

# CORNER RETAIL BUILDING FOR LEASE

2135 First Street Simi Valley, CA 93065

## SPACE PROFILE

**7,878**

Building SF

**\$2.15 NNN**

Rent

**\$0.14 PSF**

Est Opex

**29,621**

Land SF

**Immediate**

Available Date

**Negotiable**

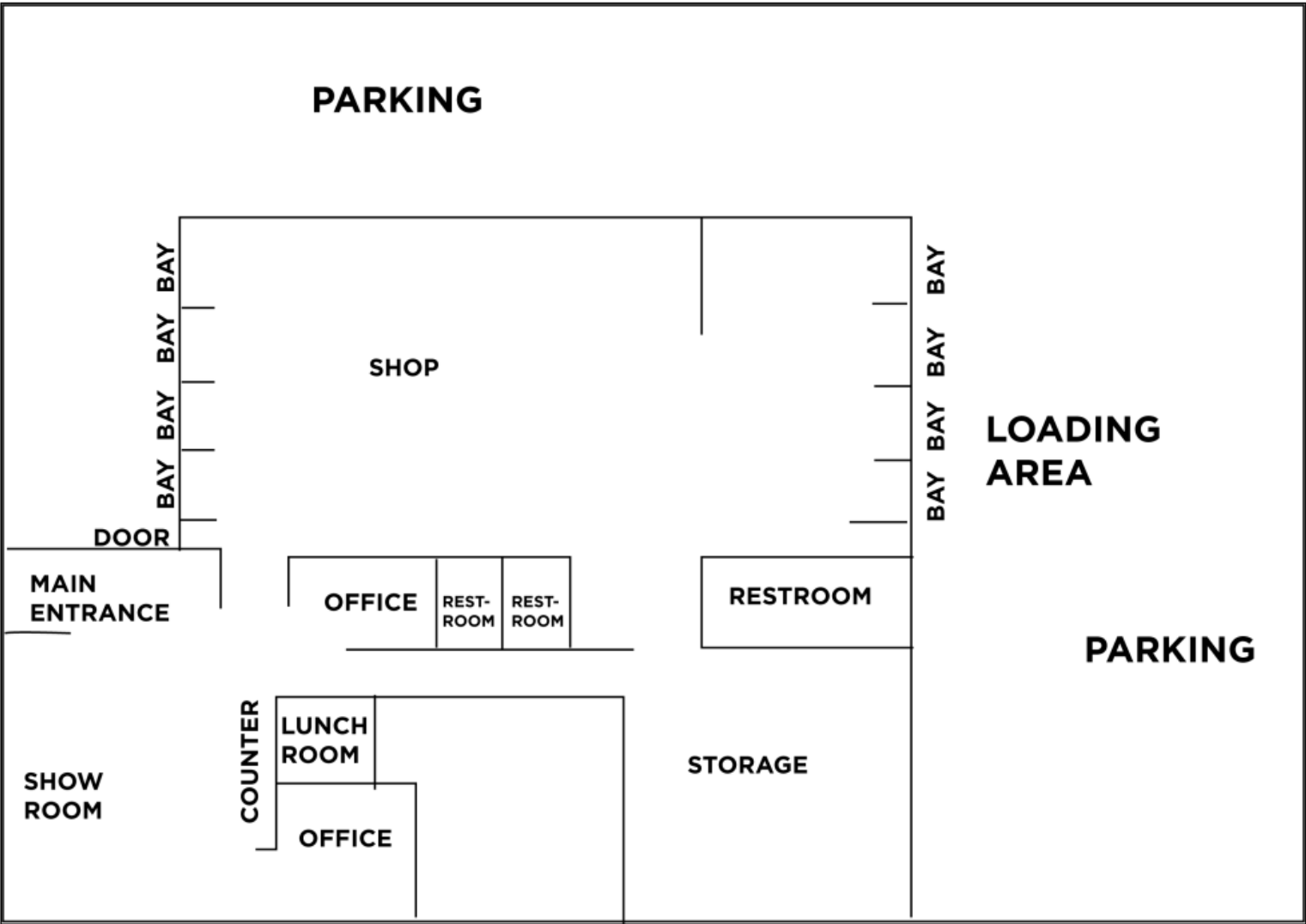
Term

## KEY HIGHLIGHTS

- Free-standing Building
- Large Parking Lot - 20 spaces
- Central Location in Simi Valley
- Major Street Corner (Easy & First St)
- Immediate 118 freeway access
- Prior use was auto tire repair



# Floor Plan



**Joe Dlmola**  
Managing Director  
+1 310 444 1025  
Lic: 01944494

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.