

SYCAMORE VILLAGE • RETAIL FOR LEASE

2868-3090 COCHRAN ST | SIMI VALLEY, CA 93065 | SOUTHEAST CORNER OF SYCAMORE & E. COCHRAN ST

±157,543 SF Shopping Center
Anchored by Grocery Outlet,
Staples & Home Goods

AVAILABLE
SHOP SPACE

±892 SF – ±3,612 SF

Smaller units move-in ready!



1500 PALMA DR. SUITE 215
VENTURA CA 93003
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WWW.RADIUSGROUP.COM

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- 157,543 SF Community Shopping Center anchored by Grocery Outlet, Home Goods & Dollar Tree as well as many national retailers
- Potential Pylon & Monument signage positions available
- Strong daytime & residential population within 3-mile radius
- Easy access to Ronald Reagan 118 Feeway

Join these surrounding tenants



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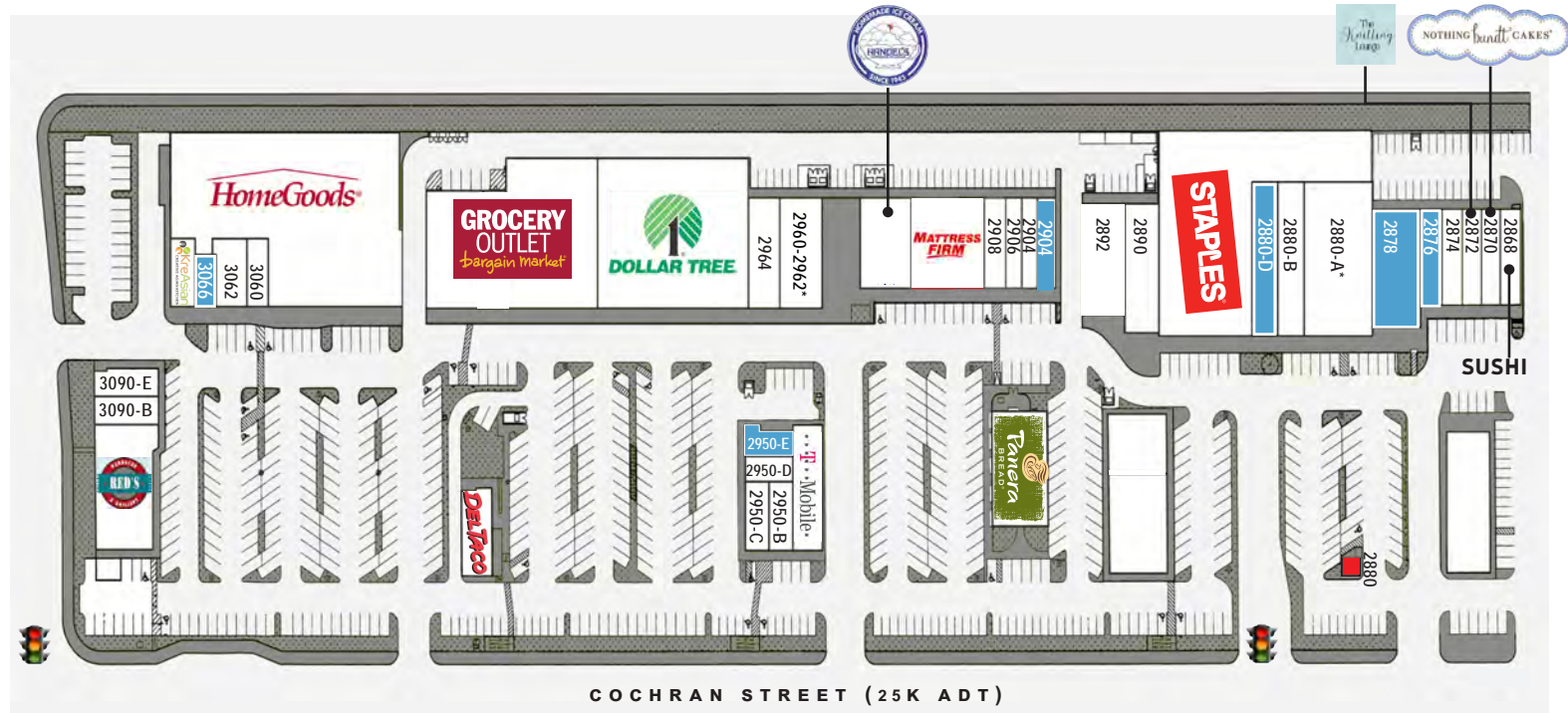
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Current Retailers

Suite #	Tenant	Size	Suite #	Tenant	Size
2868	Sushi		2912	Mattress Firm	
2870	Nothing Bundt Cakes		2916	Handel's Ice Cream	
2872	Knitting Lounge		2950-A	T-Mobile	
2874	Ubreakifix		2950-B	New Panda (Chinese)	
2876	AVAILABLE	1,622 SF	2950-C	Tutti Frutti (Yogurt)	
2878	AVAILABLE	3,612 SF	2950-D	Check Cashing	
2880	AVAILABLE	1,200 SF	2950-E	AVAILABLE	892 SF
2880-A	\$5 Bookstore*		2960-2962	For The Troops (30 Days)*	
2880-B	Play It Again Sports		2964	Jiu Jitsu	
2880-D	GNC		2970-2974	Dollar Tree	
2880-E	Staples		2982-2986	GROCERY OUTLET	
2888-A	Carenow Urgent Care		2990	Del Taco	
2888-B	Carenow Urgent Care		3050	Home Goods	
2890	Dry Cleaner		3060	Sandwich Spot	
2892			3062	Rogers Optometry	
2900	Panera Bread & Cafe		3066	AVAILABLE	919 SF
2902	Tobacco		3068	Pokitomic	
2904	AVAILABLE	998 SF	3090-A	Red's Barbeque & Grillery	
2906 & 2908	Fit Body Boot Camp		3090-B	Nail Salon	
2910	Mattress Firm		3090-E	AV Dental	

*Available w/notice



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Demographics

	1 Mile	3 Miles	5 Miles
Average Household Income:	\$145,221	\$151,586	\$156,845
Population:	20,641	86,136	125,940
Daytime Population:	11,787	55,015	79,063

2025 Estimates from Sites USA

Traffic Counts

Cochran St:	25,500 ADT
Sycamore Dr:	27,010 ADT
118 Fwy at Cochran St:	120,190 ADT

Traffic Counts from SitesUSA



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