

SIMI VALLEY CORPORATE POINT

FOR LEASE ±1,497 RSF - ±2,314 RSF

FIRST STREET | SIMI VALLEY | CALIFORNIA

2655



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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FOR LEASE

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PROPERTY HIGHLIGHTS

- Beautiful Class "A" Suites Located in a 64,000 Rentable Square Foot 3 Story Office Building.
- Travertine Tile Work Throughout Lobby Areas and Restrooms.
- Full Size Executive Style Restrooms on Each Floor.
- 2 Full Size Elevators Serving All Three Floors.
- After Hours Keyless Entry System.
- 264 Free Parking Spaces, 4 Per 1,000 Rentable Square Feet.
- Large Conference Room Available on Reservation Basis at Nominal Cost.



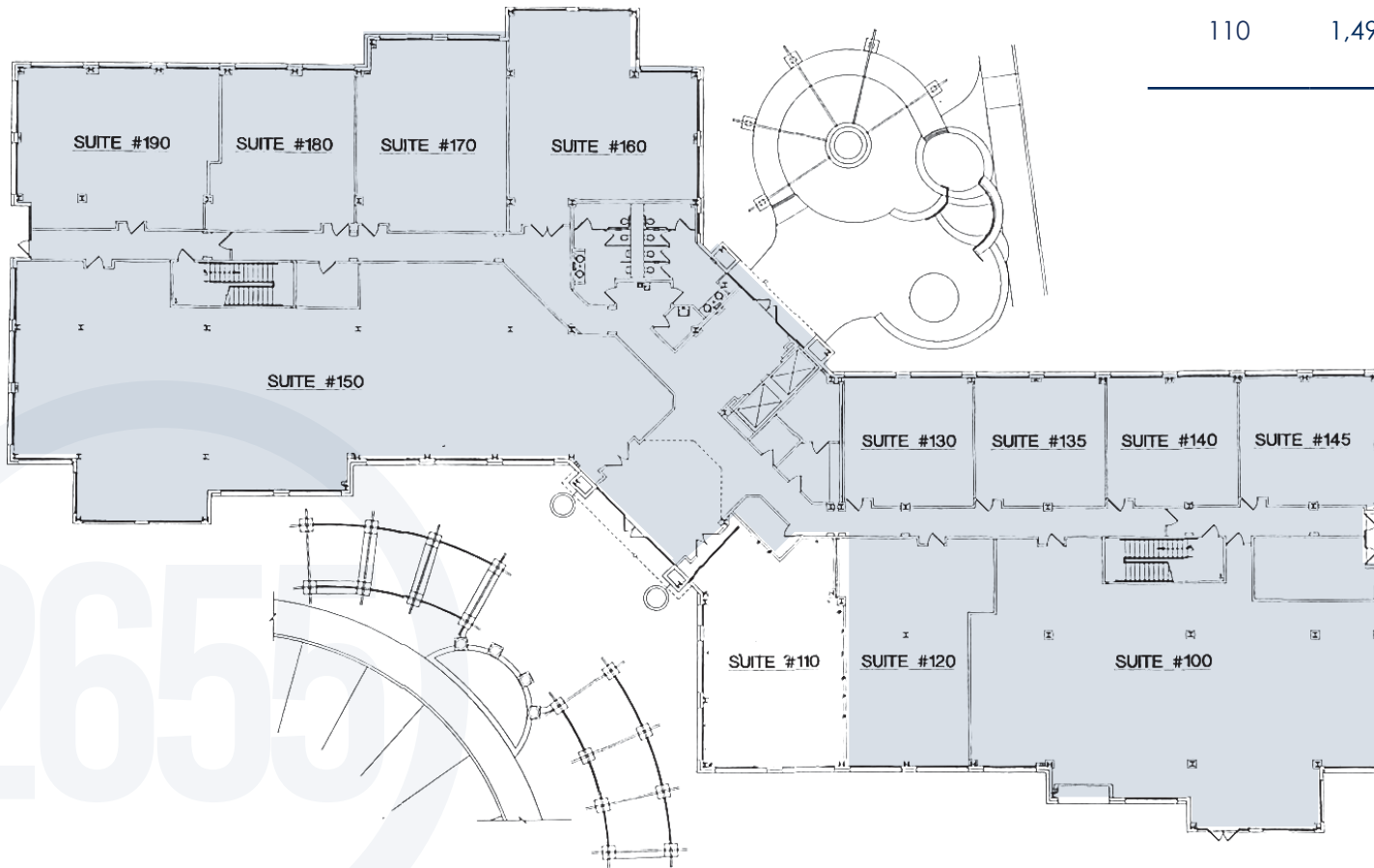
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FLOOR PLAN

FIRST FLOOR

AVAILABLE SUITE	RSF	RSF PER MONTH
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110	1,497 RSF	\$3.00 RSF PER MONTH, FSG
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AVAILABLE
 LEASED

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DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 110


1,497
RSF


1
RECEPTION
AREA


1
STORAGE

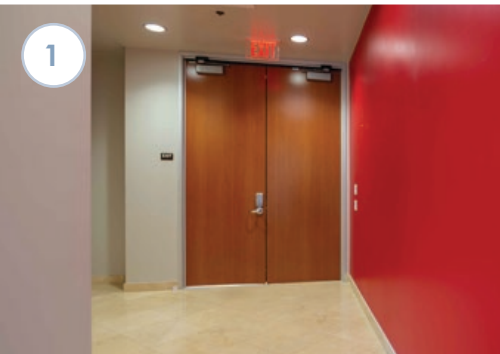
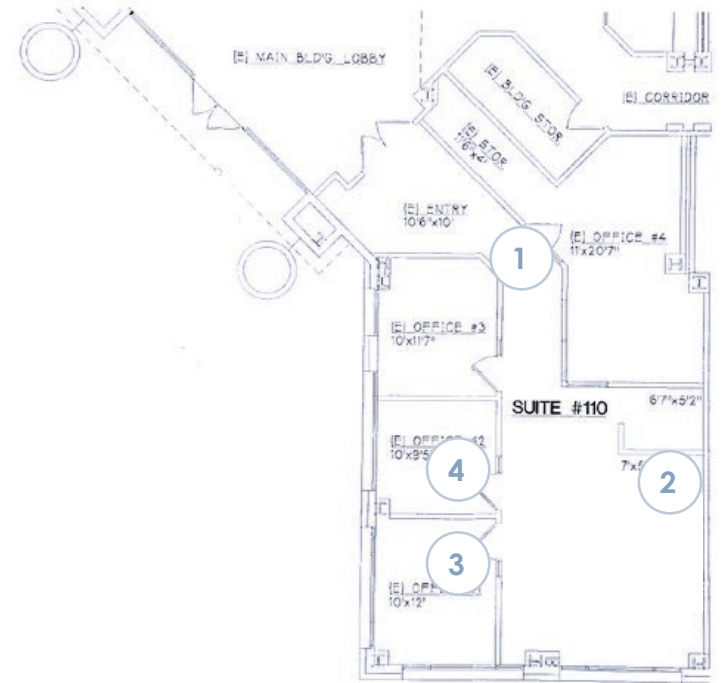

DOUBLE DOOR
SUITE ENTRY
MAIN FLOOR
LOBBY


\$3.00
PSF


FIRST
FLOOR


1
OPEN WORK
AREA


4
OFFICES



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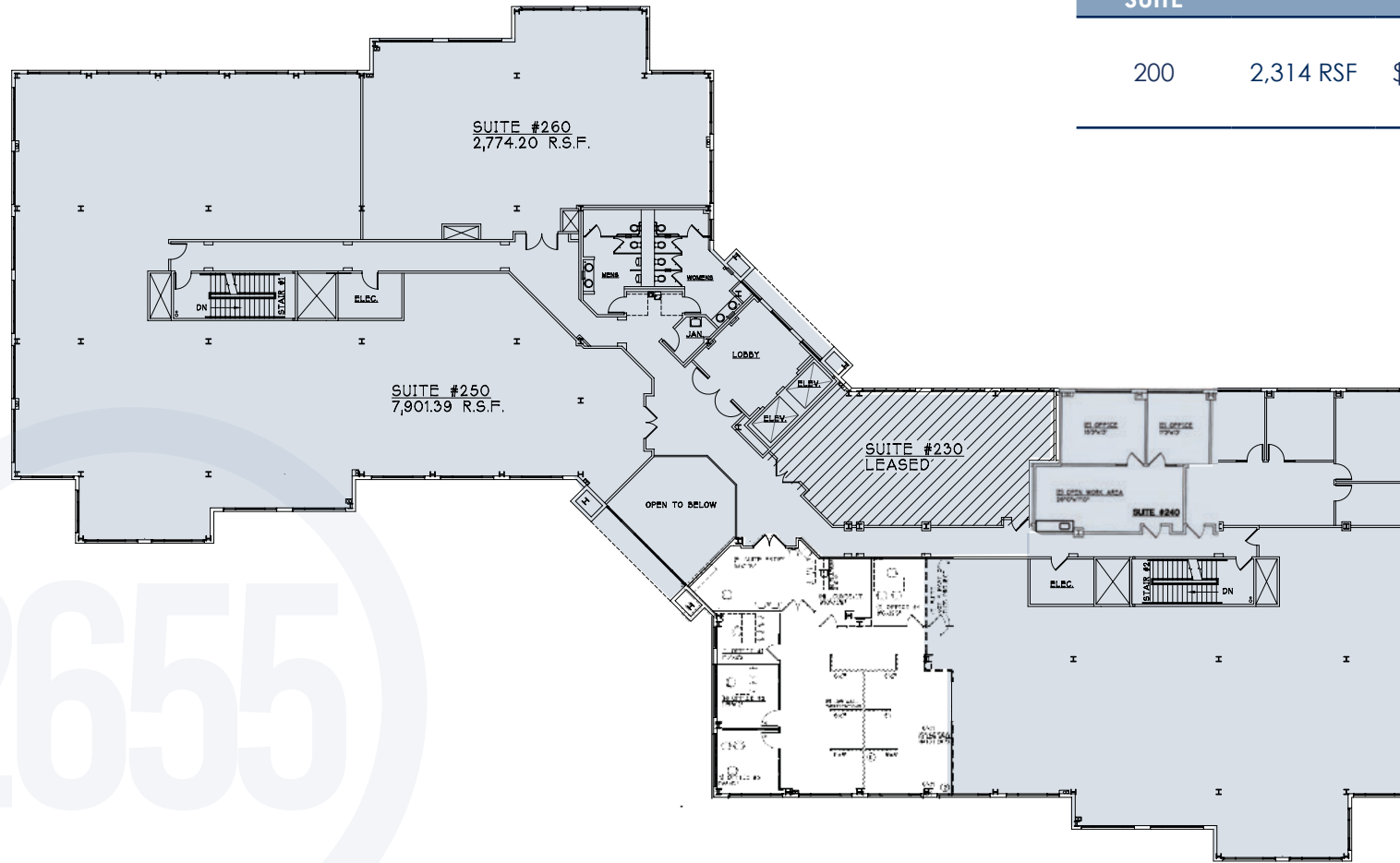
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FLOOR PLAN

SECOND FLOOR

AVAILABLE SUITE	RSF	RSF PER MONTH
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200	2,314 RSF	\$2.95 RSF PER MONTH, FSG
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AVAILABLE
 LEASED

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DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 200



2,314_{RSF}



1
RECEPTION
AREA



1
BREAKROOM/
LOUNGE



DOUBLE DOOR
SUITE ENTRY
OFF 2ND FLOOR
LOBBY



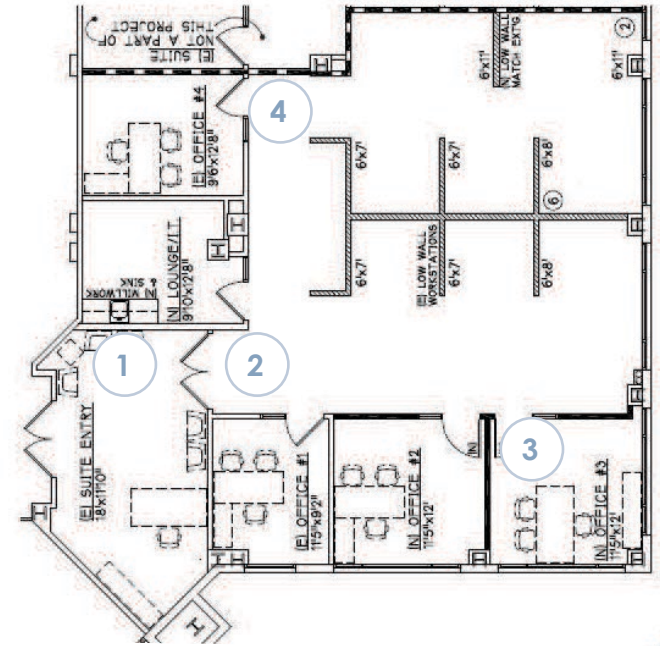
\$
\$2.95
PSF



SECOND
FLOOR



1
OPEN WORK
AREA



SIMI VALLEY
CORPORATE POINT

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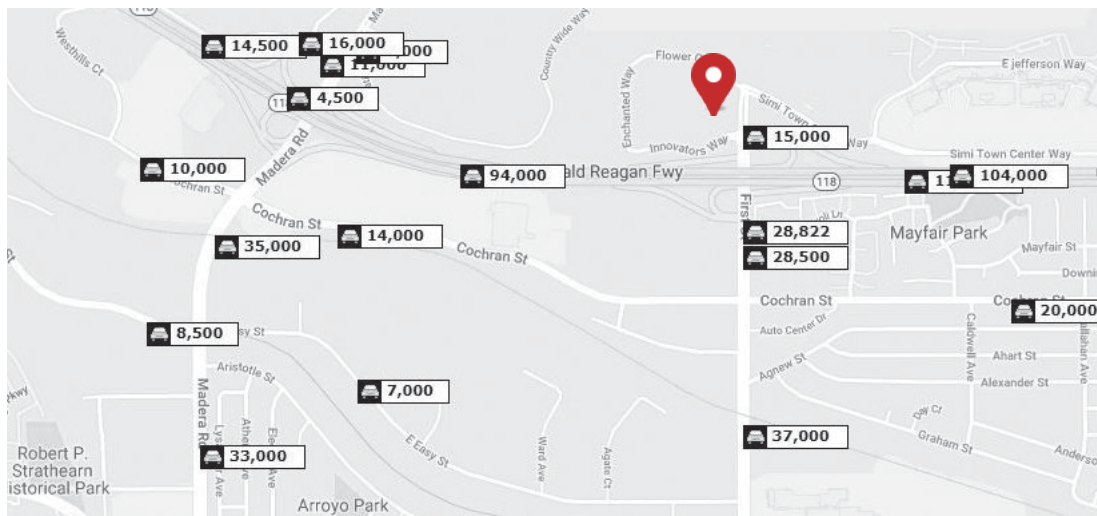
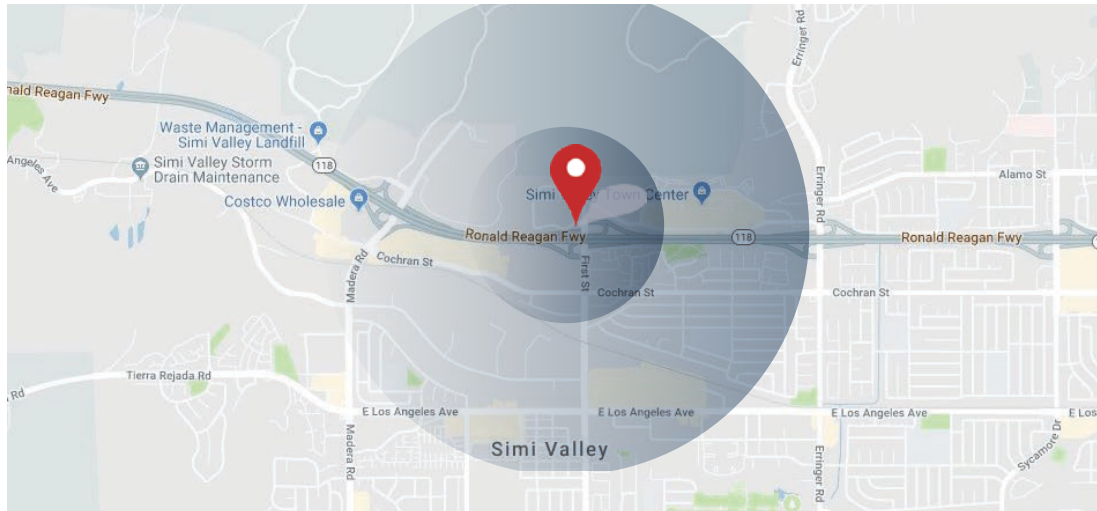
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	6,841	68,340	113,013
2020 Population	7,029	69,175	114,555
2025 Population Projection	7,060	69,290	114,777
Households:			
2010 Households	2,272	21,972	36,729
2020 Households	2,342	22,189	37,247
2025 Household Projection	2,354	22,224	37,334
Annual Growth 2020-2025			
	0.1%	0%	0%
Total Specified Consumer Spending (\$)	\$71,571,996	\$783,458,564	\$1,343,979,655
Employment:			
Total Businesses	1,233	3,443	4,968
Employees	11,285	29,433	46,526

Traffic Count				
Collection St.	Cross Street	Traffic Vol.	Count Yr.	Dist From Subject
1st St	Enchanted Way S	13,882	2018	0.05 mi
1st Street	-	111,055	2020	0.12 mi
1st St	Cochran St S	28,556	2018	0.25 mi
Ronald Reagan Fwy	1st St W	112,757	2020	0.44 mi
Ronald Reagan Fwy	Madera Rd W	102,363	2020	0.48 mi
1st St	Agnew St N	35,269	2018	0.58 mi
Cochran St	Caldwell Ave W	18,117	2018	0.64 mi
Madera Rd	View Lane Dr SW	8,812	2018	0.68 mi
Cochran St	Freedom Way E	13,889	2018	0.73 mi
Ronald Reagan Freeway	-	96,659	2020	0.73 mi

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AMENITIES MAP



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