

31,434 SF STATE-OF-THE-ART INDUSTRIAL BUILDING | FOR LEASE



163 WEST COCHRAN STREET

SIMI VALLEY  
CALIFORNIA 93065

CBRE

# MAXIMIZE YOUR REACH

Located conveniently off the 118 Freeway at Madera Road in the expansive Simi Valley Business Center, this property is part of an 85-acre business park and is surrounded by a variety of amenities.



# PROPERTY FEATURES



Great Visibility and Accessibility to 118 Freeway



Private Yard-Truck Court



State-of-the-Art Building



ESFR Sprinklers



Conveniently Located Off the 118 Freeway at Madera Road in the Simi Valley Business Center, an 85 acre Business Park.



Surrounded by Amenities

## Property Information

**Total Building SF:** 31,434 SF

**Lot Size:** ±2.22 Acres

**Office Area:** 2,460 SF

**Lease Rate:** \$1.25 NNN/SF/month

**Min Clr Hgt:** 26' Clear Height

**Loading:** 4 Dock High Doors & 1 Ground Level Door

**Power:** 800 Amps 277/480 Volt 3 Phase, 4 Wire

**Parking:** 63 Stalls

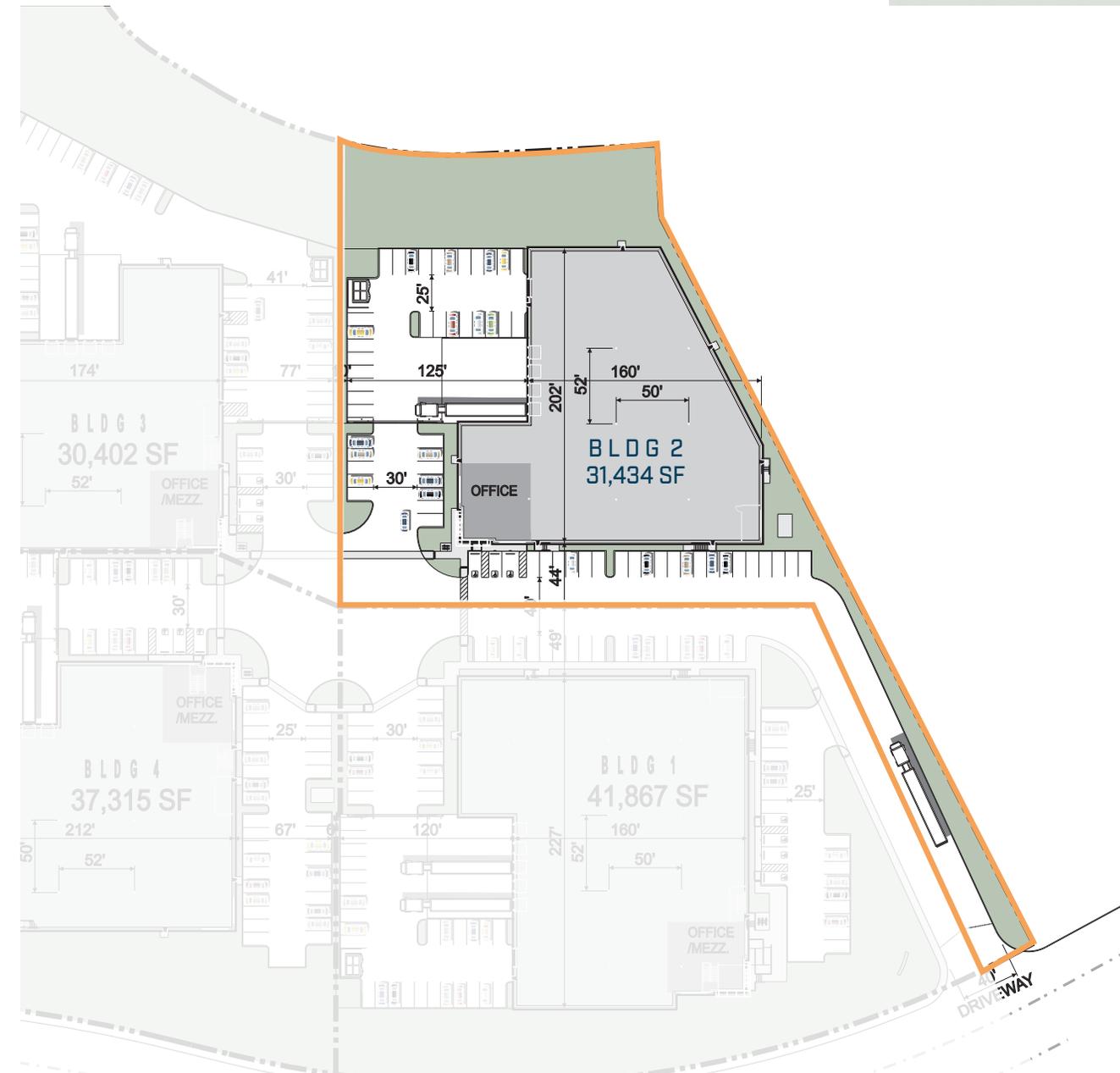


# SITE PLAN



PART OF A CLASS-A, 4-BUILDING PROJECT

# BUILDING PLAN



# LOCATION MAP



This location boasts exceptional visibility with the convenience of easy ingress/egress to the 118 Freeway.

# SIMI VALLEY OVERVIEW

## Business-Friendly Simi Valley

Simi Valley has about 126,000 residents in 42 square miles with over 8 million square feet of industrial space, 6 million square feet of commercial space, and 2 million square feet of office space. Simi Valley – where government lets business owners do what they do best: run their business.

The quality of life in a community makes for happy employees The University of Vermont ranked Simi Valley as the 8th Happiest City in the United States.

## Simi Business Center

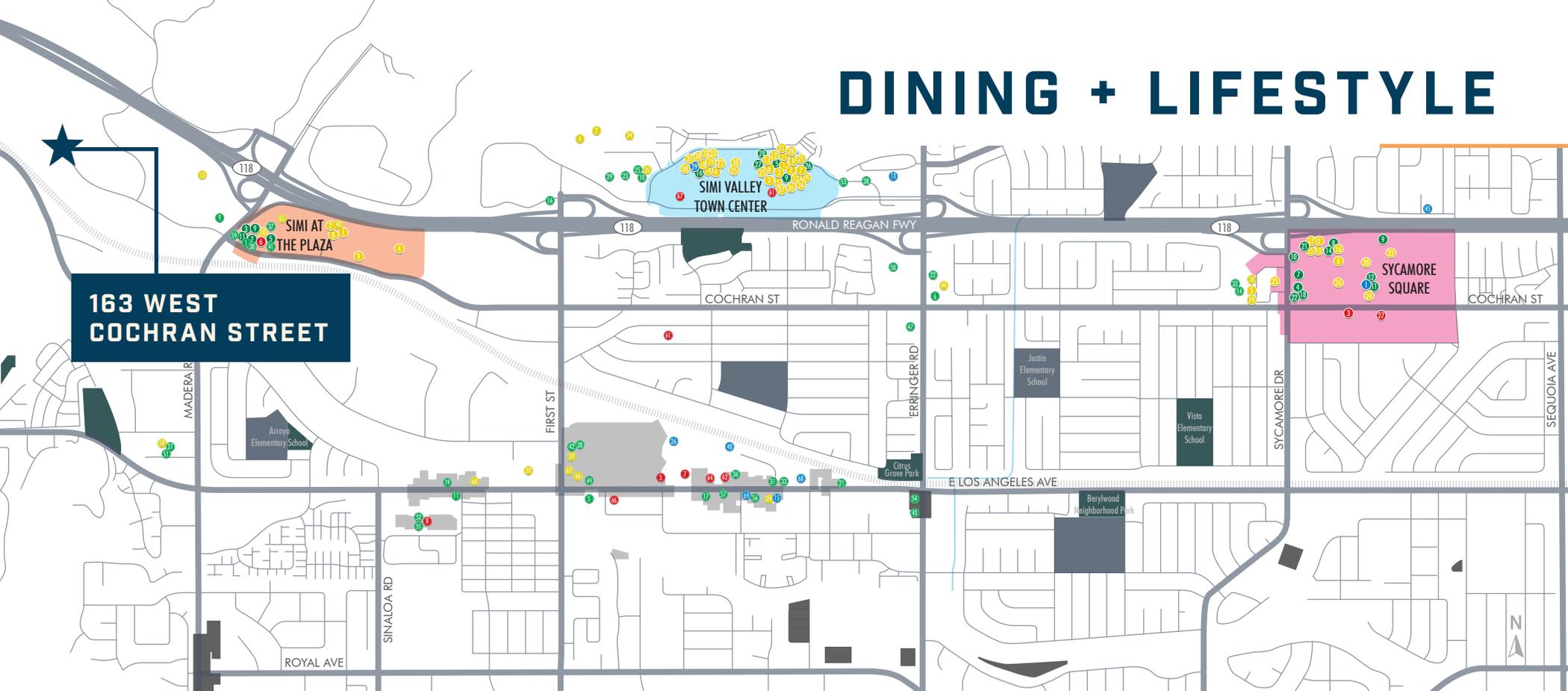
- 85 acre center
- Premier Business Park
- Direct connection southward to the Thousand Oaks/Westlake Valley area and the Ventura Freeway
- A \$3 million landscape plan enhances the campus-like setting

## Area highlights

- 34 parks and 4 golf courses
- Performing Arts Center
- Home of the Ronald Reagan Presidential Library and Museum
- Top-ranked school system
- Abundant shopping opportunities
- Youth and Senior programs and services



# DINING + LIFESTYLE



**163 WEST COCHRAN STREET**

## SYCAMORE SQUARE

- 1 Anytime Fitness
- 2 Athletic X-Press
- 3 Bank of America
- 4 Baskin-Robbins
- 5 Choice 1 Cleaners
- 6 CVS
- 7 Denny's
- 8 Denny's
- 9 Eggs N Things
- 10 Hook Burger
- 11 Love Sushi
- 12 MOD Pizza
- 13 Payless Shoe Source
- 14 Pho so 1
- 15 Ross Dress For Less
- 16 Sally Beauty Supply
- 17 See's Candies
- 18 Sharkey's
- 19 Simi Bike Works
- 20 Target
- 21 The Shabu
- 22 Togo's
- 23 Trader Joes
- 24 Vitamin Shoppe
- 25 Walgreens
- 26 Walmart
- 27 Wells Fargo

## SIMI VALLEY TOWN CENTER

- 1 Abercrombie & Fitch
- 2 Ann Taylor
- 3 Apple Store
- 4 Bath & Body Works
- 5 California Pizza Kitchen
- 6 Charlotte Russe
- 7 Chico's
- 8 Coldwater Creek
- 9 Corner Bakery Cafe
- 10 Eddie Bauer
- 11 Express Limited
- 12 Gamestop
- 13 GNC
- 14 Gymporee
- 15 Hollister Co
- 16 Jamba Juice
- 17 Justice Just for Girls
- 18 Lane Bryant
- 19 Lenscrafters
- 20 Loft
- 21 Macy's
- 22 Marshalls
- 23 Men's Wearhouse
- 24 New York & Co
- 25 Pac Sun
- 26 Red Robin
- 27 Souplantation

## OTHERS

- 28 Starbucks
- 29 Studio Movie Grill
- 30 The Childrens Place
- 31 Tilly's
- 32 Ulta Beauty
- 33 Vans
- 34 Vans
- 35 Verizon Wireless
- 36 Victoria's Secret
- 37 Vitamin World
- 38 White House/Black Market

## SIMI AT THE PLAZA

- 1 Aldi
- 2 BevMo!
- 3 Fune Sushi
- 4 Home Depot
- 5 It's A Grind Coffee House
- 6 Logix
- 7 Panda Wok
- 8 Party City
- 9 PetSmart
- 10 Sofreh Kabob House
- 11 Sprint
- 12 Subway

## OTHERS

- 1 Applebee's
- 2 Babies R Us
- 3 Bank Of America
- 4 Best Buy
- 5 Burger King
- 6 Carl's Jr
- 7 Chase
- 8 Chase
- 9 Chili's
- 10 Chipotle
- 11 Coco's Bakery
- 12 Costco
- 13 Crunch Fitness
- 14 Cupid's Hot Dogs
- 15 Curves
- 16 Del Taco
- 17 Del Taco
- 18 DIY Home Center
- 19 Domino's
- 20 El Pollo Loco
- 21 El Pollo Loco
- 22 El Torito
- 23 Famous Dave's
- 24 FedEx
- 25 Firehouse Subs

## OTHERS

- 26 Golds Gym
- 27 Habit Burger Grill
- 28 Harbor Freight Tools
- 29 Islands Burgers
- 30 Jack In The Box
- 31 Jack In The Box
- 32 Junkyard Café
- 33 KFC
- 34 Lowe's
- 35 Massage Envy
- 36 McDonald's
- 37 McDonald's
- 38 Musashi Japanese Cuisine
- 39 Office Depot
- 40 Office Depot
- 41 Panda Express
- 42 Pizza Hut
- 43 Popeye's
- 44 Radio Shack
- 45 Regal Cinemas
- 46 Rite-Aid
- 47 Round Table
- 48 Simi Valley 10 Cinema
- 49 Starbucks
- 50 Starbucks
- 51 Starbucks
- 52 Starbucks

## OTHERS

- 53 Subway
- 54 Subway
- 55 Subway
- 56 Subway
- 57 Taco Bell
- 58 Target
- 59 The Dugout Sports Grill
- 60 True Value Hardware
- 61 Union Bank
- 62 Union Bank
- 63 UPS Store
- 64 US Bank
- 65 Walmart
- 66 Wells Fargo
- 67 Wells Fargo
- 68 Wendy's
- 69 Wienerschnitzel

- RETAIL
- RESTAURANTS
- BANKING
- ENTERTAINMENT

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## CRAIG PETERS

Vice Chairman  
T +1 818 907 4616  
Lic. 00906542  
craig.peters@cbre.com

## SAM GLENDON, SIOR

Senior Vice President  
+1 818 502 6745  
Lic. 01826689  
sam.glendon@cbre.com

## NICK CASASANTE

Associate  
+1 818 907 4737  
Lic. 02246788  
nicholas.casasante@cbre.com

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