

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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NOT TO SCALE *

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



3010 E.
Los Angeles Ave.



Bellissima
Salon and Spa



SEQUOIA AVE.
E. LOS ANGELES AVE.
OLYMPIC ST.
CRATER ST.
BLACKSTOCK AVE.
CHURCH ST.
DEBORAH ST.
POPE AVE.
BARNES ST.

Google



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



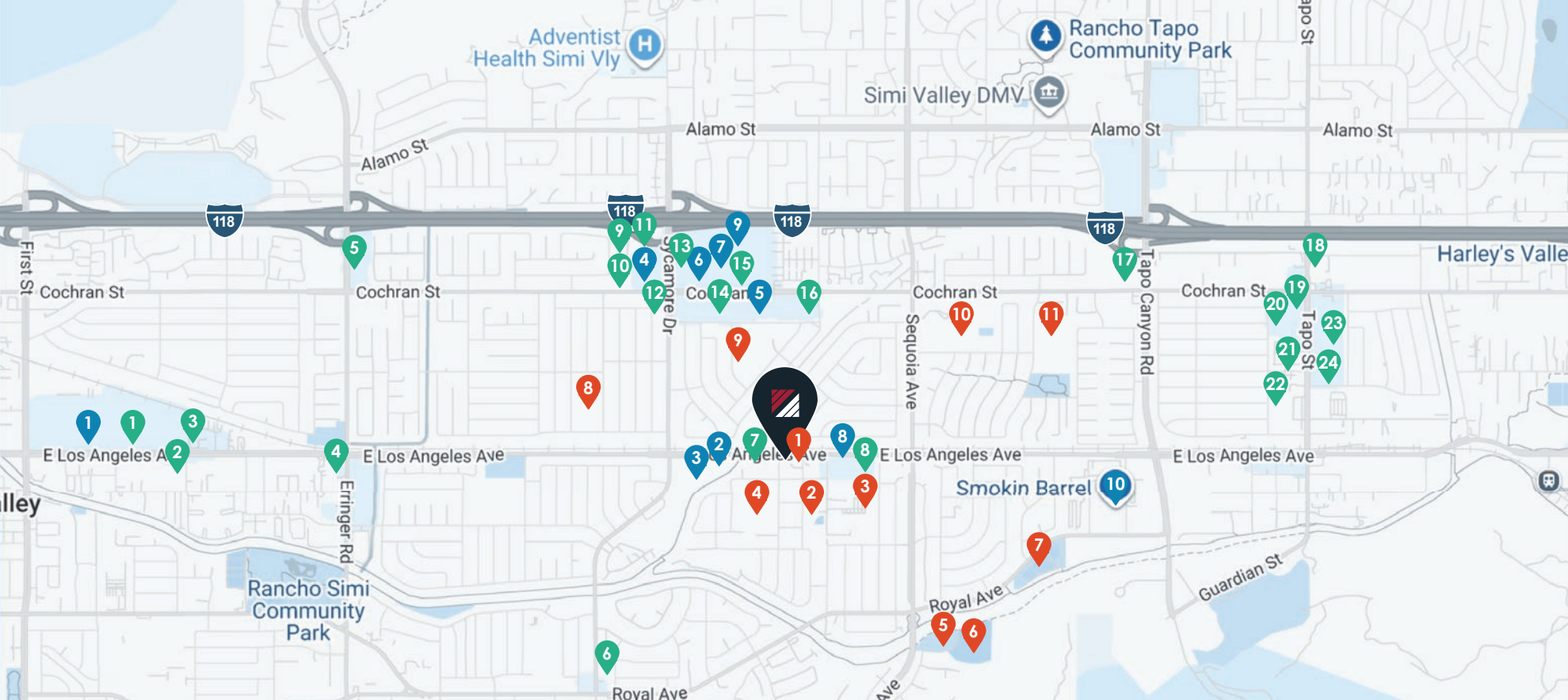
VENTURA COUNTY

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

MAJOR RETAILERS

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

LANDMARKS/CIVIC/SCHOOLS

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

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