



ZACUTO GROUP

COMMERCIAL REAL ESTATE



FOR SALE

NO PARKING

THE COCHRAN LANDMARK CENTER

2585

COCHRAN STREET

SIMI VALLEY

EXECUTIVE SUMMARY

*The Cochran Landmark Center @ 2585 Cochran St
SIMI VALLEY, CA 93065*

TRAFFIC (VEHICLES PER DAY)

Cochran Street	118 FWY
Over 27K VPD	135,460 VPD

MEDIAN HOUSEHOLD INCOME

\$104,274 within 1 mile radius

POPULATION

19K+ people within 1-mile

VALUE-ADD, MIXED-USE RETAIL/OFFICE OPPORTUNITY WITH LEASE UPSIDE & AMPLE PARKING

Matthew Luchs of Zacuto Group presents 2585 Cochran Avenue in Simi Valley, CA, a premier investment opportunity strategically positioned along one of the city's busiest and most desirable commercial corridors. The property offers 29,066 SF of mixed-use retail and office space situated on 120,226 SF of land, making it highly adaptable for a variety of retail, service, and business uses. With 176 on-site parking space, equivalent to 6.06 spaces per 1,000 SF, the property provides rare and ample parking for tenants and customers, enhancing accessibility and convenience.

Located just off the 118 Freeway and visible to over 132,000 vehicles per day, 2585 Cochran Ave benefits from substantial drive-by exposure, offering an ideal location for tenants seeking high visibility and easy access for local and regional visitors. The surrounding area hosts a strong lineup of nationally recognized retailers, including Target, Trader Joe's, Lassen's, and Chick-Fil-A, which generate consistent foot traffic and create a thriving commercial environment.

LISTING TEAM



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2585 COCHRAN STREET, SIMI VALLEY, CA 93065



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SALE DETAILS

2585 COCHRAN STREET
SIMI VALLEY, CA 93065

PRICE:	\$5,995,000
CURRENT CAP RATE	7.11%
PROFORMA CAP RATE	9.92%
BUILDING SF	29,066 SF
LOT SIZE	120,226 SF
PRICE/SF (BLDG)	\$206
PRICE/SF (LAND)	\$50
YEAR BUILT	1986
ZONING	CPD& CO

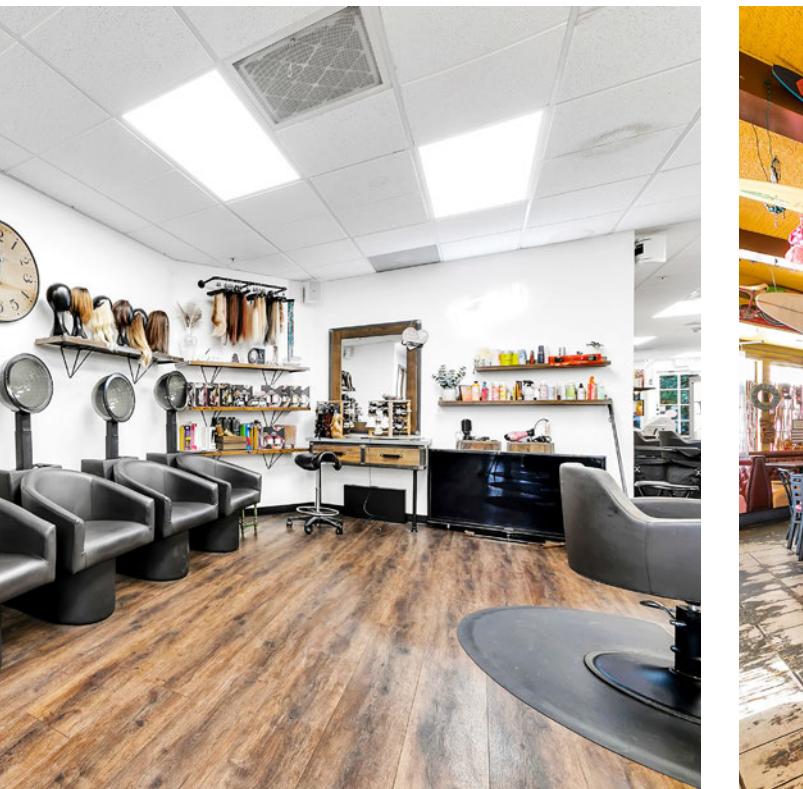
PROPERTY PHOTOS



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

ZACUTOGROUP.COM | 314.690.12

PROPERTY PHOTOS



2585 COCHRAN STREET, SANTA MONICA, CA 90206

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LONG-TERM VALUE-ADD OPPORTUNITY

- Diverse tenant mix and favorable lease structure provide opportunities for rent growth and increased revenue.
- Ideal for investors seeking a stable income-generating asset with appreciation potential.
- Almost 20% of the center can be marketed for lease day 1 of purchase and almost 25% by Q2 of 2025, giving investors an immediate value add opportunity.
- Location in a growing retail and residential corridor ensures long-term market viability. • Its location in a growing retail and residential area, combined with high parking capacity and a solid tenant mix, ensures long-term viability as a prime investment.
- Average years of occupancy in the center is over 13 years with Cupid's being the longest tenured (almost 30 years).



LONG-TERM OCCUPANCY AND DIVERSE TENANT BASE

- 91.28% leased, featuring a mix of retail, restaurants, service providers, and educational tenants for consistent cash flow.
- Lease agreements include annual rent escalations, providing predictable income growth.
- Staggered lease expirations offer opportunities for income growth through strategic renewals at higher market rates.
- A well-balanced lease rollover schedule with tenants' lease expirations spread over the next several years provides an opportunity for income growth through lease renewals at higher market rates.
- Several tenants have long histories at the site, including The Junkyard, a Simi Valley staple for over 15 years, and Cupids, present for nearly three decades.



STRONG LOCAL DEMOGRAPHICS

- Within a 1-mile radius: 18,371 residents, median household income \$133,000, and median home price \$803,000.
- Affluent population supports strong demand for retail, services, and premium offerings.
- High density and income levels create a stable consumer base for tenants.

INVESTMENT HIGHLIGHTS

PRIME LOCATION IN SIMI VALLEY'S RETAIL HUB

- Situated along a high-traffic corridor with over 27,229 daily vehicle counts, ensuring excellent exposure and accessibility.
- Close proximity to key retailers like Target, Trader Joe's, and Chick-Fil-A, generating steady foot traffic.
- Positioned near major intersections, maximizing visibility for tenants.
- Over 132,000 vehicles per day along the 118 freeway and Sycamore exit, ensuring significant visibility and access to the property.
- Excellent connectivity to the 118-Freeway, providing easy access for local and regional consumers, and ensuring broad customer reach.



INVESTMENT HIGHLIGHTS

BENEFITING FROM NEARBY GROWTH AND DEVELOPMENT

- Residential developments, including Sycamore Grove (164 units), support increasing demand for retail and services.
- Growth in local population strengthens long-term tenant demand and market vitality.
- Positioned to capitalize on continued residential and commercial expansion, enhancing future investment returns.



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

AMPLE PARKING FOR TENANTS AND CUSTOMERS

- 176 on-site parking spaces at a ratio of 6.06 spaces per 1,000 square feet, well above industry standards.
- Convenient parking supports customer access, enhances tenant appeal, and drives increased foot traffic.
- Particularly attractive for tenants that rely on high volumes of customer visits.
- 2585 Cochran sits on over 120,000 SF of land, which equates to 2.76 acres.



Location Overview:

2585 Cochran Avenue is located in a highly desirable and economically stable area of Simi Valley, offering significant market potential. Within a one-mile radius, the population is 18,371, providing a dense and engaged consumer base. The community is affluent, with an average household income of approximately \$133,000 and a median home price of \$803,000, both well above national averages. This financial strength supports strong discretionary spending and robust demand for retail, dining, and service businesses.

The property's strategic positioning along Cochran Street, with direct access to the 118 Freeway, ensures high visibility and ease of access for local and regional consumers. The presence of prominent retailers such as Target, Trader Joe's, Lassen's, and Chick-Fil-A further drives consistent foot traffic, creating a strong environment for new and existing tenants to thrive.



Vehicles Per Day

2585 Cochran Street
27K
VPD

Connectivity

118
FWY

2585 Cochran St
27K
VPD

Data from COSTAR 12/2024

2585 COCHRAN STREET, SIMI VALLEY, CA 93065

3 Mile Radius

POPULATION: 83,251
HOUSEHOLDS: 26,886
MEDIAN HOUSEHOLD INCOME: \$103,987

AGE DISTRIBUTION	ETHNICITY
• 20-34 years: 18%	• White: 48,507
• 35-44 years: 13%	• 2 or More Races: 24,794
• 45+ years: 45%	• Asian: 7,677
• under 19: 23%	• Black or AA: 1,266
	• Other: 1,008

EDUCATION LEVEL
• 34% have some college experience, while 21% have a Bachelor's Degree



Demographics

→ 1 mile, 3 mile, & 5 mile radius

1 Mile Radius

POPULATION: 19,645
HOUSEHOLDS: 6,175
MEDIAN HOUSEHOLD INCOME: \$104,274

AGE DISTRIBUTION	ETHNICITY
• 20-34 years: 18%	• White: 11,642
• 35-44 years: 13%	• 2 or More Races: 5,596
• 45+ years: 45%	• Asian: 1,833
• under 19: 22%	• Black or AA: 318
	• Other: 255

EDUCATION LEVEL
• 34% have some college experience, while 18% have Bachelor's Degree

5 Mile Radius

POPULATION: 123,087
HOUSEHOLDS: 41,680
MEDIAN HOUSEHOLD INCOME: \$107,007

AGE DISTRIBUTION	ETHNICITY
• 20-34 years: 19%	• White: 73,806
• 35-44 years: 13%	• 2 or More Races: 33,571
• 45+ years: 46%	• Asian: 12,324
• under 19: 22%	• Black or AA: 2,000
	• Other: 1,385

EDUCATION LEVEL
• 34% have some college experience, while 23% have a Bachelor's Degree

RENT ROLL														
Unit	Tenant	SF	Fl	%	Lease Exp	Increases	Length of Time at Center	Term Remaining	Rent	Rent/SF	Lease Type	PF Rent	PF Rent/SF	PF Lease Type
1	Junk Yard Restaurant *	7,600	2	26.15%	11/30/29	3% Annually	14.46 Year(s)	4.31 Year(s)	\$14,297.95	\$1.88	NNN	\$17,100.00	\$2.25	NNN
2	Options for Youth- Duarte	7,200	2	24.77%	9/21/26	3% Annually	10.70 Year(s)	1.11 Year(s)	\$12,431.07	\$1.73	NNN	\$12,600.00	\$1.75	NNN
3	Sports & Movie Stuff	4,000	1	13.76%	3/31/26	-	10.45 Year(s)	0.64 Year(s)	\$5,974.00	\$1.49	Gross	\$6,000.00	\$1.50	Gross
4	World Mission Society (F)	2,560	1	8.81%	4/30/26	-	6.58 Year(s)	0.72 Year(s)	\$4,250.00	\$1.66	Gross	\$3,840.00	\$1.50	Gross
5	Vacant	2,535	1	8.72%					\$-	\$-	-	\$4,436.25	\$1.75	NNN
6	Cupid's (G)	2,137	1	7.35%	4/30/28	3% Annually	30.63 Year(s)	2.29 Year(s)	\$3,708.00	\$1.74	NNN	\$4,808.25	\$2.25	NNN
7	Colour Bar Salon	3,034	1	10.44%	MTM	3% Annually	5.12 Year(s)	0.00 Year(s)	\$4,166.35	\$1.37	NNN	\$5,309.50	\$1.75	NNN
		29,066	100%				13.42 Year(s)	1.23 Year(s)	\$44,827.37	\$1.69		\$54,094.00	\$1.86	

OPERATING DATA	CURRENT	PRO-FORMA
Monthly Rent:	\$44,827	\$54,094
Annual Rent:	\$537,928	\$649,128
Scheduled Lease Income:	\$537,928	\$649,128
CAM Reimbursement:	\$161,01	\$181,550
Additional Income:	\$0	\$0
Effective Gross Income:	\$699,029	\$830,678
Vacancy:	5%	5%
Expenses:	\$234,467	\$234,467
Net Operating Income:	\$429,560	\$554,666

OPERATING EXPENSES	EXPENSES	EXPENSES/SF
Property Taxes @ 1.21%	\$72,540	\$250/SF
Management	\$215,17	\$74/SF
Insurance	\$40,538	\$139/SF
Utilities	\$40,57	\$138/SF
Street Sweeping	\$4,077	\$0.14/SF
Irrigation	\$375	\$0.01/SF
Trash	\$17,18	\$0.59/SF
Repairs	\$12,692	\$0.44/SF
Landscaping	\$4,175	\$0.14/SF
Rubbish Service	\$7,314	\$0.25/SF
Plumbing	\$13,965	\$0.48/SF
% of PF Gross Rent	36.0%	
Total Expenses	\$234,467	\$8.07
Expenses/SF/Month		\$0.67



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