

For Lease



**JEFFREY R. BECKER CCIM . CPM . RPA**

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CA DRE #01213236

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### PROPERTY DESCRIPTION

Retail space for lease within The Plaza at Cochran and Erringer shopping center. Join Toppers, Carls Jr. and more. Heavy traffic center in Simi Valley at the corner of Cochran and Erringer.

Restaurant Building Pad for lease at high-traffic shopping center near Hwy 118 on/offramp! Approximately 6,725 sf restaurant space with excellent visibility and signage. Divisible to 2,200 sf. Part of a larger 26,270 sf Plaza at Erringer & Cochran shopping center. Partially-used restaurant equipment in place. Join Toppers Pizza, Carl's Jr, Kumon + more! TI Allowance available for credit-approved tenant. Excellent ingress/egress to the 118 Hwy.

### AGENT CONTACT INFO

To find out more or setup a tour, please contact:  
 Jeffrey R. Becker - 805.653.6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)  
 Matthew Kingsley - 805.653.6794 ext. 214 | [mkingsley@beckergroup.com](mailto:mkingsley@beckergroup.com)

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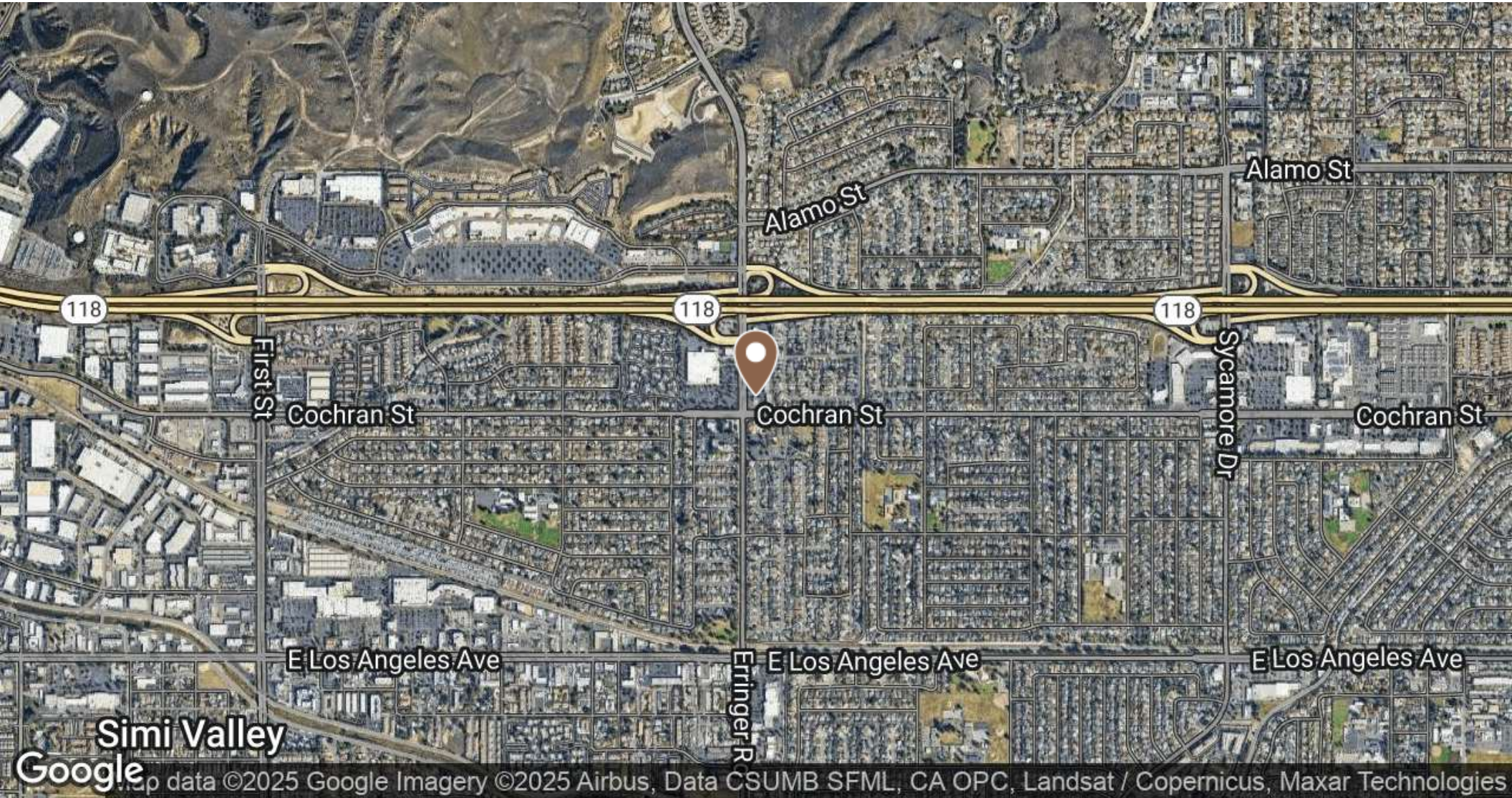
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### OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Available SF:	6,725 SF
Building Size:	26,885 SF

SPACES	LEASE RATE	SPACE SIZE
2498	\$2.75 SF/month	6,725 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,464	14,826	22,013
Total Population	18,149	48,791	70,346
Average HH Income	\$92,606	\$93,944	\$96,373

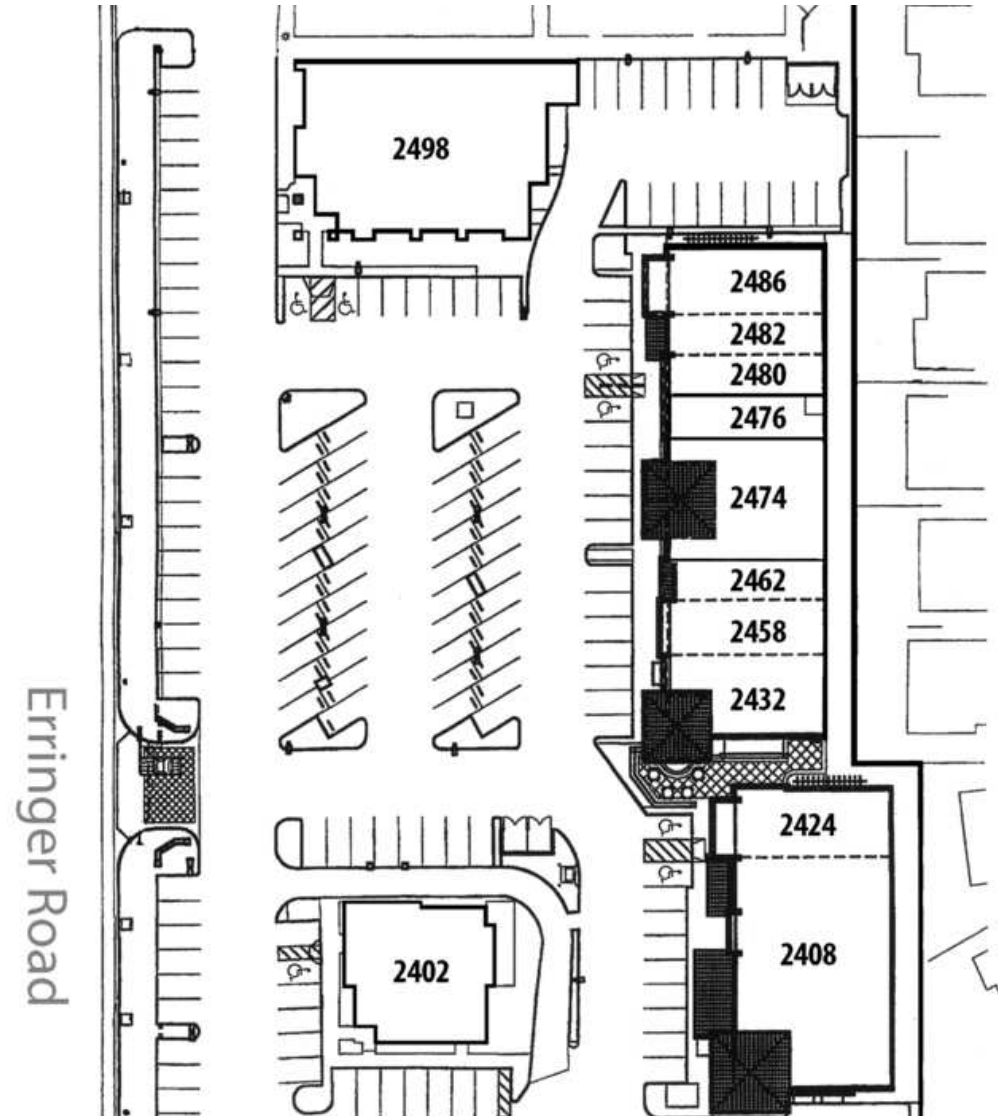


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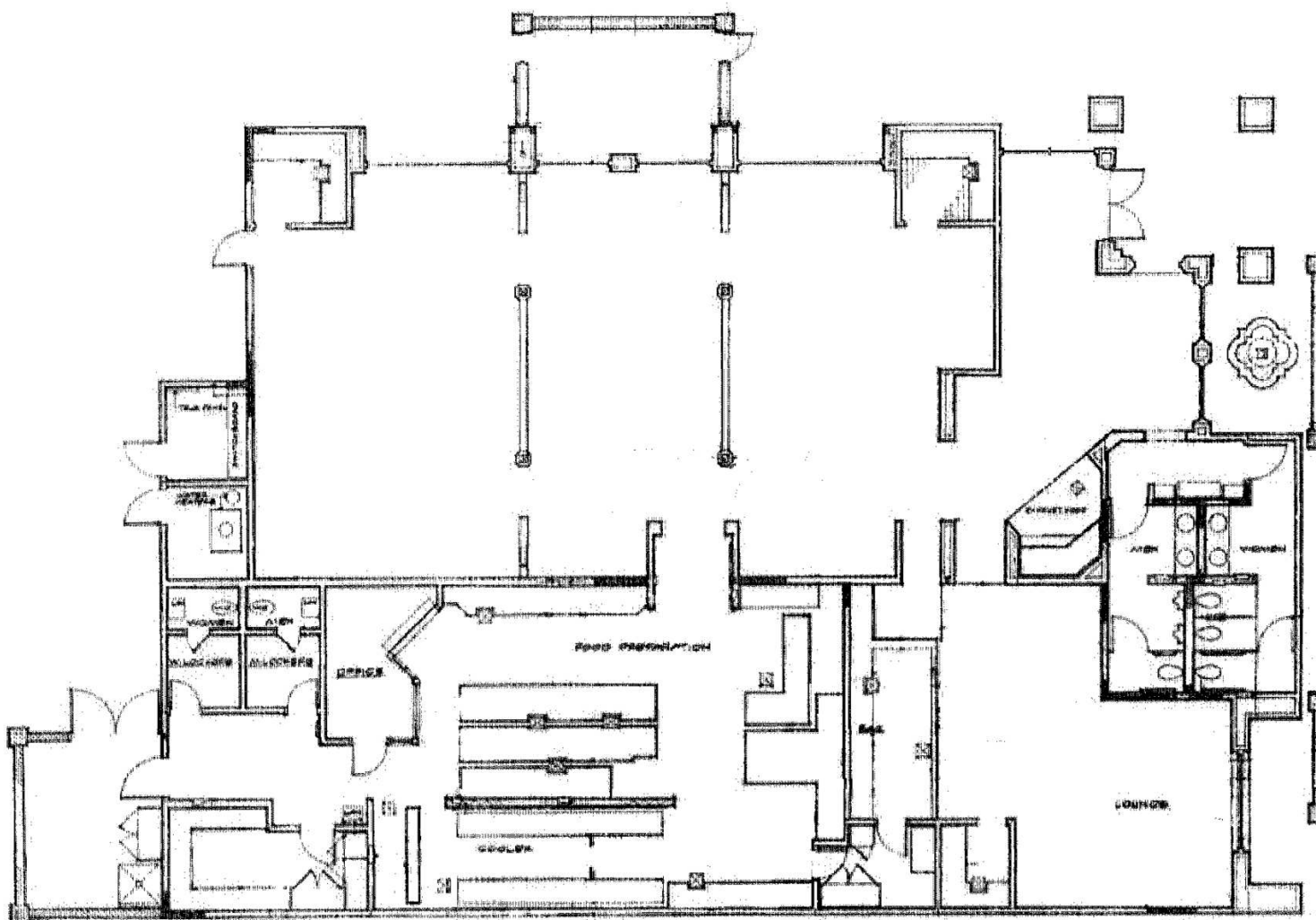


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