

# 1778-1930 Erringer Rd

Simi Valley, CA 93065

Exclusive Retail  
Opportunity  
in Simi Valley

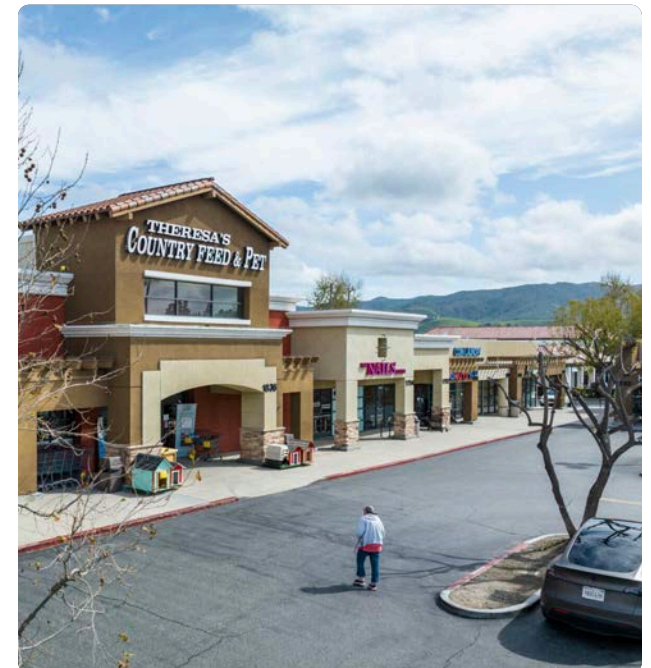
CBRE



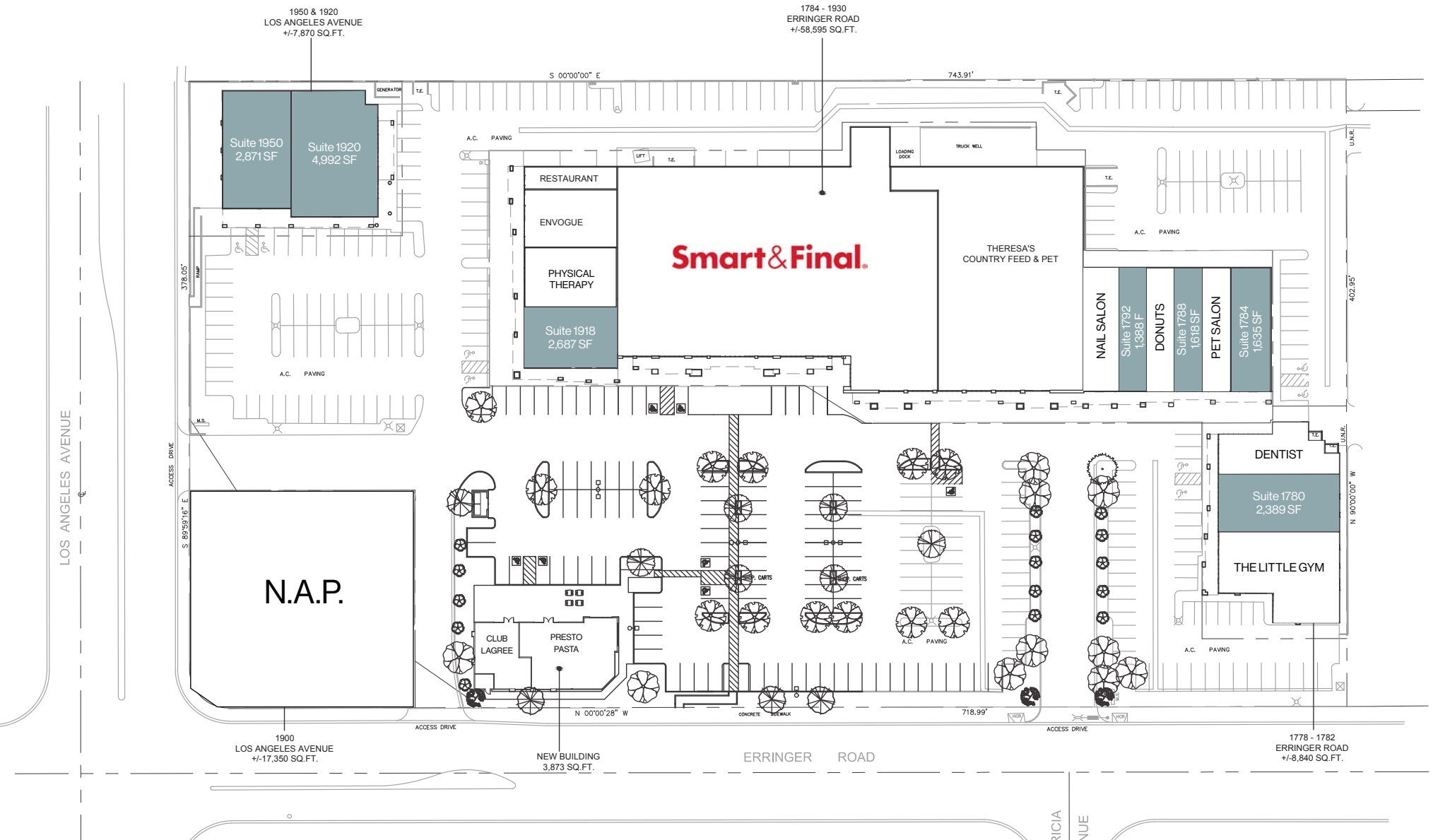
# Property Highlights



- Multiple retail spaces with excellent exposure on Erringer Road and Los Angeles Street
- Major remodel and redevelopment of shopping center recently completed
- Strong daytime and residential population within 3-mile radius to shopping center
- Parking ratio  $\pm$  5:1,000
- Anchored by national grocery store and busy pet store
- NNN approx. \$0.85 PSF/mo



# Availabilities





# Location Highlights



## Daytime Population

79,088 within 3 miles



## Households

28,165 within 3 miles



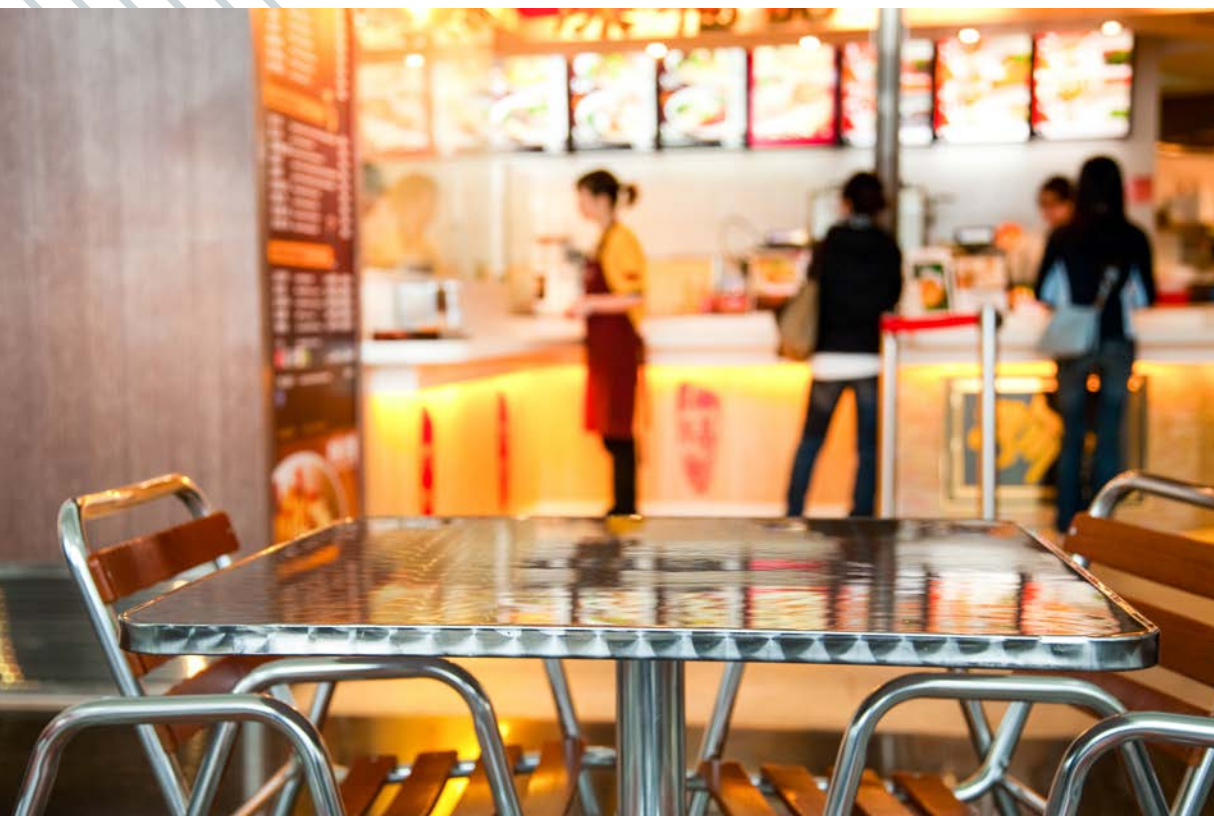
## Average Household Income

\$127,901 within 1 mile



## Annual Spending Budget

\$109,373 within 1 mile



# Retailers in the Area



Simi Valley Town Center  
Bath & Body Works  
five BELOW TILLYS  
Marshalls verizon  
ULTA BEAUTY VANS STUDIO MOVIE GRILL

CVS pharmacy ROSS DRESS FOR LESS SHARKY'S  
HOBBY LOBBY TRADER JOE'S

VONS Starbucks

TOPPERS PIZZA PLACE

DIY HOME CENTER

Target

THE HOME DEPOT

24 Hour Fitness

The Original McDonald's

CVS pharmacy

Sycamore Village  
HomeGoods  
Staples  
SPROUTS FARMERS MARKET

POPEYES SUBWAY

Rancho Simi Pickleball Courts

24 Hour Fitness DQ  
Albertsons jamba

118

1st St

Eiringer Rd

E Los Angeles Ave

Royal Ave

MacLera Rd

Sycamore Dr

# 1778-1930 Erringer Rd

Simi Valley, CA 93065



For more information,  
please contact:

## David Rush

Senior Vice President  
Lic. 01058118  
+1805 288 4680  
David.Rush@cbre.com

## Sam Aaron

Senior Associate  
Lic. 01828428  
+1310 550 2571  
Sam.aaron@cbre.com

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.