

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

For Lease | Industrial

2655 Park Center Drive, Unit D, Simi Valley, CA

Accelerating success.

John Erickson

License No. 00977578

661.253.5202

John.Erickson@colliers.com

Christopher Erickson

License No. 01966495

661.253.5207

Christopher.Erickson@colliers.com

Cole Taylor

License No. 02042569

661.253.5271

Cole.Taylor@colliers.com

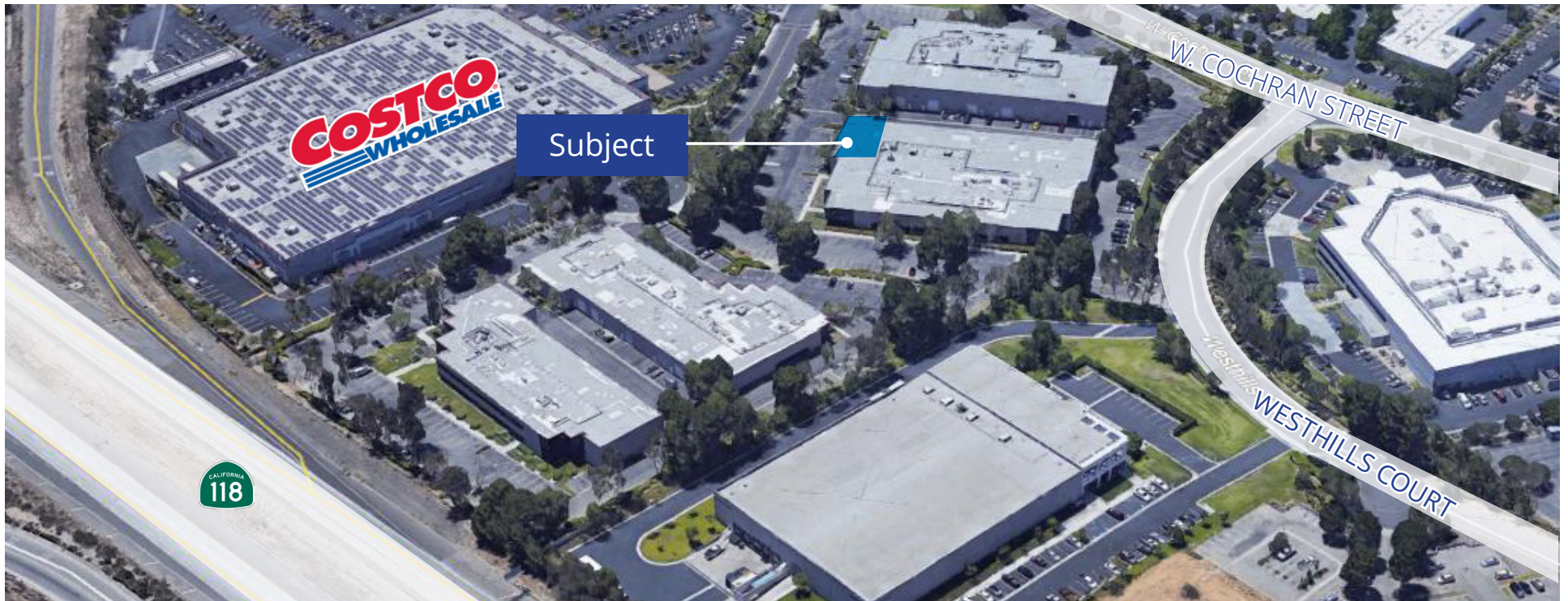
Colliers

6324 Canoga Ave
Suite 100

Woodland Hills, CA 91367

www.colliers.com

Building Highlights



Suite Highlights:

Square Footage: 5,513 SF

Price: \$1.35/SF, NNN

NNN's: Approximately \$0.36 PSF

- 200 AMPs, 277/480 Volts, 3P, 4W
- 17' clearance
- One (1) Ground level loading door
- High Image Industrial /R&D Space
- Immediate Access to 118 Freeway

1 MILE

Subject



118

W Los Angeles Ave

Simi Town Center Way



Easy St

Cochran St

Park View Elementary

Tierra Rejada Rd

Arroyo Elementary

E Los Angeles Ave



Royal Ave



Market Overview

2665 Park Center Dr, Simi Valley, California, 93065
1 mile radius

Household & population characteristics



\$104,856

Median household income



\$597,000

Median home value



78.9%

Owner occupied housing units



40.3

Median age



51.0%

Female population



51.0%

% Married (age 15 or older)

Annual lifestyle spending



\$3,440

Travel



70

Tickets to Movies



\$127

Theatre/Operas/Concerts



\$89

Admission to Sports Events



\$7

Online Gaming Services

Households & population



2,443

Current total population



2,438

5 Year total population



859

Current total households



860

5 year total households

Education

5%

No high school diploma



22%

High school graduate



34%

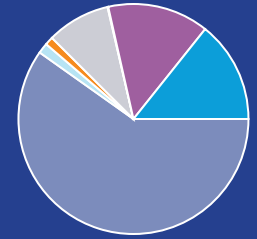
Some college



39%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



698

Total businesses



7,841

Total employees

Employment



80%

White collar



13%

Blue collar



8%

Services

4.4%

Unemployment rate

Annual household spending



\$2,718

Apparel & Services



\$224

Computers & Hardware



\$4,786

Eating Out



\$6,849

Groceries



\$7,426

Health Care

Contact info:

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cole.taylor@colliers.com



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