



Sycamore Plaza

Cochran Street, Simi Valley, CA



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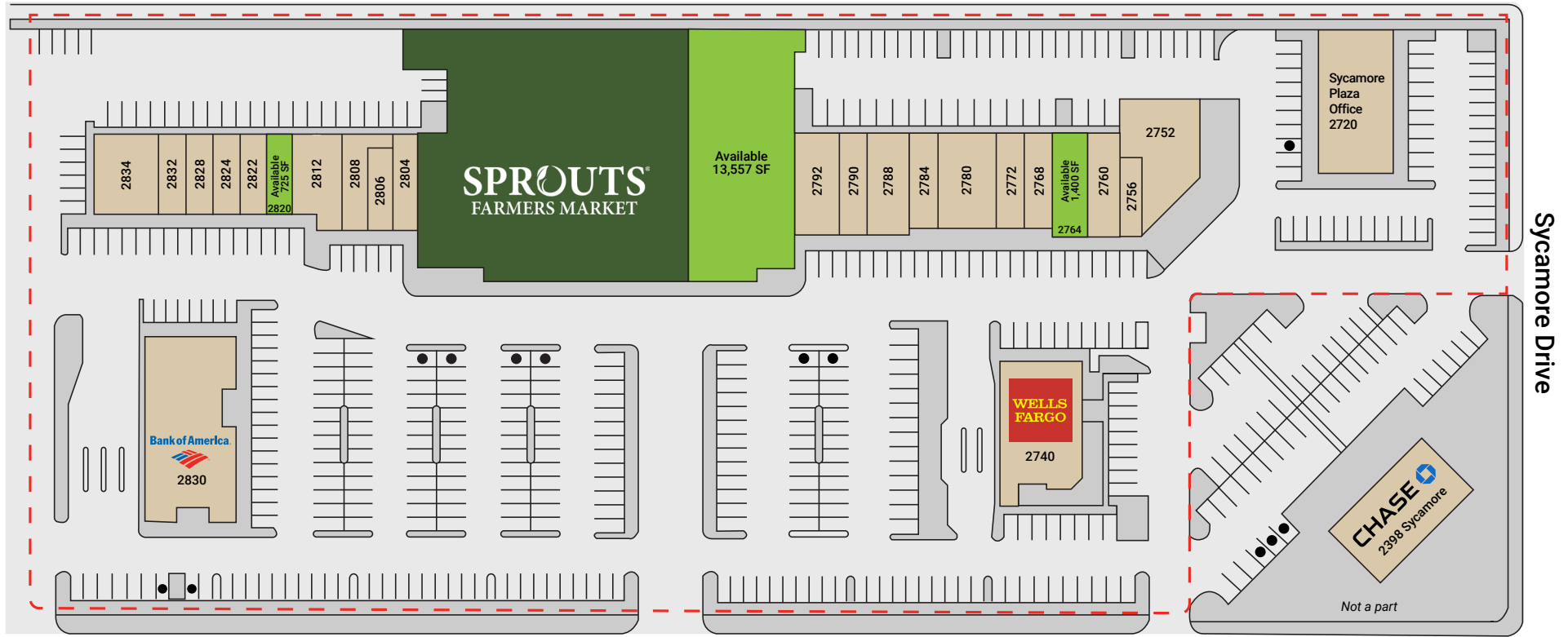
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NAI CAPITAL

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Sycamore Plaza Site Plan



Cochran Street

Unit	Tenant	Size SF
2740	Wells Fargo Bank	5,760
2752	Cronies	3,825
2756	Donut Depot	600
2760	Desired Effects	1,750
2764	AVAILABLE	1,400
2768	Flowers by Maria	1,300
2772	Art House	1,300
2780	Olivia's Pedispa	2,600
2784	A Doggies Tail	1,300
2788	Clearwood Dry Cleaning	2,100
2790	Jersey Mike's Subs	1,400
2792	The Bamboo Café	2,100
28xx	AVAILABLE	13,557

Unit	Tenant	Size SF
2800	Sprouts	30,125
2804	Dr. Conkeys	1,600
2806	5 Star Jewelry	418
2808	Dress Shop Couture	1,250
2812	Dr. Sam Shields	2,400
2820	AVAILABLE	725
2822	Metro	661
2824	Core Health	1,100
2828	The UPS Store	1,300
2830	Bank of America	7,400
2832	Wateria	1,100
2834	Carrillo's Mexican Deli	2,475

Unit	Tenant	Size SF
OFFICE BUILDING		
101A	Sycamore Vet	3,000
101B	AVAILABLE	1,850
2B	Dr. Casey Patterson	2,120
8B	RGSE, Inc	1,756
7B	Mackel Wallis Development	192
13B	TMobile	220
11B	AVAILABLE	375

Nearby Tenants



Demographics



	<i>Population</i>		
	1 Mile	3 miles	5 Miles
Estimated Population (2024)	20,927	85,324	125,502
Projected Population (2029)	20,789	83,737	122,424
Census Population (2020)	20,828	87,185	128,599

	<i>Households</i>		
	1 Mile	3 miles	5 Miles
Estimated Households (2024)	6,747	28,345	43,686
Projected Households (2029)	6,792	28,173	43,122
Census Households (2020)	6,561	28,338	43,845

	<i>Income</i>		
	1 Mile	3 miles	5 Miles
Estimated Avg HHI (2024)	\$155,098	\$166,641	\$174,311
Projected Avg HHI (2029)	\$163,357	\$177,641	\$187,287
Census Avg HHI (2010)	\$96,347	\$92,815	\$98,502

	<i>Daytime Demos</i>		
	1 Mile	3 miles	5 Miles
2024 Est. Total Businesses	735	3,663	5,261
2024 Est. Total Employees	5,115	29,009	40,777

SIMI VALLEY

SITE

SYCAMORE DR

COCHRAN ST

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Google Earth



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