4,250 SF

RETAIL SPACES AVAILABLE

- ✓ Unit 4316 features a fully built out cold kitchen with walk-in cooler
- ✓ Close access to the 118 Freeway via Tapo Canyon
- ✓ Good visibility on Cochran St
- ✓ Across the street from Santa Susana Elementary School

AREA AMENITIES

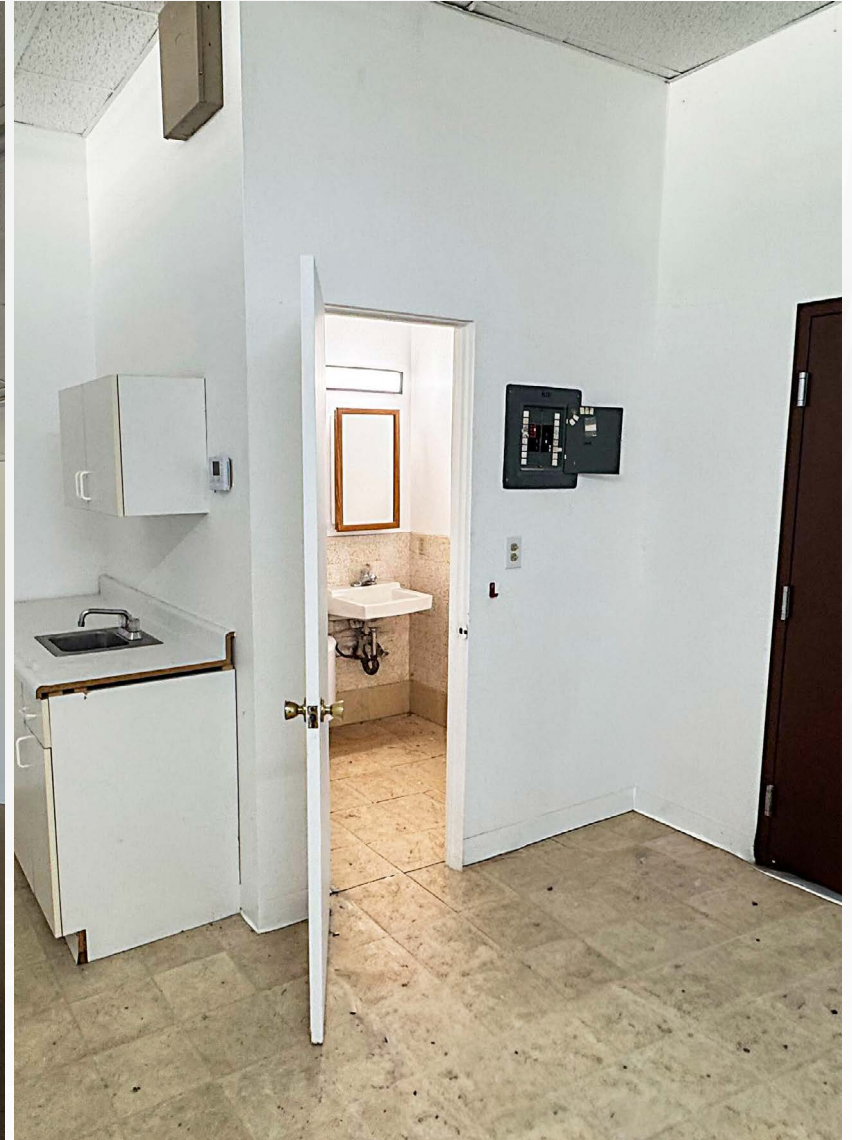
- ✓ Simi Valley is home to a diverse and rapidly growing population
- ✓ Close access to the 118 Freeway via Tapo Canyon
- ✓ Santa Susana Plaza's redevelopment project is underway nearby
- ✓ Busy and proximal Los Angeles Ave commercial corridor
- ✓ Santa Susana Elementary School located across the street

— 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

SUITE 4304

4304-4324 Cochran St, Simi Valley, CA 93063



RETAIL SPACES
SIMI VALLEY, CA

SUITE 4316

4304-4324 Cochran St, Simi Valley, CA 93063

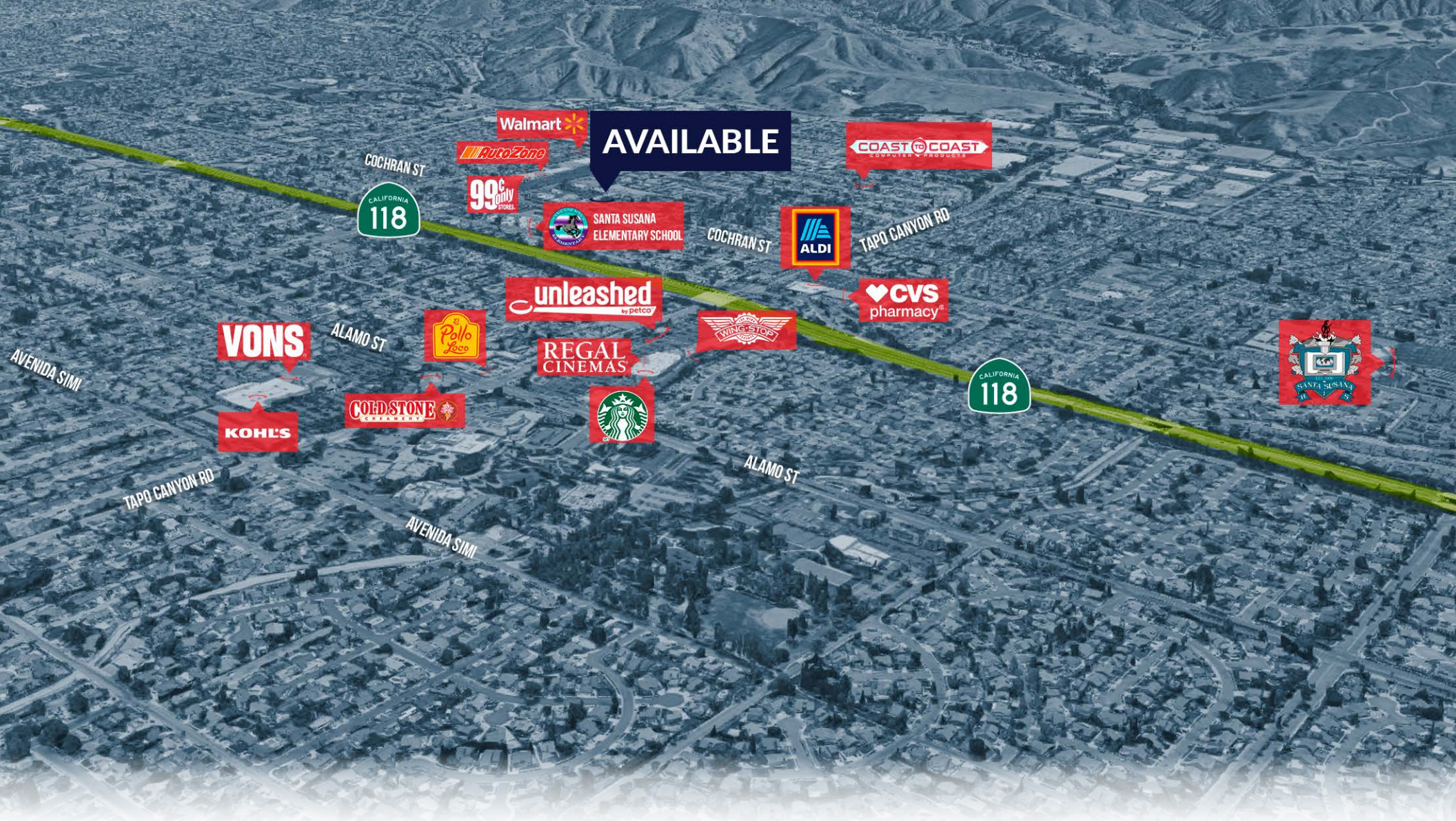


RETAIL SPACES
SIMI VALLEY, CA

SUITE 4320

4304-4324 Cochran St, Simi Valley, CA 93063





AVAILABLE



AERIAL MAP



COMMERCIAL
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