

Freeway Visible Retail Shopping Center

2495-2597 Sycamore Drive, Simi Valley, CA 93065

AVAILABLE
±1,625 - 23,200 SF

AVAILABLE
±2,275 SF



COCHRAN ST

SYCAMORE DR

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PROPERTY FEATURES

- ±43,150 SF GLA retail shopping center
- ±6.64 AC lot
- Prime retail signalized intersection
- Excellent signage visibility
- Superb parking

AVAILABLE SPACES

- ±23,200 SF available | retail box with high ceiling, loading dock, and truck delivery access (previously Big Lots)
- ±1,625 SF retail space available
- ±2,275 SF retail space available

AREA AMENITIES

- Adjacent to Ronald Reagan (118) Freeway with ±132,649 cars per day
- Adjacent to Walgreens, DIY Center, Subway, and Shell Gas Station
- Neighboring Tenants: Chick-fil-A, CVS Pharmacy, Ross Dress For Less, Sharky's, Jersey Mike's Subs, Sprouts Farmers Market, Planet Fitness, Starbucks Coffee
- High density retail location
- Average Household Income (1 mile) is \$133,350



DEMOS	1 Mile	3 Mile	5 Mile
Population	18,371	85,533	127,116
Avg. HH Income	\$133,350	\$123,814	\$126,981
Daytime Pop	14,913	68,919	102,822
Traffic Count	± 132,649 cars per day (118 Freeway)		

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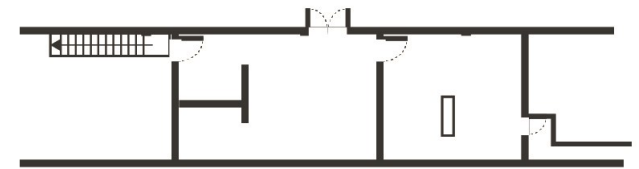
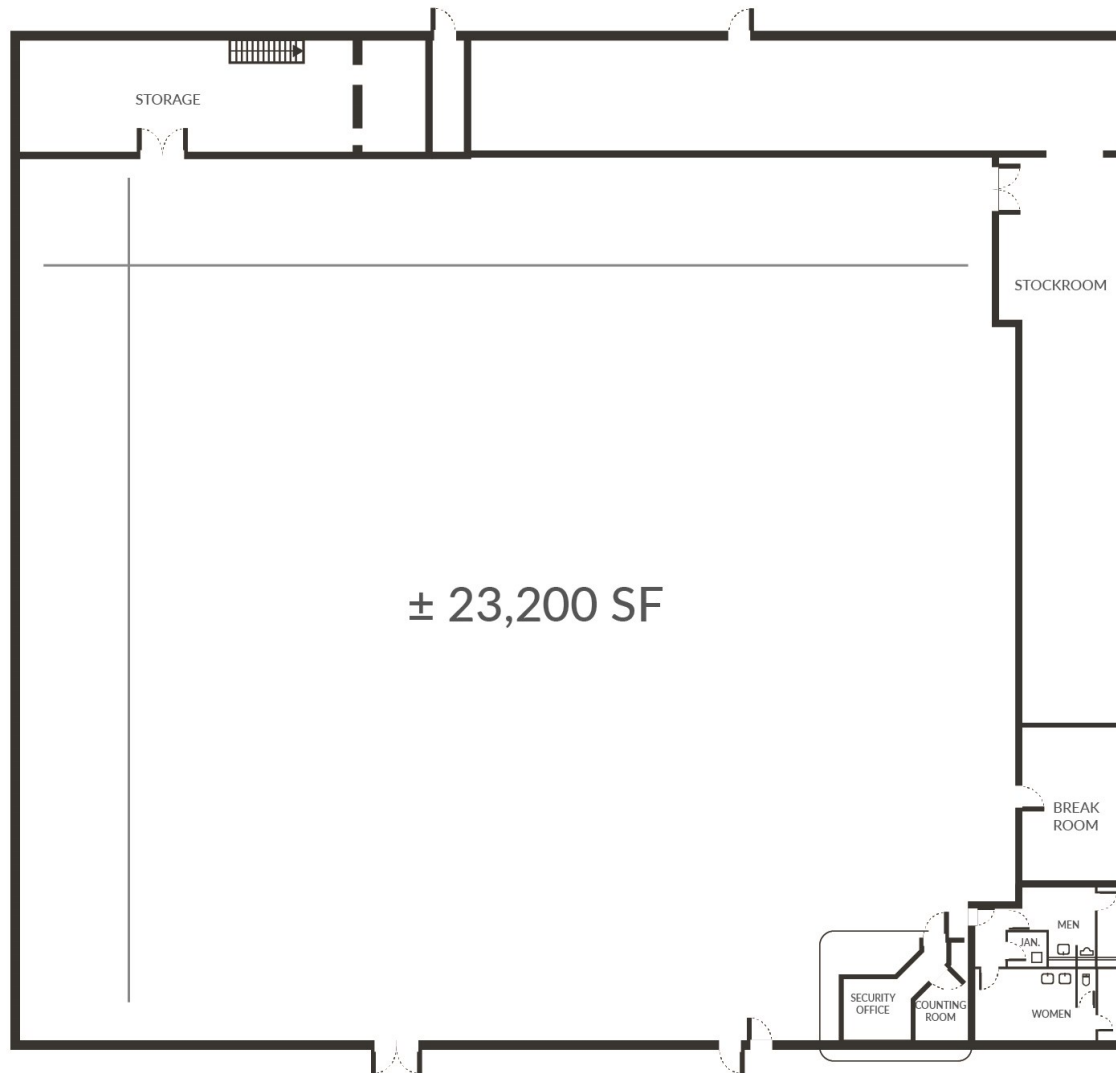
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EXISTING MEZZANINE PLAN

Measurement are approximate only. Broker and Landlord does not guarantee their accuracy. Lessee is to conduct their own due diligence before signing any formal agreements.

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Suite(s) 2549-2557

- Former Retail Mattress Store Use
- Recently Remodeled



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Neighboring Tenants



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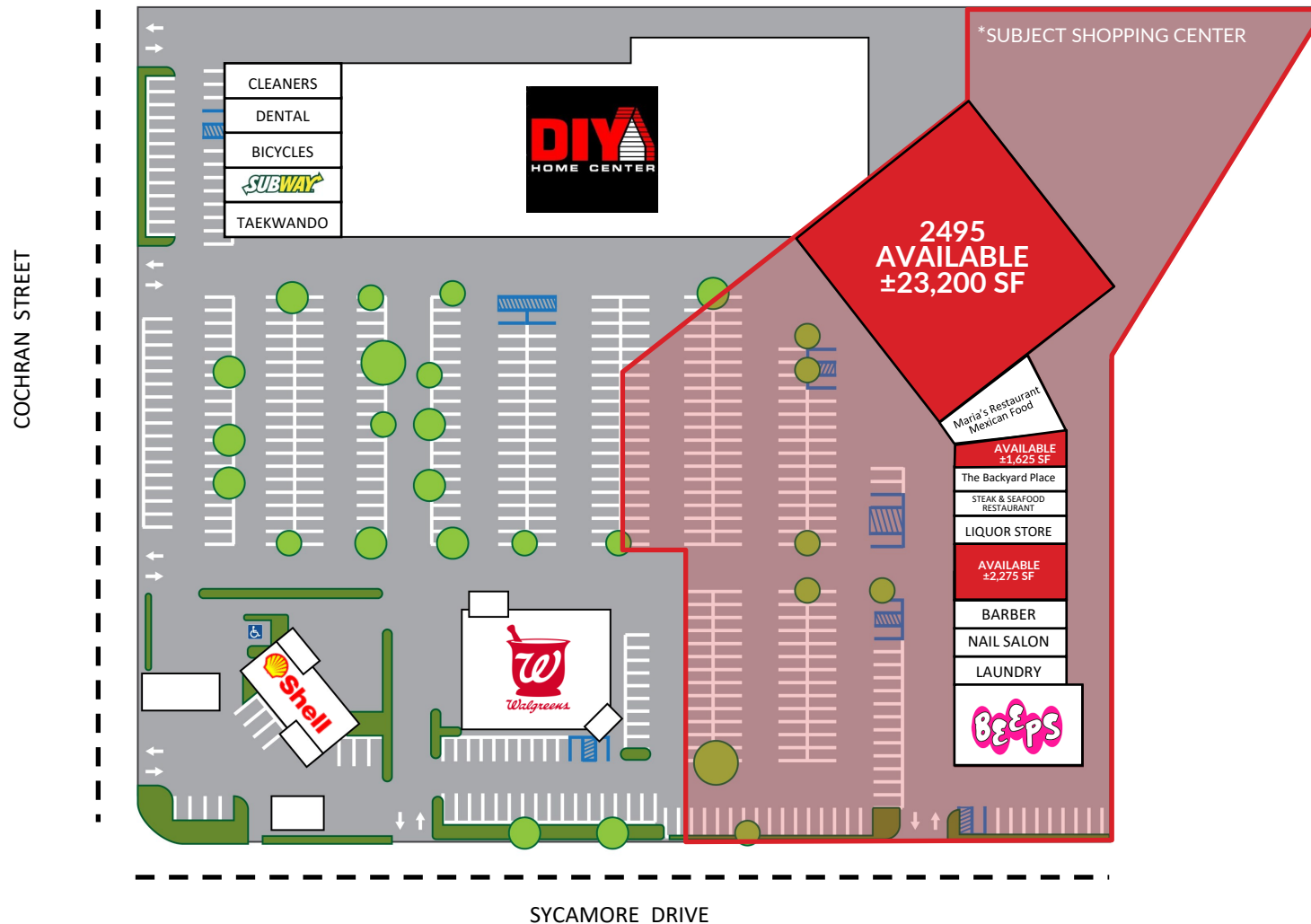
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