



## For Lease

# Target Shopping Center

2091 Madera Rd, #D  
Simi Valley CA, 93065

### Prime Simi Valley Restaurant Opportunity

High-income trade area with signalized access

IMPROVED RESTAURANT AVAILABLE

±800 SF

### 2025 Est Demographics

#### 1 MILE

Population	8,643
Avg Household Income	\$152,946
Daytime Population	8,279

#### 3 MILE

Population	59,942
Avg Household Income	\$159,362
Daytime Population	26,251

#### 5 MILE

Population	130,545
Avg Household Income	\$173,022
Daytime Population	49,594

Year: 2025 | Source: Ersi



### About the Property

- Turnkey restaurant opportunity with new grease trap, hood, coolers, freezers, & restaurant equipment included!
- Adjacent to established QSR operators contributing to consistent daily customer activity
- Ample parking directly in front of suites supports quick in-and-out visits
- Located within a high-income Simi Valley trade area with average household incomes exceeding \$150,000+ within a 3-mile radius, supporting strong discretionary spending

### Traffic Counts

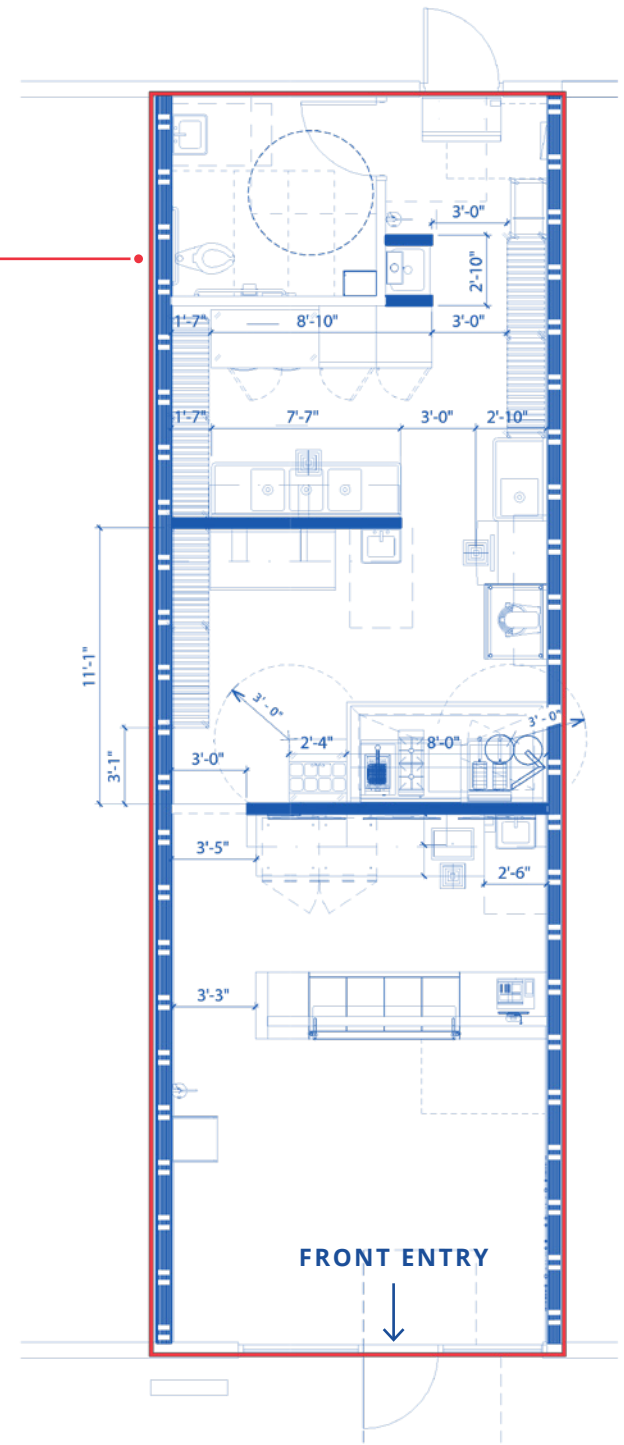
Madera Road	±25,000 CPD
E. Los Angeles Ave	±30,000 CPD
118 Freeway	± 100,00 CPD

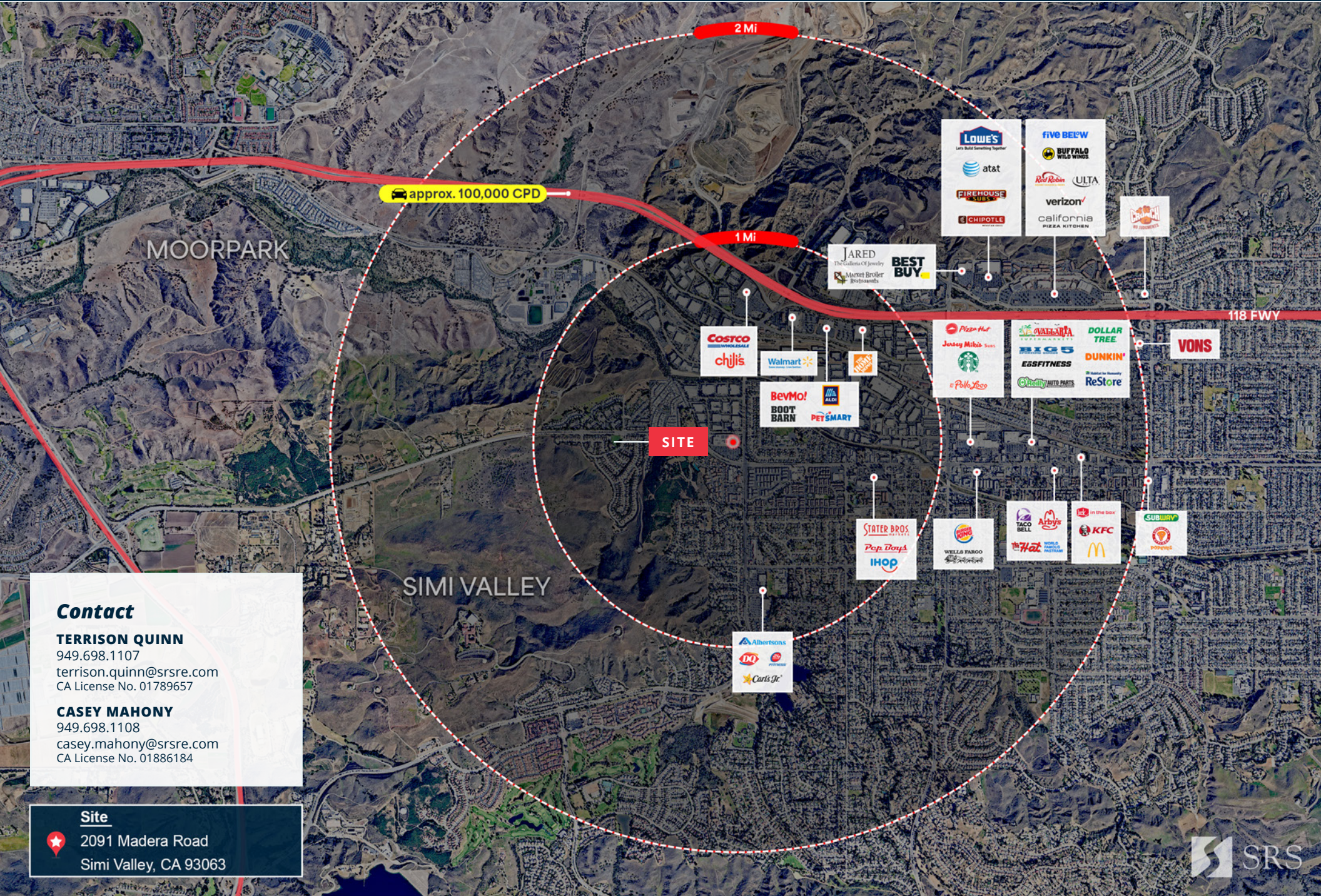
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### Contact

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