



ZACUTO GROUP
COMMERCIAL REAL ESTATE

 **Options For Youth Public Charter Schools**

 **HOT DOGS**

COINS

2585

SPORTS & MOVIE STUFF

**SPORTS
AND
MOVIE
STUFF**

FOR SALE

**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)		MEDIAN HOUSEHOLD INCOME	POPULATION
Cochran Street	118 FWY	\$104,274 within 1 mile radius	19K+ people within 1-mile
Over 27K VPD	135,460 VPD		

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

	MATTHEW LUCHS	CHASE COHEN
	Senior Vice President	Director
	310.469.9398	818.914.9331
	matthew@zacutogroup.com	chase@zacutogroup.com
	DRE #01948233	DRE #02032851

The property sits at the heart of Simi Valley’s growth corridor, reflecting the city’s ongoing residential and commercial expansion. Nearby developments, such as Sycamore Grove, a 164-residence project completed by Lennar Homes in 2022 at Cochran and Galena Avenue, expand the local consumer base and strengthen demand for retail and service-oriented businesses. This demonstrates the area’s transformation into a balanced mix of residential and commercial uses, further enhancing the appeal of 2585 Cochran Avenue for investors and future tenants alike.

2585 Cochran Avenue represents an outstanding opportunity for investors seeking stable, long-term returns in a growing Southern California market. With strong occupancy, built-in rent escalations, and potential for income growth, the property offers a solid foundation for enhancing future value. Its prime location, excellent accessibility, and proximity to a growing consumer base make it a key asset in Simi Valley’s evolving commercial real estate landscape.



2585 COCHRAN STREET, SIMI VALLEY, CA 93065



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

SALE DETAILS

2585 COCHRAN STREET
SIMI VALLEY, CA 93065

PRICE:	\$5,995,000
CURRENT CAP RATE	7.17%
PROFORMA CAP RATE	9.25%
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



PROPERTY PHOTOS



2585 COCHRAN STREET, SIMI VALLEY, CA 93065



ZACUTOGROUP.COM 310.469.9012

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).



THE JUNKYARD TENANT



THE COLOUR BAR TENANT



CUPID'S HOT DOGS

INVESTMENT HIGHLIGHTS

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.



2585 COCHRAN STREET, SIMI VALLEY, CA 93065

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



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

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

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	FI	%	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:	\$161,101		\$181,550	
Additional Income:	\$0		\$0	
Effective Gross Income:	\$699,029		\$830,678	
Vacancy:	5%	\$34,951	5%	\$41,534
Expenses:	\$234,467		\$234,467	
Net Operating Income:	\$429,610		\$554,676	

OPERATING EXPENSES	EXPENSES	EXPENSES/SF
Property Taxes @ 1.21%	\$72,540	\$2.50/SF
Management	\$21,517	\$0.74/SF
Insurance	\$40,538	\$1.39/SF
Utilities	\$40,157	\$1.38/SF
Street Sweeping	\$4,077	\$0.14/SF
Irrigation	\$375	\$0.01/SF
Trash	\$17,118	\$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





FOR SALE
**THE COCHRAN
LANDMARK CENTER**
2585
COCHRAN STREET
SIMI VALLEY



ZACUTO GROUP

COMMERCIAL REAL ESTATE

MATTHEW LUCHS

Senior Vice President

310.469.9398

matthew@zacutogroup.com

DRE #01948233

CHASE COHEN

Director

818.914.9331

chase@zacutogroup.com

DRE #02032851

ZACUTOGROUP.COM | 310-469-9300



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. 1/2026