



PRISTINE SIMI VALLEY BUSINESS PARK
INDUSTRIAL

94
COCHRAN
ST —
SIMI
VALLEY

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EQUITY UNION COMMERCIAL

94 W. COCHRAN ST | UNIT B
SIMI VALLEY, CA

PRISTINE SIMI VALLEY BUSINESS PARK
INDUSTRIAL

EXCLUSIVELY LISTED BY
EQUITY UNION

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◎ STRATEGIC OFFERING

94 W. Cochran presents a unique opportunity to acquire a high-quality, ±6,900 SF industrial condominium located in the heart of the Simi Valley Simi Business Center. The property is situated within a concrete tilt-up (CDNC) building and offers a versatile layout well-suited for a variety of manufacturing, R&D, storage and light industrial uses.

The space includes all window lined private offices, a conference room, a lobby, and two multi-stalled restrooms. The remaining area features functional warehouse space with a large roll-up door, approximately 17-foot clear height, new LED lighting, and 400 AMP's power. Multiple roof top units can allow for the building to be fully air-conditioned.

Strategically located just off the 118 Freeway, the property offers excellent access to Los Angeles, Ventura County, and major industrial corridors. The Simi Valley Business Center is one of the premiere parks in Simi Valley and providing abundant parking, lush landscaped common areas, and the high image buildings your business needs.

With limited small-bay availability in the market and Simi Valley industrial, this offering represents a rare combination of functionality, location, and long-term upside. Whether acquired by an owner-user or investor, 94 W. Cochran delivers immediate usability, potential rent growth, cost advantages associated with condominium ownership, and long-term positioning in one of Southern California's most business-friendly cities.

INVESTMENT HIGHLIGHTS

PRISTINE SIMI VALLEY BUSINESS PARK INDUSTRIAL

- ✓ **Modern Flex Industrial Space** – ±6,900 SF unit with warehouse functionality, roll-up loading, and approximately 16 feet of clear height.
- ✓ **Prime Business Park Location** – Located in the Simi Valley Business Center, a professionally managed campus with strong CC&Rs, recent improvements, and generous parking.
- ✓ **Flexible Use & Zoning Advantages** – LI-SP zoning accommodates a wide range of uses including office, R&D, medical, showroom, and light manufacturing (by-right or CUP).
- ✓ **Business-Friendly Cost Structure** – Enjoy significant savings versus Los Angeles, with zero utility tax, reduced sales tax, and no local business tax on electricity or telecom.
- ✓ **Tight Industrial Market** – Sub-3.5% vacancy for comparable small-bay product, with rents above \$1.40/SF NNN and limited new construction pipeline.



INVESTMENT HIGHLIGHTS

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SALE PRICE	\$2,395,000
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PRICE PER SF	\$347.10
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PROPERTY OWNERS ASSOCIATION (POA) CHARGES

\$0.34 SF or Approx. \$2,318/MO

As part of POA charges owner benefits from:

- Maintenance of parking lot

- Maintenance of landscaping

- Maintenance of outdoor lighting

-Property Insurance. POA pays for building and common areas (owner tenant pays for interior) – both carry liability

-Periodic window cleaning outside of buildings

-Cost of irrigating lawn and landscaped areas

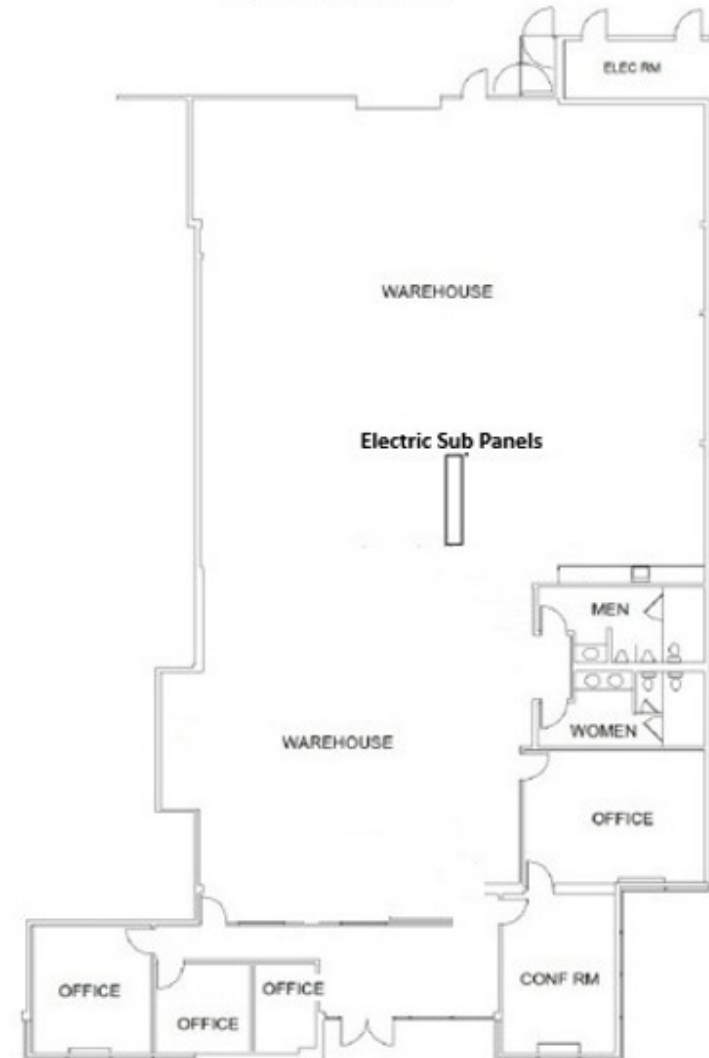
-Trash removal exterior and common areas

Buyer/Tenant is responsible to read POA/CC&Rs to verify exactly what is included in POA monthly fees.

PROPERTY INFORMATION

ADDRESS:	94 W. Cochran St, Unit B, Simi Valley, CA 93065
CONDO UNIT SIZE:	Approximately 6,900 SF
YEAR BUILT:	1989
CONSTRUCTION:	Concrete Tilt-Up
CLEAR HEIGHT:	±16 feet
LOADING ACCESS:	1 ground-level roll-up door (rear)
ZONING:	LI-SP (Light Industrial – Specific Plan)
POWER:	400 AMP, 277/480V
PARKING:	21 surface spaces
OCCUPANCY:	Owner-user (will be delivered vacant)
OWNERSHIP:	Commercial Condominium (HOA maintained)
STRUCTURE:	Three (3) Condominium Units, within one (1) 21,825 sf +/- Concrete Tilt-Up Building
APN:	579-0-160-125

94 Cochran – Unit B
 Simi Valley, CA
 Joshua Linn / 818.802.6633



PROPERTY PHOTOS

PRISTINE SIMI VALLEY BUSINESS PARK INDUSTRIAL



PROPERTY PHOTOS

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AERIAL OVERVIEW

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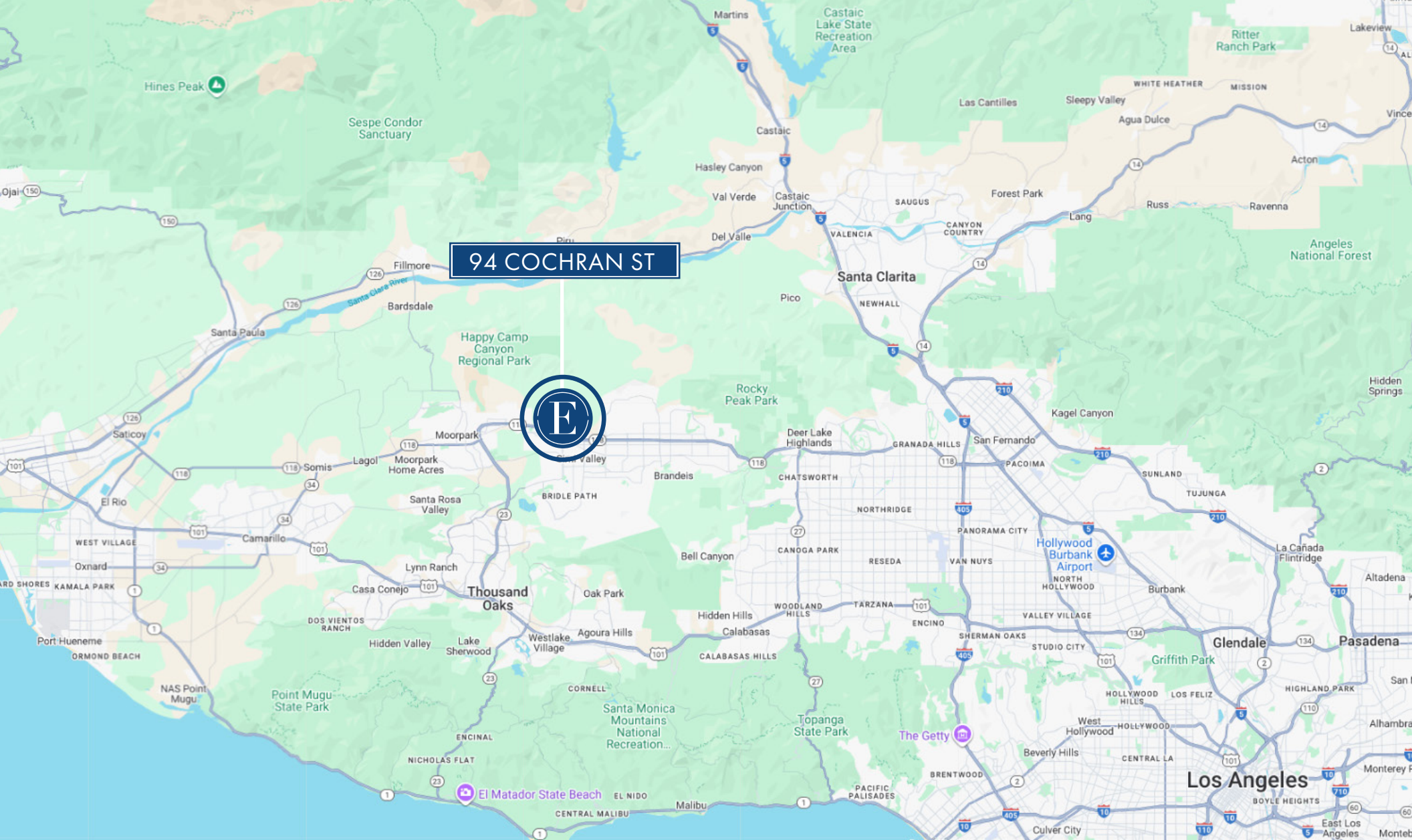


94 COCHRAN ST



REGIONAL MAP

PRISTINE SIMI VALLEY BUSINESS PARK INDUSTRIAL



NEIGHBORHOOD

PRISTINE SIMI VALLEY BUSINESS PARK INDUSTRIAL

About the neighborhood

94 W. Cochran is located in the heart of the Simi Valley Business Center, offering a master-planned setting with professional landscaping, on-site amenities, and efficient access to Madera Rd and the 118 Freeway. The surrounding area supports a diverse employment base in aerospace, manufacturing, distribution, and tech—hosting major employers such as AeroVironment, Meggitt, L3, Milgard, Amazon, and more.

The Simi Valley/Moorpark industrial submarket remains one of the most supply-constrained in Southern California, particularly for buildings under 50,000 SF.

As of Q1 2025:

- Vacancy Rate for Small-Bay Space: <3.5%
- Market Asking Rent: \$ 1.41/SF NNN
- Annual Rent Growth (10-year): 2.6%
- 12-Month Net Absorption: 520,000 SF
- Availability Rate: 6.1%

