



Wood Ranch Village Center

1070 Country Club Drive, Simi Valley, California 93065

Property Highlights

- Great neighborhood center
- Monument signage available
- Center is anchored by Tutor Time
- Well-maintained
- Space(s) available immediately
- Lease w/option to purchase individual condo units (Call listing agent for details)
- Unit C - Open bullpen office/retail space
- Unit D - Former Farmers Insurance Agency; 4 offices, reception, conference room & restroom

Property Description

Welcomes medical and dental offices. Professional office, business service, a child and learning center, adult day care, pet clinic or grooming, and fitness.

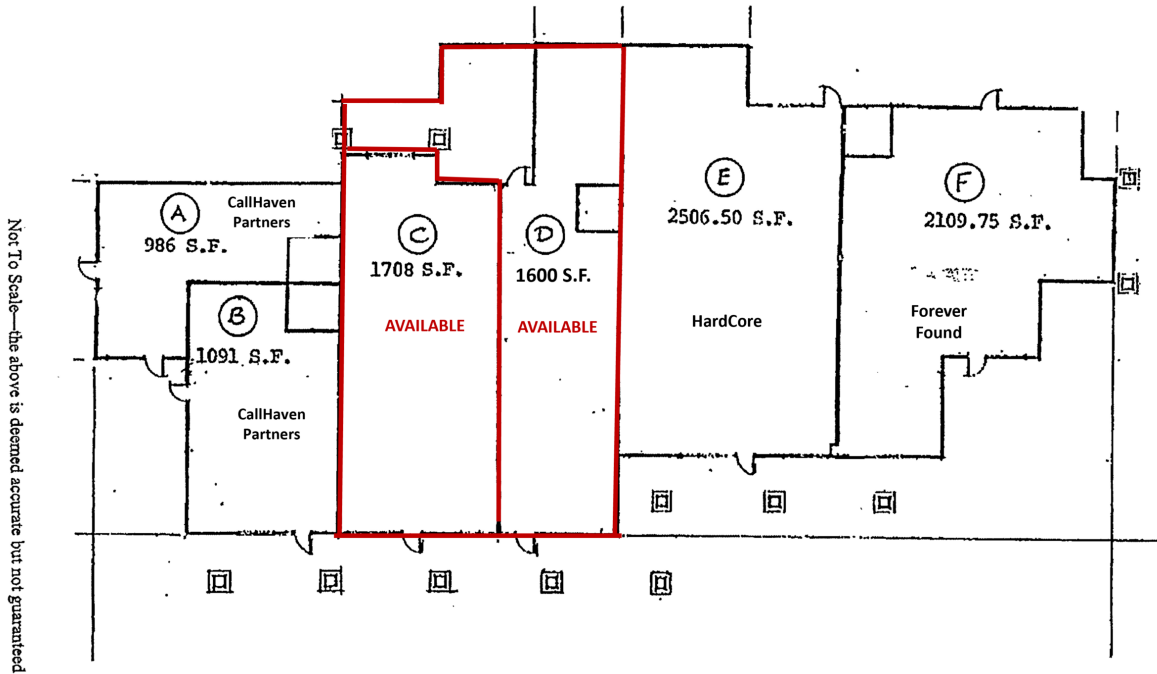
SPACES	LEASE RATE	SALE PRICE	SPACE SIZE
Unit C	\$2.00 SF/month	\$495/SF	1,708 SF
Unit D	\$2.00 SF/month	\$495/SF	1,600 SF



Gary Seaton

Executive Vice President | 805.277.4021 | C: 805.558.0499
gseaton@naicapital.com | CalDRE #00713834





Wood Ranch Village Center

REQUIREMENTS

It is the intent of the City Council that uses be compatible with the child day care and the Commercial Neighborhood zone, and the City Council deems the following uses compatible:

Business Support Services, limited to: blueprinting, computer rental and repair, or film processing/photo finishing;

Child, including Kindergarten, or Adult Day Care;

Indoor Entertainment or Recreation Facilities, limited to: Children, excluding amusement and game arcades;

Medical Services, limited to: medical or dental offices, excluding drug and alcohol rehabilitation and substance abuse prevention clinics and psychiatric offices;

Museum, Art Galleries or Libraries;

Offices, limited to: business, production, or professional;

Personal Services, limited to: home electronic repair shops;

Pet Grooming;

Studios, limited to: aerobics, art, dance, martial arts training, music, or photography;

Veterinary Clinics, subject to obtaining a Conditional Use Permit in compliance with Section 9-52.070;

No storage of materials or equipment is allowed outdoors, except for the child day care playground equipment, toys, and similar items.

Gary Seaton

Executive Vice President | 805.277.4021 | C: 805.558.0499
gseaton@naicapital.com | CalDRE #00713834





FOR LEASE/
FOR SALE



NEIGHBORHOOD CENTER



1,600 - 1,708 SF



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Gary Seaton

Executive Vice President | 805.277.4021 | C: 805.558.0499
gseaton@naicapital.com | CalDRE #00713834



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474



FOR LEASE/
FOR SALE



NEIGHBORHOOD CENTER



1,600 - 1,708 SF



Gary Seaton

Executive Vice President | 805.277.4021 | C: 805.558.0499
gseaton@naicapital.com | CalDRE #00713834



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474