

# 3010 E. Los Angeles Ave.

SIMI VALLEY | CALIFORNIA



## RETAIL RESTAURANT SPACE FOR LEASE

EXCLUSIVE LISTING AGENT

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 3010 E. Los Angeles Ave.

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## Amenities



**±1,200 SF + Patio**  
**Turn-Key QSR Space Ready to Occupy**



**Convenient Angle Parking**  
**in Front with Additional in Rear Lot**



**Hard Corner Location with**  
**Excellent Visibility**



**Idea for Quick Serve Restaurant -**  
**Any Concept, No Restrictions**



**±400 SF Patio**



**Grease Interceptor and Hood**

## Location



**Adjacent to Simi Valley Cultural**  
**Arts Center**



**Central Location on E. Los Angeles**  
**Ave. Between Sycamore Dr. and**  
**Sequoia Ave.**

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# LOCATION



ACCESS TO 118 RONALD REAGAN FREEWAY



33 MINUTES TO BURBANK  
50 MINUTES TO LOS ANGELES

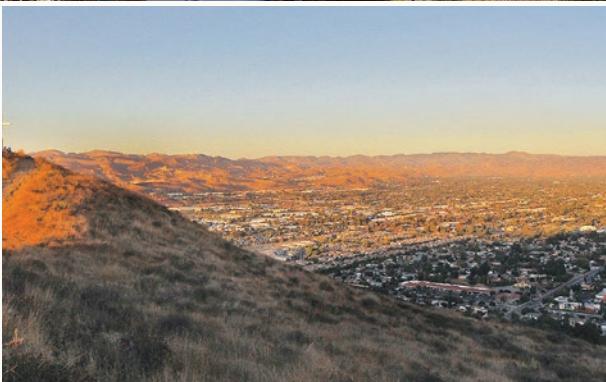


VAN NUYS AIRPORT  
26 MIN | 22.2 MI

CAMARILLO AIRPORT  
36 MIN | 22.0 MI

BURBANK AIRPORT:  
30 MIN | 26.6 MI





## WHY SIMI VALLEY, CA

Strategically located in Ventura County, just minutes from Los Angeles and the San Fernando Valley, Simi Valley offers a compelling blend of accessibility, safety, and economic vitality. With direct freeway access and proximity to major residential and business hubs, the city provides a steady flow of local and regional traffic.

Simi Valley is home to a thriving local economy supported by a robust mix of industries, including advanced manufacturing, aerospace, retail, and other professional services. The city's business-friendly climate includes attractive incentives and a proactive approach to public-private partnerships. Its location also makes it an ideal base for regional operations, offering businesses access to Southern California's vast consumer market while maintaining lower overhead costs than neighboring urban centers.

Known as one of America's safest cities, Simi Valley boasts over 5,000 acres of open space and an extensive trail system, enhancing quality of life for residents and employees alike. The city's commitment to sustainability is evident in its infrastructure, energy efficiency programs, and forward-thinking planning initiatives.

Anchored by the renowned Ronald Reagan Presidential Library and Museum, Simi Valley also offers cultural richness, recreational amenities, and a strong sense of community. Whether you're expanding, relocating, or launching a new venture, Simi Valley provides the ideal environment to grow your business and invest in the future.

## TOP COMPANIES



AMGEN

theTradeDesk

HARBOR FREIGHT



Community Memorial  
HEALTHCARE

patagonia®



Dignity Health.



THE J.M. SMUCKER Co

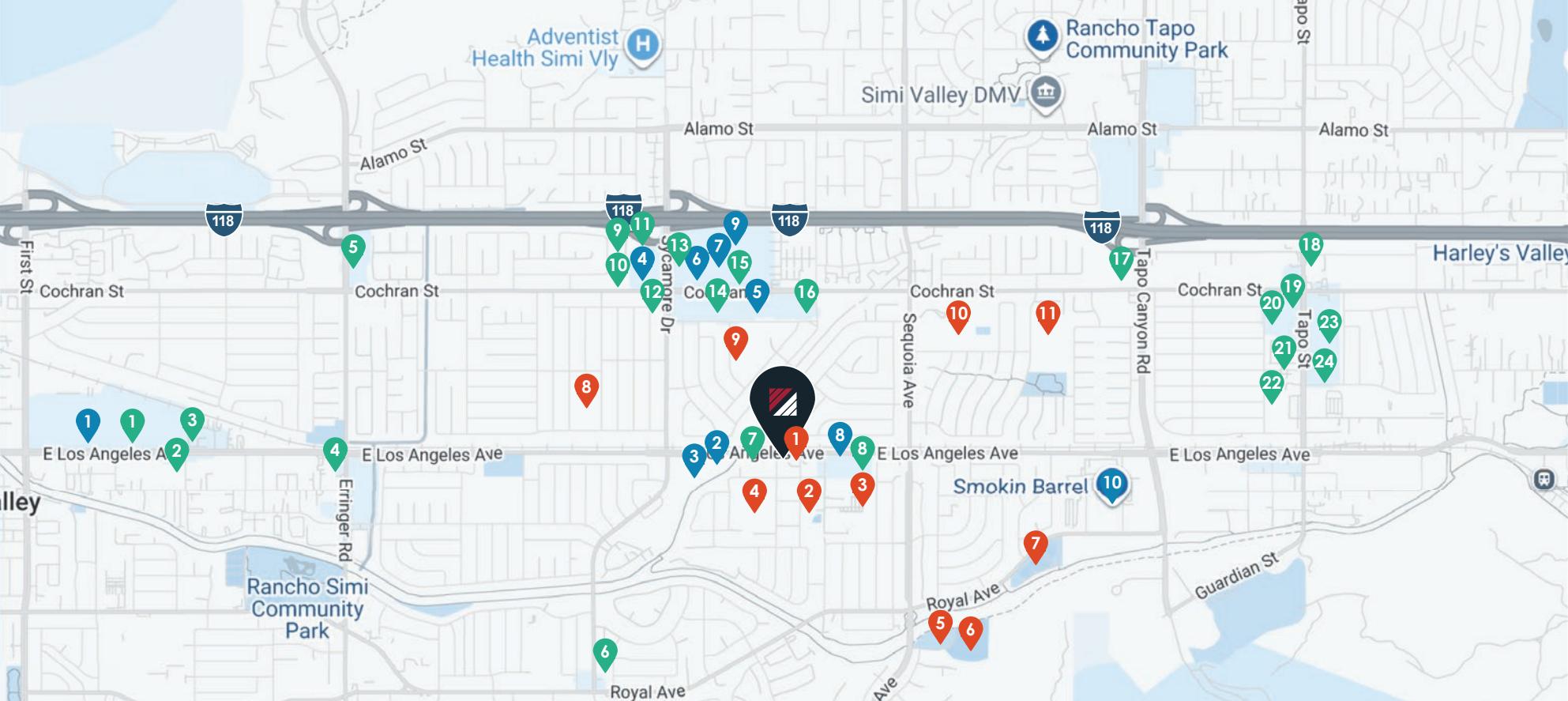
## VENTURA COUNTY

**California's Coastal Gateway to Innovation & Growth:** Located just northwest of Los Angeles, Ventura County offers a dynamic blend of coastal beauty, economic diversity, and strategic connectivity. It is a magnet for businesses seeking proximity to major markets with the benefits of a more balanced, livable environment.

**Industry and Innovation:** Ventura County is home to advanced manufacturing, aerospace, agriculture, and biotechnology industries. The region's growing tech corridor benefits from access to top talent, research institutions, and a supportive business climate.

**Agriculture and Sustainability:** As one of California's leading agricultural counties, Ventura is a powerhouse in crop production, particularly strawberries, citrus, and avocados.

**Connectivity and Infrastructure:** With direct access to U.S. 101 and key freight corridors, Ventura County offers seamless transportation links to Los Angeles, Silicon Beach, and the Central Coast.



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## RESTAURANTS

1. Chuy's Baja Grill
2. The Egg House
3. Wendy's
4. Popeyes Louisiana Kitchen
5. Wingstop
6. Firehouse Cafe
7. El Capitan Mexican Grill
8. Burger Express
9. Junkyard Cafe
10. Cupid's Hot Dogs
11. Maria's Restaurant
12. Greek House Cafe
13. Chick-fil-A
14. Panera Bread
15. Starbucks
16. PokiTomik
17. Don Cuco Mexican
18. Fast n Fresh Mexican
19. Soya K-BBQ
20. McDonald's
21. Campos Famous Burritos
22. Lucky Dog Coffee
23. Tio's Cafe
24. Rock n Roll Burger

## MAJOR RETAILERS

1. Big 5 Sporting Goods
2. Bellisima
3. Ralph's
4. Walgreens
5. T-Mobile
6. Hobby Lobby
7. Target
8. Sherwin-Williams
9. Trader Joe's
10. Smokin Barrel

## LANDMARKS/CIVIC/SCHOOLS

1. Ventura County Fire Station
2. Apollo High School
3. MRE Corp Driving School
4. SVUSD Transit Department
5. Vista Del Arroyo Park
6. Arroyo Simi Equestrian Center
7. Darrah Volunteer Park
8. Vista Elementary School
9. Sycamore Elementary School
10. Santa Susana High School
11. Garden Grove Elementary School



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