

FOR SALE AND FOR LEASE

OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT



1213 SIMI TOWN CENTER WAY
SIMI VALLEY, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	1213 Simi Town Center Way, Simi Valley, CA 93065
APN	612-0-230-105
Building Size	±5,990 SF
Parcel Size	±1.29 AC (±56,192 SF)
Year Built / Remodeled	2005 / 2023
Parking	±60 Spaces (10.02 per 1,000 SF)
Zoning	SP (Regional Commercial Center, Specific Plan)
Ownership	Fee Simple - Land & Building
Traffic Counts	Simi Town Center Way: ±14,652 ADT First St: ±84,038 ADT Highway 118: ±110,955 ADT

PURCHASE PRICE
\$4,500,000

LEASE RATE
\$26.25K/Mo NNN



INVESTMENT HIGHLIGHTS

FULLY BUILT-OUT FREESTANDING RESTAURANT BUILDING

Approximately 5,990 SF fully built-out, second-generation freestanding restaurant featuring a full kitchen, walk-in cooler/freezer, restrooms, built-in bar, patio seating, and recent upgrades.

IDEAL FOR RESTAURANT, BREWERY, OR EVENT USE

Property is turnkey and supports food, beverage, and hospitality concepts with minimal conversion needed.

AMPLE PARKING AND TYPE 47 LIQUOR LICENSE

Property benefits from ample parking and type 47 liquor license eligibility.

PRIME ENTRY PAD IN SIMI VALLEY TOWN CENTER

Highly visible corner pad at the front entrance of a regional commercial center anchored by Major Tenants such as Lowe's and Best Buy, and adjacent to Simi Valley Town Center.

DENSE RESIDENTIAL TRADE AREA

Over 113,000 residents within a 5-mile radius having an Average Household Income of \$165,525, supported by a robust daytime workforce and steady demand from nearby offices and retailers.

IMMEDIATE 118 FREEWAY ACCESS

Just off the Los Angeles Avenue exit, the site offers immediate freeway access and high visibility, making it convenient for both local customers and regional traffic.

PLUG-AND-PLAY SETUP

Fully built-out space with a ready-to-operate configuration, reducing ramp-up time and maximizing efficiency for seasoned operators.



SITE PLAN



**SUBJECT
PROPERTY**

Simi Town Center Way

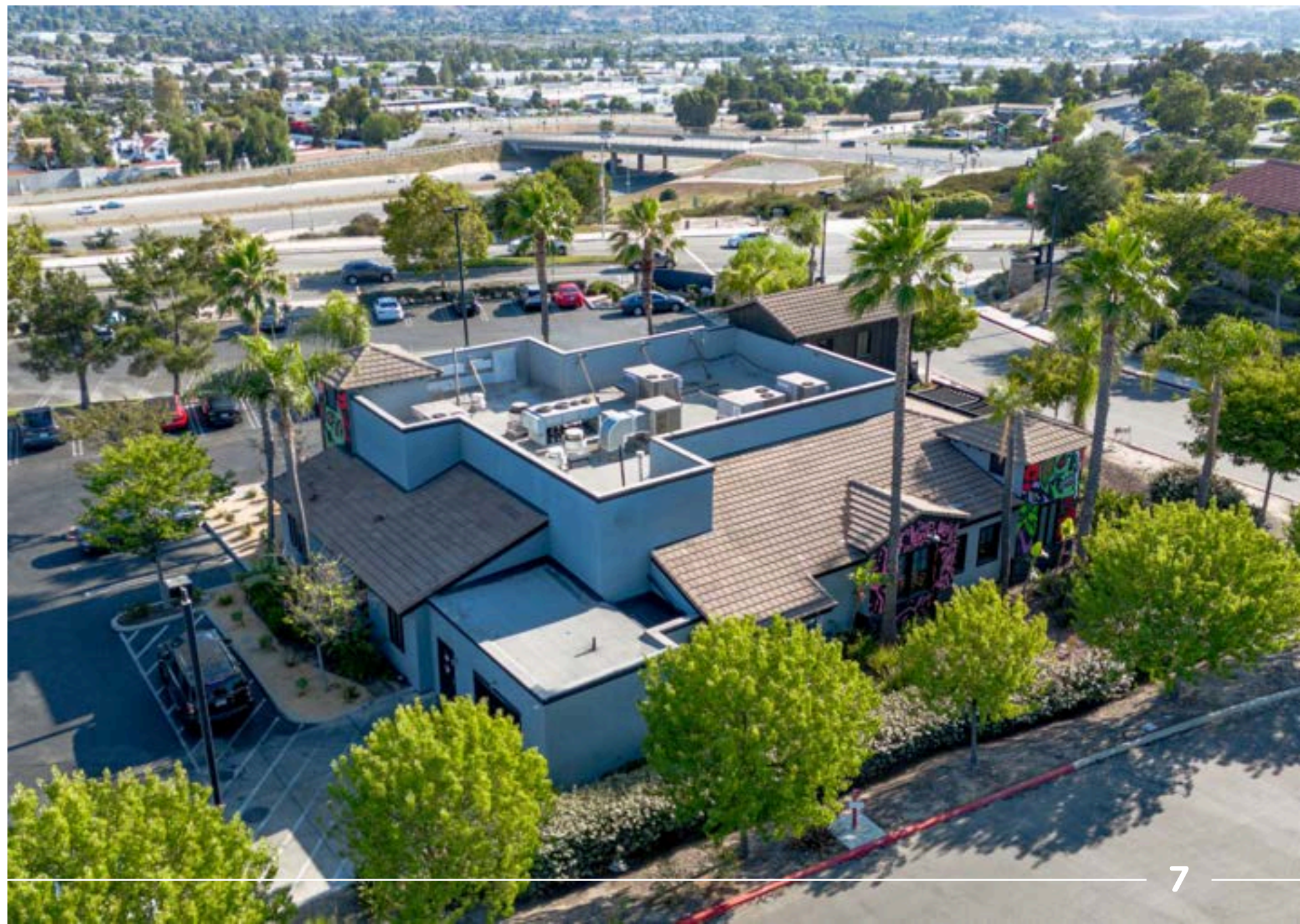
OVERHEAD PHOTO



SUBJECT
PROPERTY

Simi Town Center Way

PROPERTY PHOTOS



AERIAL PHOTO



SIMI VALLEY TOWN CENTER
±637.7K SF GLA | 2.8M ANNUAL VISITS

Bath & Body Works five BELOW Starbucks
Red Robin ULTA Beauty Marshalls
VANS Spectrum verizon



±110,955 ADT



SUBJECT
PROPERTY



Simi Town Center Way

AERIAL PHOTO



Simi Town Center Way

SUBJECT
PROPERTY

AERIAL MAP



COSTCO
WHOLESALE

chili's

Chevron

Jack
in the box

amazon

MILGARD
WINDOWS and DOORS

ARROYO
ELEMENTARY
±235 STUDENTS

STATER BROS. IHOP
markets
Pep Boys

RICOH
imagine. change

TireHub

SINALOA
MIDDLE SCHOOL
±707 STUDENTS

AMERICA'S TIRE

NISSAN

MOUNTAIN GATE PLAZA
±281K SF GLA | 2M ANNUAL VISITS
Dollar Tree **Starbucks** **Pizza Hut** **BIG 5**
O'Reilly
AUTO PARTS

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

First St ±28,554 ADT

DEL TACO

BEST BUY

LOWE'S

JARED
JEWELERS
SUBJECT PROPERTY

CHIPOTE

Ford

SO CAL
SELF STORAGE

TOYOTA

CHRYSLER
Jeep
DODGE
RAM

GMC

SIMI VALLEY PLAZA
±193K SF GLA | 2M ANNUAL VISITS
AVALLARITA **McDonald's** **BANK OF AMERICA** **DN KN**
SUPERMARKETS

BURGER KING

WELLS FARGO

Arbys

TACO BELL

Jack
in the box

KFC

BR **bakin'**
robbins

POPEYES

Smart & Final

SUBWAY

jiffy lube

Wendy's

PARK VIEW
ELEMENTARY
±389 STUDENTS

VONS

Carls Jr.

Chevron

JUSTIN
ELEMENTARY
±113 STUDENTS

6

Holiday Inn

WING STOP

CRAVCH

SIMI VALLEY TOWN CENTER
±637.7K SF GLA | 2.8M ANNUAL VISITS
Bath & Body Works **five BELOW** **Starbucks**
Red Robin **ULTA** **Marshalls**
GOURMET BURGERS and BEERS **TILLYS**
VANS **Spectrum** **verizon**

Simi Town Center Way ±14,652 ADT

118 ±110,955 ADT

118 ±110,955 ADT

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	6,898	70,130	113,004
Annual Growth (2010-2020)	0.13%	0.11%	0.12%
Median Age (2025)	37.8	41.1	42.0

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$140,665	\$153,644	\$165,525
Projected Average Household Income (2030)	\$158,587	\$170,346	\$183,121
Projected Annual Growth (2025-2030)	2.43%	2.09%	2.04%

Median Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$100,355	\$116,932	\$128,291
Projected Average Household Income (2030)	\$107,790	\$133,067	\$147,416
Projected Annual Growth (2025-2030)	1.44%	2.62%	2.82%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	2,435	23,674	38,682
Projected Annual Growth (2010-2020)	0.37%	0.37%	0.42%
Average Household Size (2025)	2.82	2.94	2.91
Wealth Index (2025)	112	148	165

SIMI VALLEY, CA



4.4%

Greatest Gen
Born in 1945/Earlier



20.4%

Baby Boomer
Born in 1946 to 1964



21.4%

Generation X
Born in 1965 to 1980



23.7%

Millennial
Born in 1981 to 1998



21.2%

Generation Z
Born in 1999 to 2016



8.9%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Simi Valley, CA

Simi Valley is a suburban city located in southeastern Ventura County, just 40 miles northwest of downtown Los Angeles. Known for its family-oriented neighborhoods, scenic foothills, and low crime rate, Simi Valley offers a high quality of life that attracts both residents and businesses seeking a safe, community-focused environment with convenient access to Southern California’s major employment hubs.

The local economy is supported by a diverse mix of industries including aerospace, manufacturing, healthcare, and professional services. The city is home to major employers such as AeroVironment, Milgard Windows, and the Simi Valley Hospital. Its strategic location near the 118 Freeway provides seamless connectivity to the greater Los Angeles region, while offering lower operating costs and less congestion than neighboring metro areas.

Simi Valley’s residential communities are characterized by well-maintained homes, strong school districts, and a balance of open space and suburban development. The city has prioritized smart growth and community planning, helping to preserve its natural surroundings while supporting thoughtful commercial expansion.

Culturally, the city maintains a strong sense of civic pride and local identity. Simi Valley is home to the Ronald Reagan Presidential Library, a nationally recognized landmark that attracts hundreds of thousands of visitors each year. Community events, recreational sports leagues, and an active parks and trails system reflect the city’s family-friendly lifestyle.

Simi Valley’s retail and commercial offerings continue to evolve, with destinations like the Simi Valley Town Center and Sycamore Square serving as hubs for dining, entertainment, and shopping. With its combination of safe neighborhoods, regional access, and business-friendly policies, Simi Valley remains a stable and attractive market for investment, development, and long-term growth.



Home to 126,000+ residents with strong household incomes and family-driven demographics
The city offers 5.5M+ SF of retail space, including Simi Valley Town Center and Sycamore Square
Located along the FWY-188, offering direct access to Los Angeles and Ventura County markets
Places such as the Ronald Reagan Presidential Library, attracts over 300,000 visitors



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