



ZACUTO GROUP
COMMERCIAL REAL ESTATE

 **Options For Youth Public Charter Schools**

 **HOT DOGS**

COINS

2585

SPORTS & MOVIE STUFF

**SPORTS
AND
MOVIE
STUFF**

FOR SALE

**THE COCHRAN
LANDMARK CENTER**

2585

**COCHRAN STREET
SIMI VALLEY**

EXECUTIVE SUMMARY

The Cochran Landmark Center @ 2585 Cochran St

SIMI VALLEY, CA 93065

TRAFFIC (VEHICLES PER DAY)

Cochran Street

118 FWY

Over 27K VPD

135,460 VPD

MEDIAN HOUSEHOLD INCOME

\$104,274 within 1 mile radius

POPULATION

19K+ people within 1-mile

VALUE-ADD, MIXED-USE

RETAIL/OFFICE OPPORTUNITY

WITH LEASE UPSIDE & AMPLE PARKING

Matthew Luchs of Zacuto Group exclusively represents The Cochran Landmark Center at 2585 Cochran Street in Simi Valley, a prime investment, strategically located in one of the city’s busiest commercial corridors.

Spanning 29,066 SF of mixed-use retail + office space, on 120,226 SF of land, The Cochran Landmark Center is uniquely equipped to support a variety of retail & business uses. With 176 on-site parking spaces (6.06 per 1,000 SF ratio), the property offers ample parking for patrons and employees, a rare regional feature enhancing convenience and accessibility.

The property, located off the 118-Freeway with visibility to over 132,000 vehicles daily, offers excellent exposure and accessibility for tenants targeting local and regional visitors. The area features major national tenants like Target, Trader Joe’s, Lassen’s, and Chick-Fil-A, driving consistent foot traffic and fostering a thriving retail ecosystem.

The Cochran Landmark Center at 2585 Cochran Street is positioned at the heart of Simi Valley’s growth corridor, reflecting the city’s ongoing residential and commercial expansion. The “Sycamore Grove” project by Lennar Homes, a 164-residence development completed in 2022 at the corner of Cochran and Galena Avenue, further amplifies the local consumer base and increases demand for nearby retail and service-oriented businesses. This development is indicative of the area’s ongoing transformation into a well-balanced mix of residential and commercial spaces, bolstering the appeal of properties like 2585 Cochran Street for future tenants and investors alike.

2585 Cochran Street offers investors a prime opportunity for stable, long-term returns in Southern California. With stable occupancy rates and potential for rent growth, the property offers a solid foundation for future value. Its exceptional location, accessibility, and proximity to a burgeoning consumer base position it as a key investment in Simi Valley’s CRE market.

LISTING TEAM



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2585 COCHRAN STREET, SIMI VALLEY, CA 93065



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SALE DETAILS
2585 COCHRAN STREET
SIMI VALLEY, CA 93065

PRICE:	\$6,300,000
CURRENT CAP RATE	6.57%
PROFORMA CAP RATE	8.81%
BUILDING SF	29,066 SF
LOT SIZE	120,226 SF
PRICE/SF (BLDG)	\$217
PRICE/SF (LAND)	\$52
YEAR BUILT	1986
ZONING	CPD & CO

PROPERTY PHOTOS



PROPERTY PHOTOS



2585 COCHRAN STREET, SIMI VALLEY, CA 93065



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LONG-TERM VALUE-ADD OPPORTUNITY

- The diverse tenant base and favorable lease structure offer opportunities to increase income through strategic lease renewals and rent increases as market conditions improve.
- Almost 75% of the total leasable SF (approx 22,000 SF) is coming due within the next 2 years or less.
- Almost 20% of the center can be marketed for lease day 1 of purchase and almost 25% by Q2 of 2025, giving investors an immediate value add opportunity.
- The property is ideal for investors seeking a stable income-generating asset with potential for future appreciation as the surrounding area develops further.
- Its location in a growing retail and residential area, combined with high parking capacity and a solid tenant mix, ensures long-term viability as a prime investment.



THE JUNKYARD TENANT



THE COLOUR BAR TENANT



CUPID'S HOT DOGS

INVESTMENT HIGHLIGHTS

LONG-TERM OCCUPANCY AND DIVERSE TENANT BASE

- The property is 91.3% leased, featuring a wide range of tenants including retail stores, restaurants, service providers, and educational businesses, ensuring consistent cash flow.
- Several tenants have long histories at the site, including The Junkyard, a Simi Valley staple for over 15 years, and Cupids, present for nearly three decades.
- Average years of occupancy in the center is over 12 years with Cupid’s being the longest tenured (almost 30 years).
- 1.25 average weighted lease time remaining giving an investor an immediate opportunity to increase rents and maximize value.
- Lease structure includes annual rent escalations, which provides steady income growth over time and a built-in hedge against inflation.
- A well-balanced lease rollover schedule with tenants’ lease expirations spread over the next several years provides an opportunity for income growth through lease renewals at higher market rates.



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

STRONG LOCAL DEMOGRAPHICS

- Located within a 1-mile radius of a population of 18,371 residents with a median household income of \$133,000, indicating substantial purchasing power.
- The area’s affluent population, combined with a median home price of \$803,000, supports robust demand for both retail and service businesses in the area.
- High population density and income levels provide a stable consumer base for tenants, ensuring long-term market demand.

INVESTMENT HIGHLIGHTS

PRIME LOCATION IN SIMI VALLEY'S RETAIL HUB

- Situated on Cochran Street, a highly trafficked corridor with over 27,229 daily vehicle counts, ensuring significant visibility and access.
- The property benefits from strong proximity to key retailers, such as Target, Trader Joe's, and Chick-Fil-A, creating a consistent flow of foot traffic to the area.
- Excellent connectivity to the 118-Freeway, providing easy access for local and regional consumers, and ensuring broad customer reach.
- Over 132,000 vehicles per day along the 118 freeway and Sycamore exit, ensuring significant visibility and access to the property.
- Positioned near busy intersections, making it a prime location for attracting high-traffic tenants.



INVESTMENT HIGHLIGHTS

BENEFITING FROM NEARBY GROWTH AND DEVELOPMENT

- Simi Valley is experiencing steady growth, with new residential developments, such as the 164-unit Sycamore Grove project, supporting future demand for retail and service businesses in the area.
- The increasing number of residents in the vicinity will contribute to rising demand for local businesses and services, benefiting tenants at 2585 Cochran Street.
- The property is well positioned to capitalize on this residential growth, with a long-term outlook for tenant demand and overall market vitality.



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

AMPLE PARKING FOR TENANTS AND CUSTOMERS

- The property includes 176 on-site parking spaces, providing a generous ratio of 6.06 spaces per 1,000 SF—above industry standard for retail spaces in the region.
- The large parking availability ensures that tenants and their customers can access the property conveniently, increasing foot traffic and customer satisfaction.
- Enhanced parking capacity makes the property particularly attractive to businesses that rely on high volumes of customers and clients, ensuring strong demand for leasing space.
- 2585 Cochran sits on over 120,000 SF of land, which equates to 2.76 acres.

Location Overview:

2585 Cochran Street is situated in a highly desirable and economically stable area of Simi Valley, offering businesses a prime market opportunity. Within a one-mile radius, the population of 18,371 highlights a dense and growing customer base, supported by residential developments driving demand for retail, services, and professional establishments. With an average household income of \$133,000—well above the national average—the area boasts an affluent community with strong purchasing power, ideal for higher-end retail, dining, and services.

The median home price of \$803,000 underscores the neighborhood’s stability and affluence, with rising property values signaling positive trends for residential and commercial investments. A significant portion of households earning over \$100,000 supports demand for premium goods and services, ensuring sustained interest in high-end offerings.

The property’s strategic location along Cochran Street, near the 118 Freeway, ensures excellent visibility and accessibility for both local and regional consumers. Proximity to major retailers like Target, Trader Joe’s, and Lassen’s draws consistent shopper traffic, further enhancing its appeal. This combination of affluence, growth, and accessibility positions 2585 Cochran Street as an exceptional opportunity for businesses targeting a robust and upscale market.



Vehicles Per Day

2585 Cochran Street
27K
VPD

Connectivity



Demographics

→ 1 mile, 3 mile, & 5 mile radius

1 Mile Radius

- POPULATION:** 19,645
HOUSEHOLDS: 6,175
MEDIAN HOUSEHOLD INCOME: \$104,274
- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|--------------------------|
| • 20-34 years: 18% | • White: 11,642 |
| • 35-44 years: 13% | • 2 or More Races: 5,596 |
| • 45+ years: 45% | • Asian: 1,833 |
| • under 19: 22% | • Black or AA: 318 |
| | • Other: 255 |
- EDUCATION LEVEL**
- 34% have some college experience, while 18% have Bachelor’s Degree

2585 Cochran St
27K
VPD

Data from COSTAR 12/2024

2585 COCHRAN STREET, SIMI VALLEY, CA 93065

3 Mile Radius

- POPULATION:** 83,251
HOUSEHOLDS: 26,886
MEDIAN HOUSEHOLD INCOME: \$103,987
- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|---------------------------|
| • 20-34 years: 18% | • White: 48,507 |
| • 35-44 years: 13% | • 2 or More Races: 24,794 |
| • 45+ years: 45% | • Asian: 7,677 |
| • under 19: 23% | • Black or AA: 1,266 |
| | • Other: 1,008 |
- EDUCATION LEVEL**
- 34% have some college experience, while 21% have a Bachelor’s Degree

5 Mile Radius

- POPULATION:** 123,087
HOUSEHOLDS: 41,680
MEDIAN HOUSEHOLD INCOME: \$107,007
- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|---------------------------|
| • 20-34 years: 19% | • White: 73,806 |
| • 35-44 years: 13% | • 2 or More Races: 33,571 |
| • 45+ years: 46% | • Asian: 12,324 |
| • under 19: 22% | • Black or AA: 2,000 |
| | • Other: 1,385 |
- EDUCATION LEVEL**
- 34% have some college experience, while 23% have a Bachelor’s Degree

RENT ROLL														
Unit	Tenant	SF	FI	%	Lease Exp	Increases	Length of Time at Center	Term Remaining	Rent	Rent/SF	Lease Type	PF Rent	PF Rent/SF	PF Lease Type
1	Junk Yard Restaurant *	7,600	2	26.15%	11/30/29	3% Annually	14.46 Year(s)	4.31 Year(s)	\$13,881.50	\$1.83	NNN	\$17,100.00	\$2.25	NNN
2	Options for Youth- Duarte	7,200	2	24.77%	9/21/26	3% Annually	10.70 Year(s)	1.11 Year(s)	\$12,069.00	\$1.68	NNN	\$12,600.00	\$1.75	NNN
3	Sports & Movie Stuff	4,000	1	13.76%	3/31/26	-	10.45 Year(s)	0.64 Year(s)	\$5,800.00	\$1.45	Gross	\$6,000.00	\$1.50	Gross
4	World Mission Society (F)	2,560	1	8.81%	4/30/26	-	6.58 Year(s)	0.72 Year(s)	\$4,000.00	\$1.56	Gross	\$3,840.00	\$1.50	Gross
5	Vacant	2,535	1	8.72%					\$-	\$-	-	\$4,436.25	\$1.75	NNN
6	Cupid's (G)	2,137	1	7.35%	4/30/28	3% Annually	30.63 Year(s)	2.72 Year(s)	\$3,600.00	\$1.68	NNN	\$4,808.25	\$2.25	NNN
7	Colour Bar Salon	3,034	1	10.44%	MTM	3% Annually	5.12 Year(s)	0.00 Year(s)	\$4,045.00	\$1.33	NNN	\$5,309.50	\$1.75	NNN
		29,066		100%			12.99 Year(s)	1.58 Year(s)	\$42,992.50	\$1.62		\$54,094.00	\$1.86	

OPERATING DATA	CURRENT		PRO-FORMA	
Monthly Rent:	\$43,396		\$54,094	
Annual Rent:	\$520,746		\$649,128	
Scheduled Lease Income:	\$520,746		\$649,128	
CAM Reimbursement:	\$160,433		\$180,797	
Additional Income:	\$0		\$0	
Effective Gross Income:	\$681,179		\$829,925	
Vacancy:	5%	\$34,059	5%	\$41,496
Expenses:	\$233,495		\$233,495	
Net Operating Income:	\$413,624		\$554,933	

OPERATING EXPENSES	EXPENSES	EXPENSES/SF
Property Taxes @ 1.21%	\$76,230	\$2.62/SF
Management	\$26,037	\$0.90/SF
Insurance	\$21,212	\$0.73/SF
Utilities	\$37,635	\$1.29/SF
Street Sweeping	\$10,625	\$0.37/SF
Irrigation	\$375	\$0.01/SF
Trash	\$11,724	\$0.40/SF
Repairs	\$12,692	\$0.44/SF
Landscaping	\$15,800	\$0.54/SF
Rubbish Service	\$7,200	\$0.25/SF
Plumbing	\$13,965	\$0.48/SF
% of PF Gross Rent	36.0%	
Total Expenses	\$233,495	\$8.03
Expenses/SF/Month		\$0.67





FOR SALE
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SIMI VALLEY



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