

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

2091 MADERA RD / 51 W TIERRA REJADA RD
SIMI VALLEY, CA 93065



**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

AVAILABLE

C

AVAILABLE

D

AVAILABLE

E

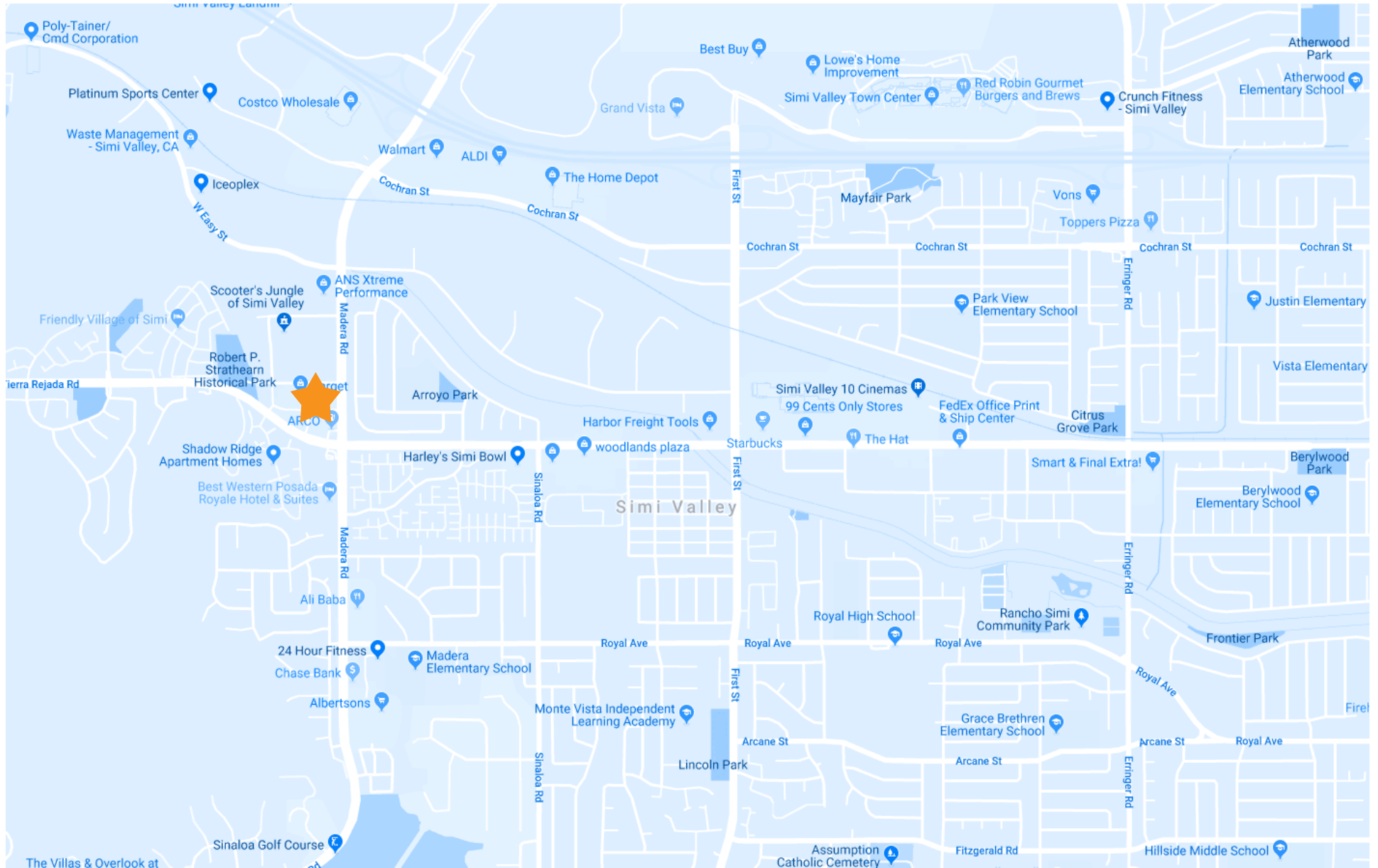
SPACE SIZE

UNIT 2091-C: ±1,000 SF

UNIT D: ±800 SF

UNIT 2091-E: ±1,300 SF

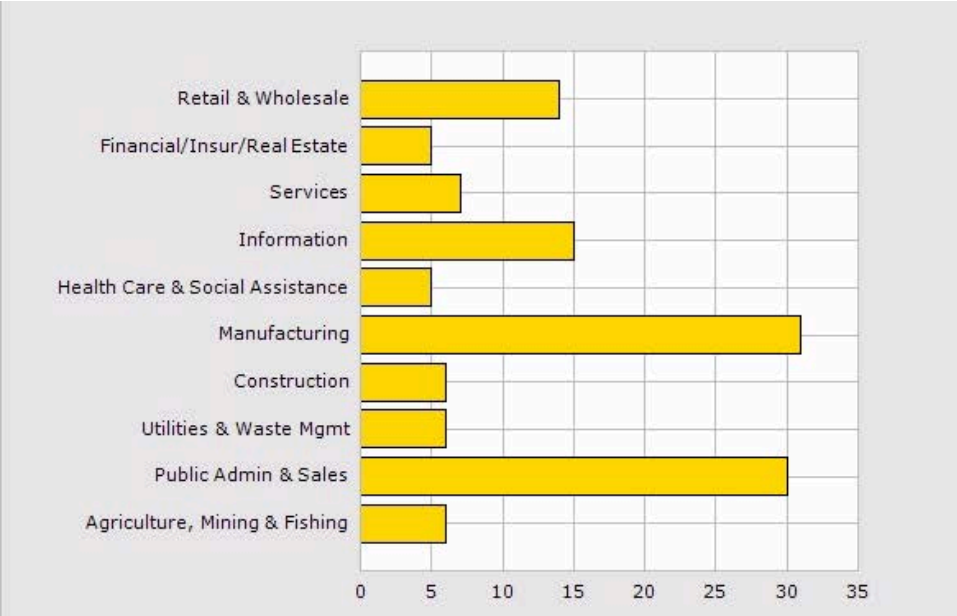
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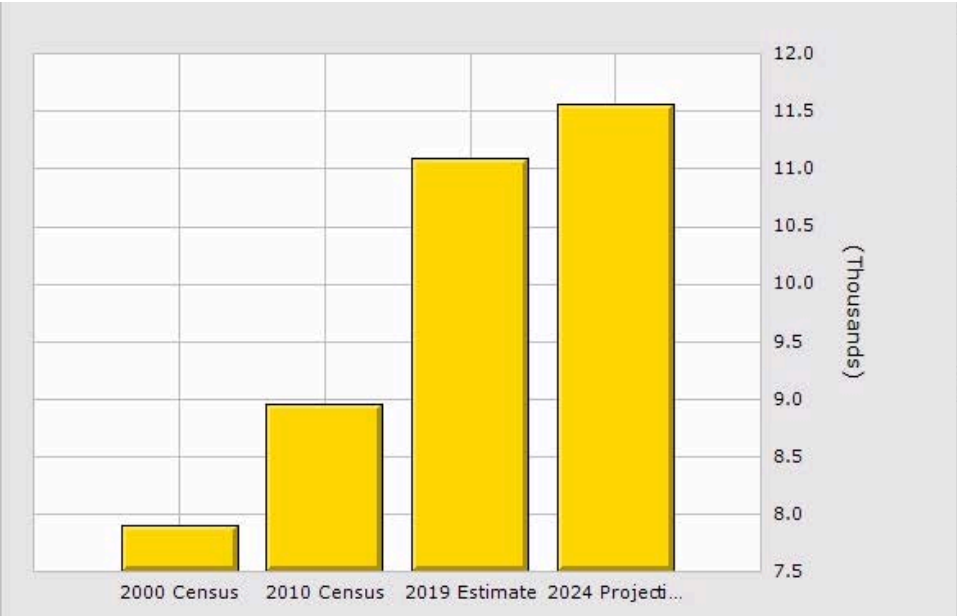
MAP



SURROUNDING TENANTS

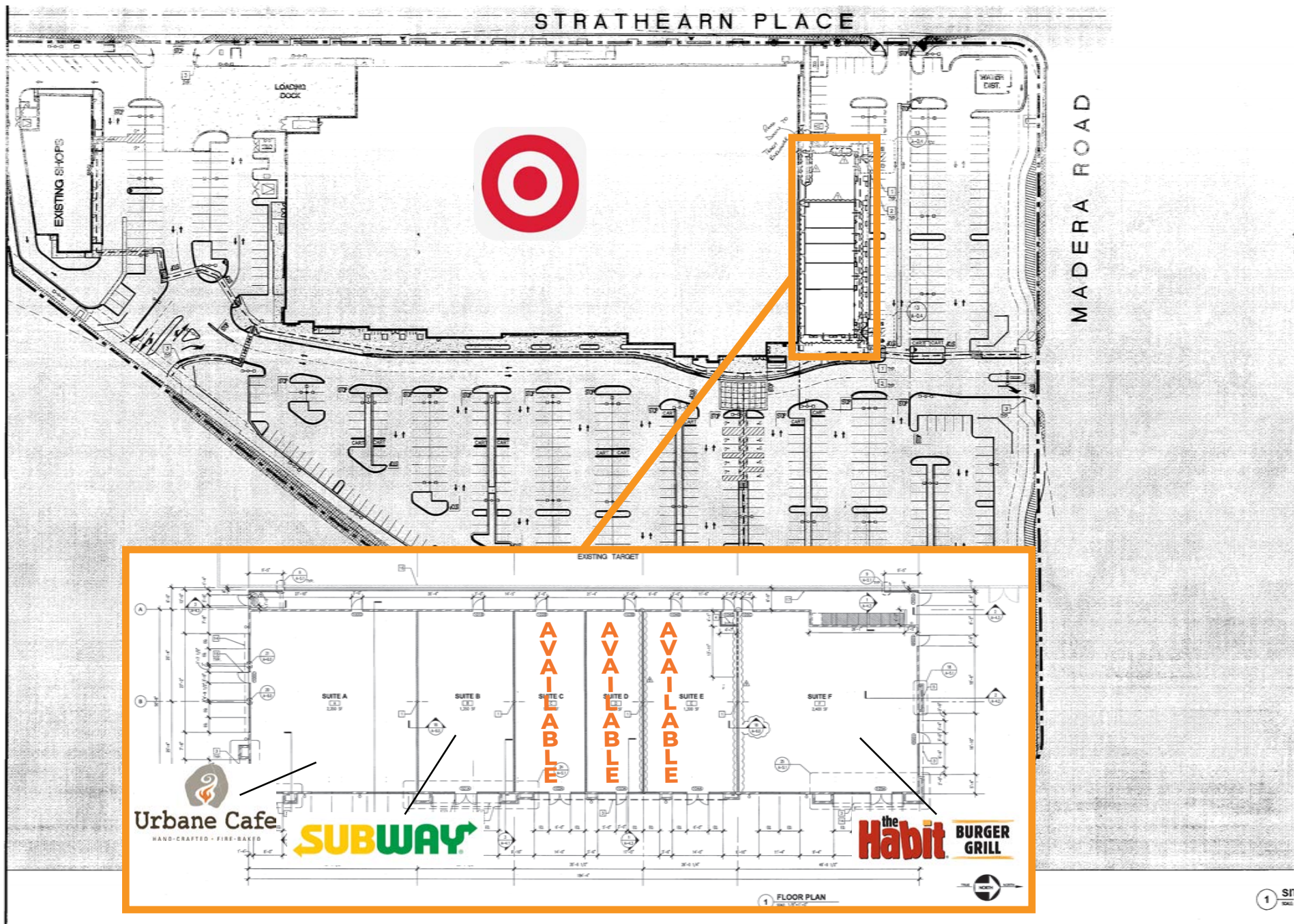


Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	11,090	31,368	60,567
2024 Population:	11,569	32,065	61,343
Pop Growth 2019-2024:	4.32%	2.22%	1.28%
Average Age:	37.80	38.20	38.60
Households			
2019 Total Households:	3,754	10,773	19,842
HH Growth 2019-2024:	4.21%	2.22%	1.36%
Median Household Inc: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



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DEMOGRAPHICS



SITE PLAN



COMMERCIAL
ASSET GROUP



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SENIOR MANAGING DIRECTOR

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