

# SIMI VALLEY TARGET ANCHORED SHOPPING CENTER FORMER NON-HOOD FOOD USE & RETAIL SPACE FOR LEASE



**the Habit** BURGER GRILL

**SUBWAY**

**Urbane Cafe**  
HAND-CRAFTED • FIRE-BAKED



COMMERCIAL  
ASSET GROUP

- SEEKING ICE CREAM, DONUTS, YOGURT, QSR, BOBA, CELL PHONE, SKIN CARE, HAIR AND NAIL SALON, BARBER
- BRAND NEW PROJECT WITH EXCELLENT CURB APPEAL & SIGNAGE
- EXTREMELY BUSY NEIGHBORHOOD WITH AVERAGE HOUSEHOLD INCOME OF \$97,000
- ADJACENT TO COUNTLESS EATERIES, CAFES, AND NATIONAL RETAILERS INCLUDING COSTCO, WALMART, ALDI AND MORE
- NUMEROUS SINGLE FAMILY CONDO & APARTMENT PROJECTS WITHIN A 3 MILE RADIUS RESULTING IN DENSE POPULATION DEMOGRAPHICS
- TRAFFIC: 31,000 CPD
- UP TO 3,100 SQFT CONTIGUOUS



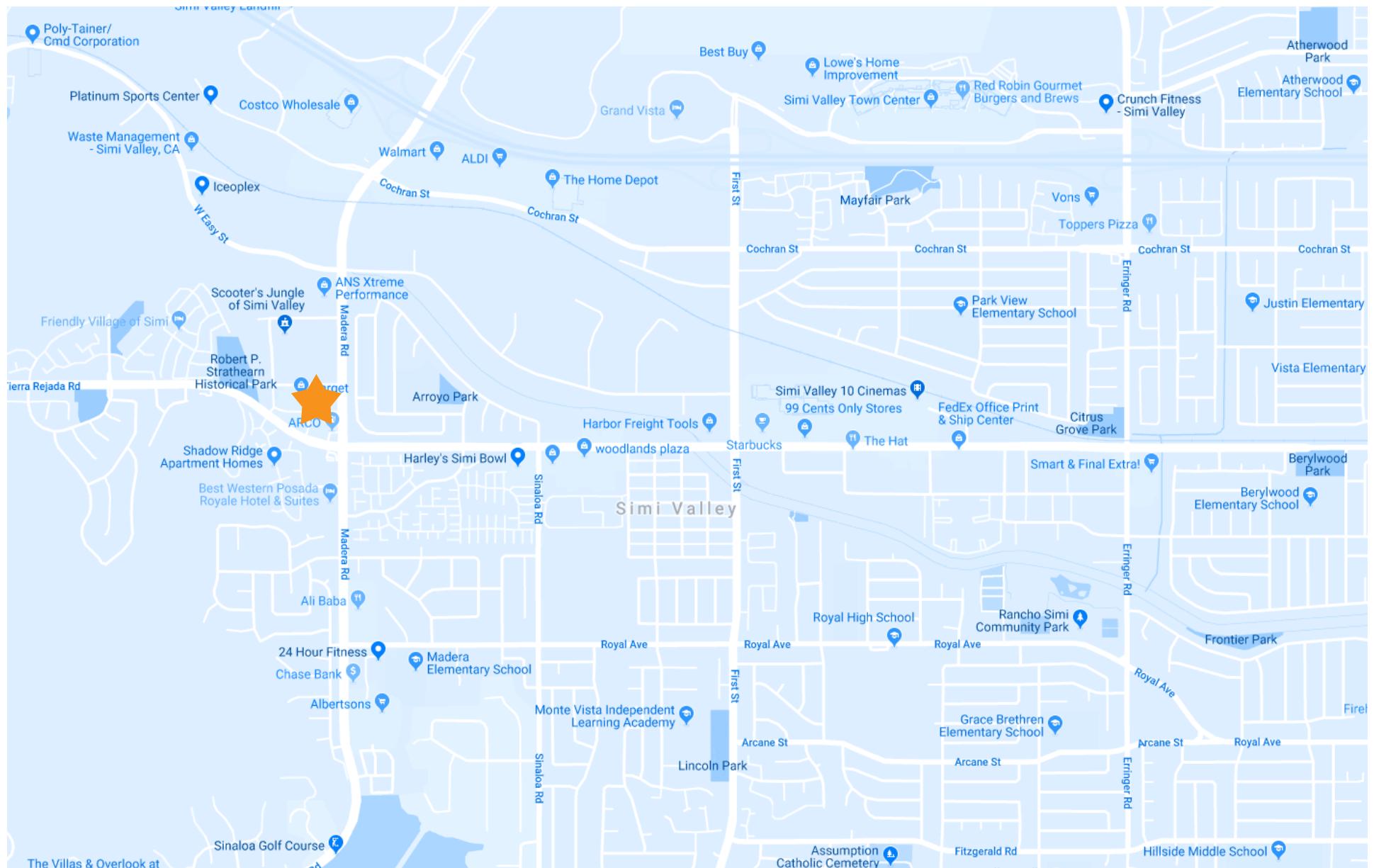
#### SPACE SIZE

UNIT 2091-C:  $\pm 1,000$  SF

UNIT D:  $\pm 800$  SF

UNIT 2091-E:  $\pm 1,300$  SF

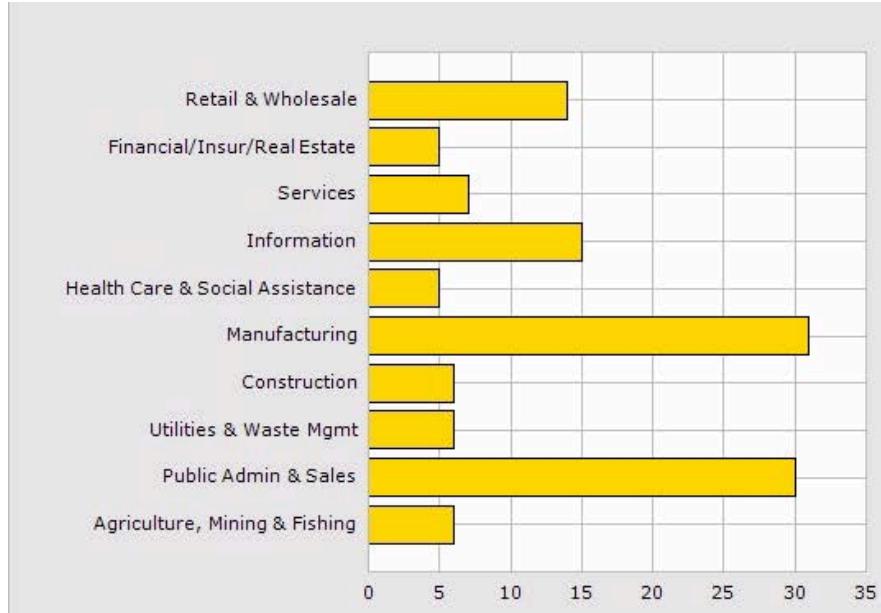
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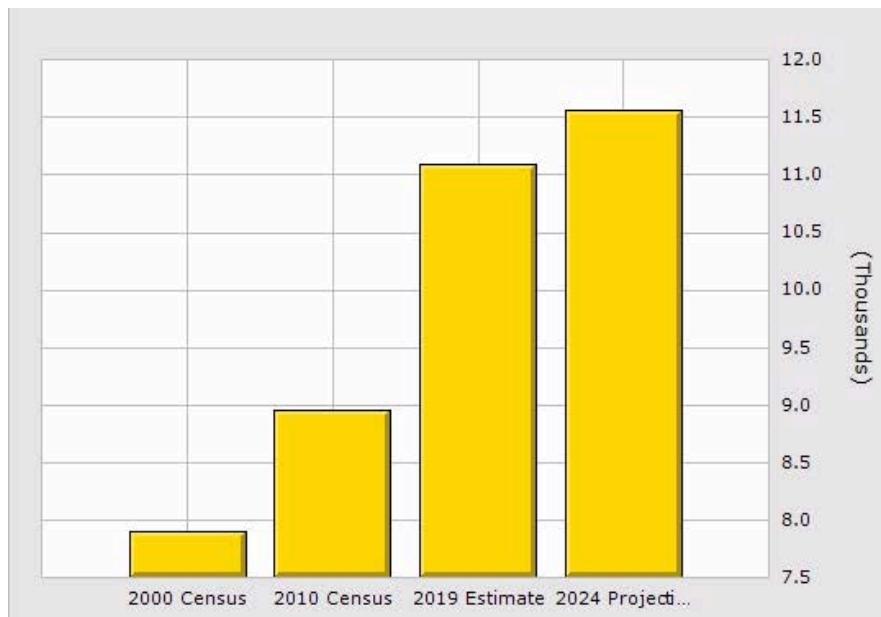
# MAP



# SURROUNDING TENANTS



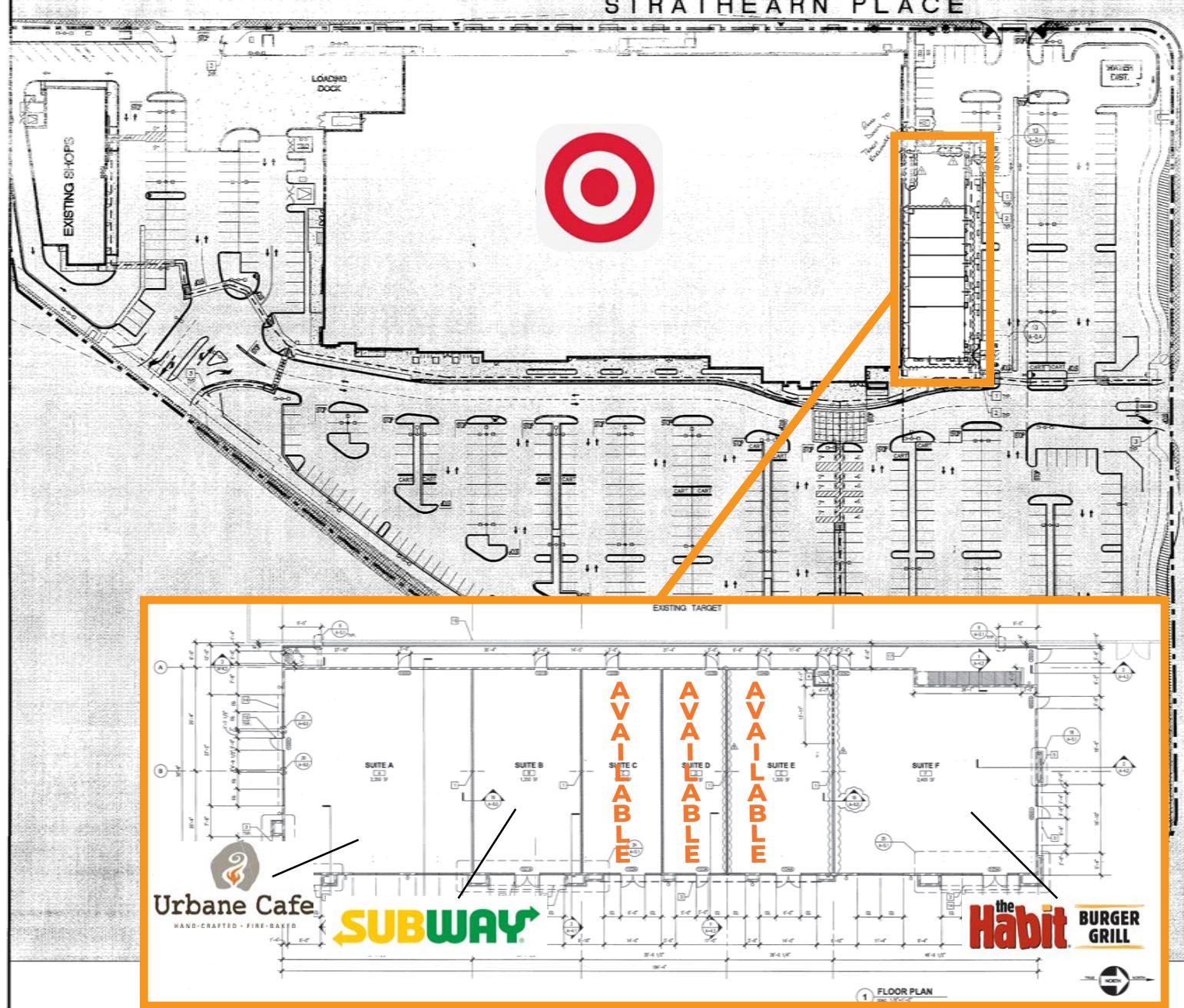
Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	<b>11,090</b>	<b>31,368</b>	<b>60,567</b>
2024 Population:	<b>11,569</b>	<b>32,065</b>	<b>61,343</b>
Pop Growth 2019-2024:	<b>4.32%</b>	<b>2.22%</b>	<b>1.28%</b>
Average Age:	<b>37.80</b>	<b>38.20</b>	<b>38.60</b>
Households			
2019 Total Households:	<b>3,754</b>	<b>10,773</b>	<b>19,842</b>
HH Growth 2019-2024:	<b>4.21%</b>	<b>2.22%</b>	<b>1.36%</b>
Median Household Inc:	<b>\$97,117</b>	<b>\$88,902</b>	<b>\$98,886</b>
Avg Household Size:	<b>2.90</b>	<b>2.90</b>	<b>3.00</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$479,008</b>	<b>\$491,493</b>	<b>\$557,860</b>
Median Year Built:	<b>1989</b>	<b>1983</b>	<b>1981</b>



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# DEMOGRAPHICS

# STRATHEARN PLACE



# SITE PLAN



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