

SIMI VALLEY CORPORATE POINT

FOR LEASE ±1,382 - ±3,087 RSF

FIRST STREET | SIMI VALLEY | CALIFORNIA

2655



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: mike.foxworthy@daumcommercial.com

CA License: #00773787



SCHEU
DEVELOPMENT COMPANY

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE ±1,382- ±3,087 RSF

FIRST STREET | SIMI VALLEY | CALIFORNIA



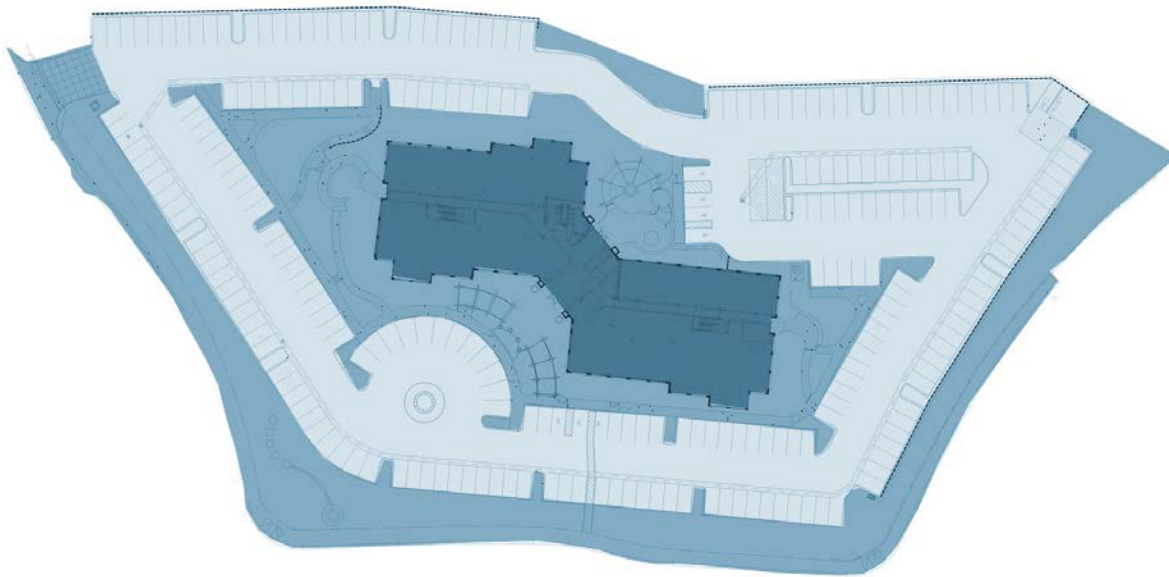
PROPERTY HIGHLIGHTS

- Beautiful Class "A" Suites Located in a ±64,000 Rentable Square Foot 3-Story Office Building.
- \$3.00 PSF/Month Full Service Gross.
- Travertine Tile Work Throughout Lobby Areas and Restrooms.
- Full Size Executive Style Restrooms on Each Floor.
- 2 Full Size Elevators Serving All Three Floors.
- After Hours Keyless Entry System.
- 264 Free Parking Spaces, 4 Per ±1,000 Usable Square Feet.
- Large Conference Room Available on Reservation Basis at Nominal Cost.



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SITE PLAN



AVAILABLE SUITE	RSF	RSF PER MONTH
120	±1,382 RSF	\$3.00 PSF/Month, FSG
220	±3,087 RSF	\$3.00 PSF/Month, FSG

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SUITE 120



±1,382
RSF



2
PRIVATE
OFFICES



1
BREAK ROOM/
LOUNGE



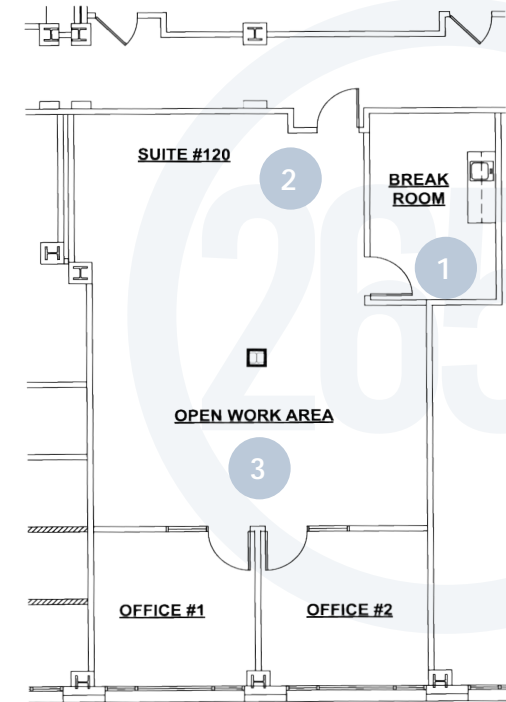
\$3.00
PSF FSG



IMMEDIATE
OCCUPANCY



1
OPEN WORK
AREA

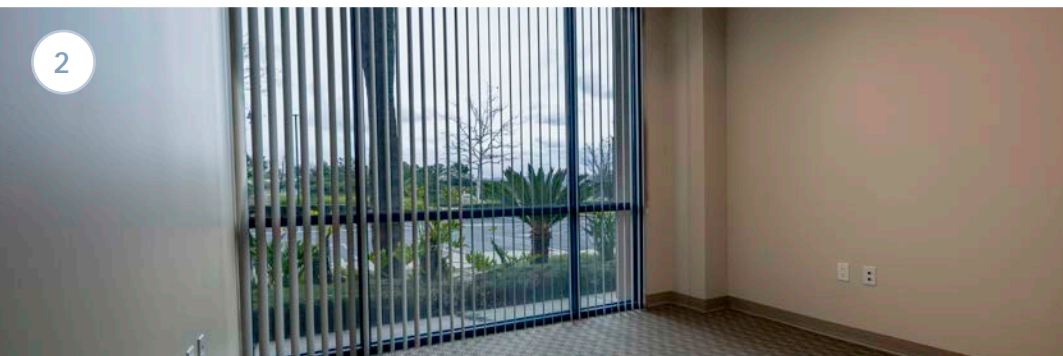
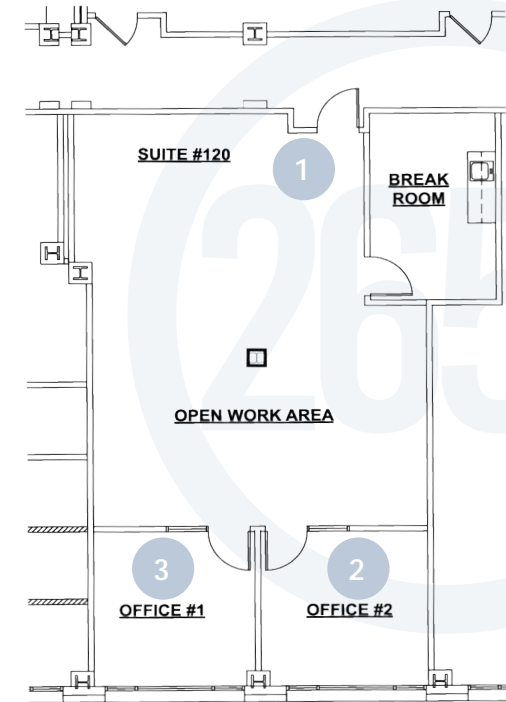


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SUITE 120



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SUITE 220



±3,087
RSF



4
WINDOW
OFFICES



LARGE
CONFERENCE
ROOM



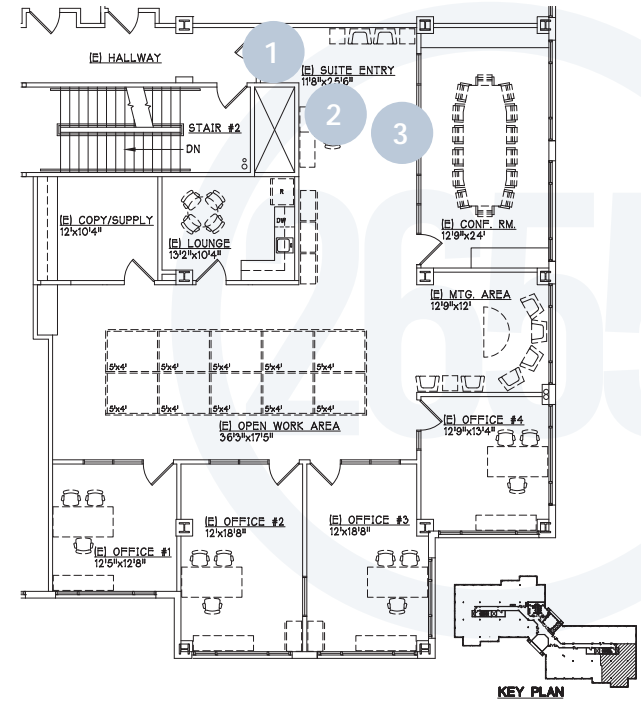
\$3.00
PSF FSG



UTILITY/IT
ROOM



1
OPEN WORK
AREA

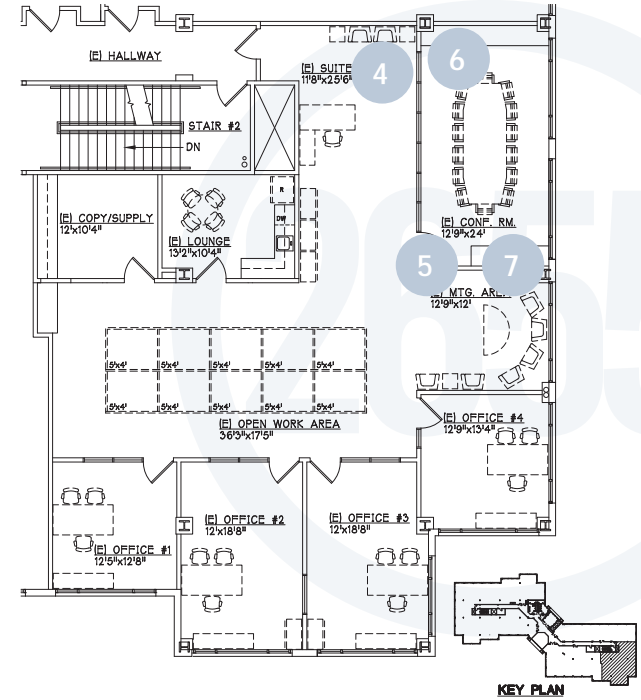


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SUITE 220



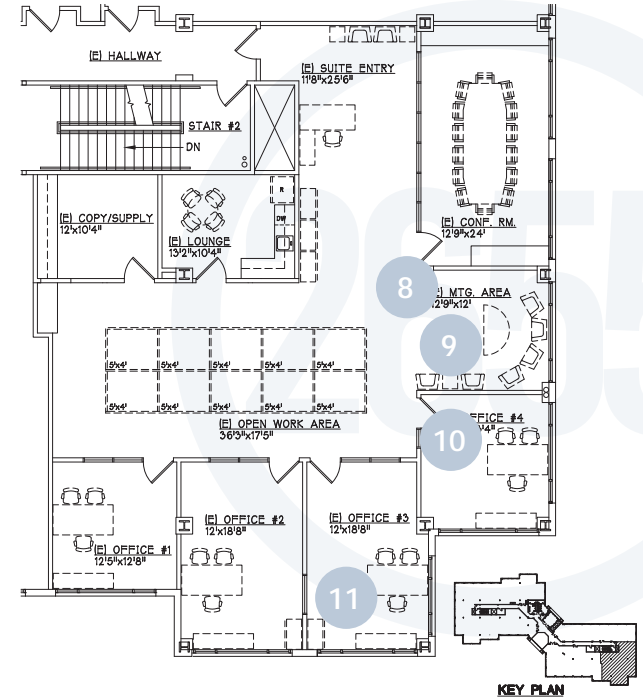
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SUITE 220



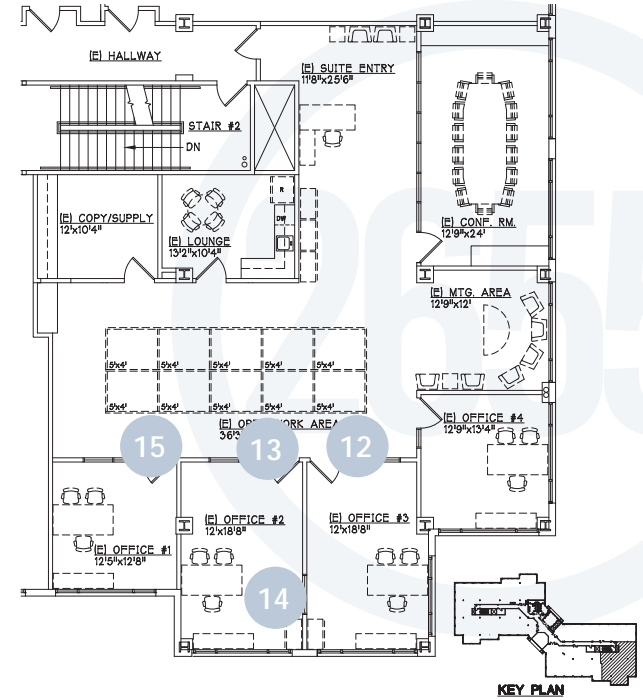
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SUITE 220



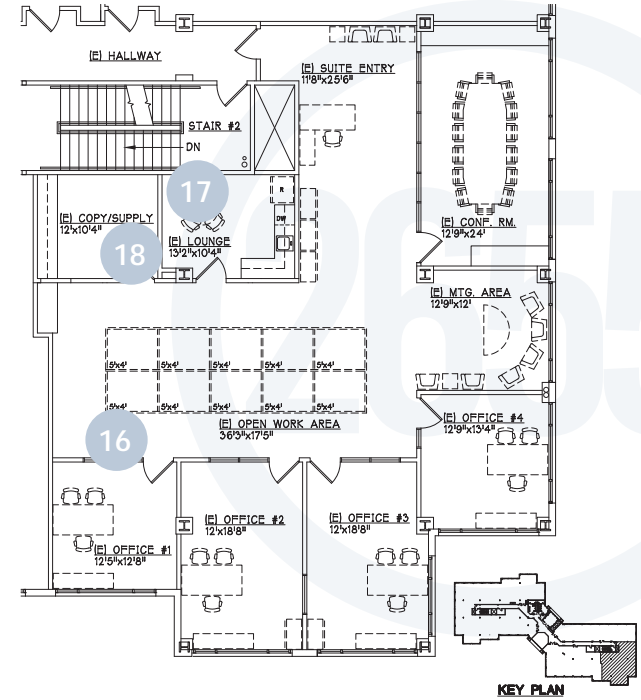
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SUITE 220



**MOST FURNITURE HAS
BEEN SOLD & REMOVED**



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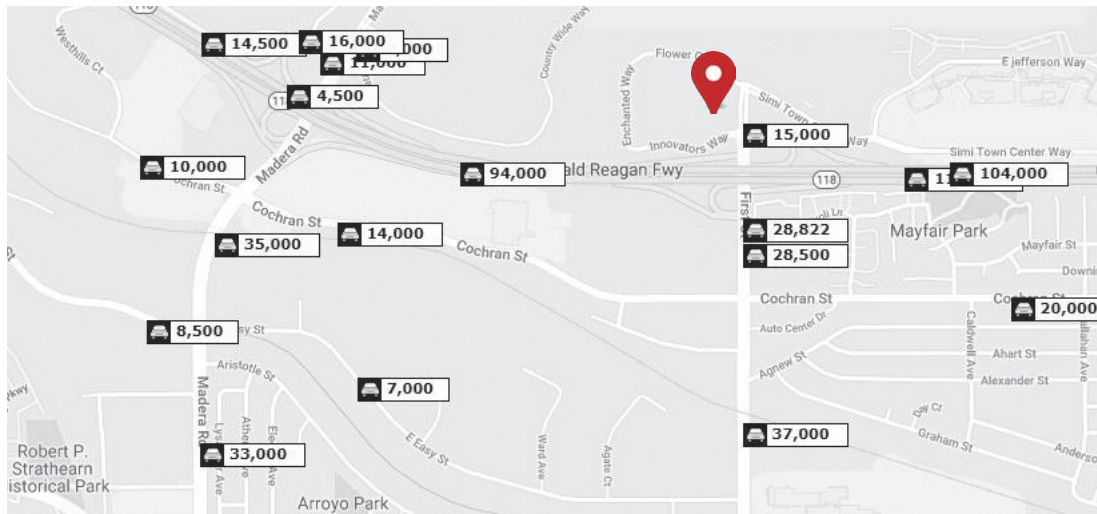
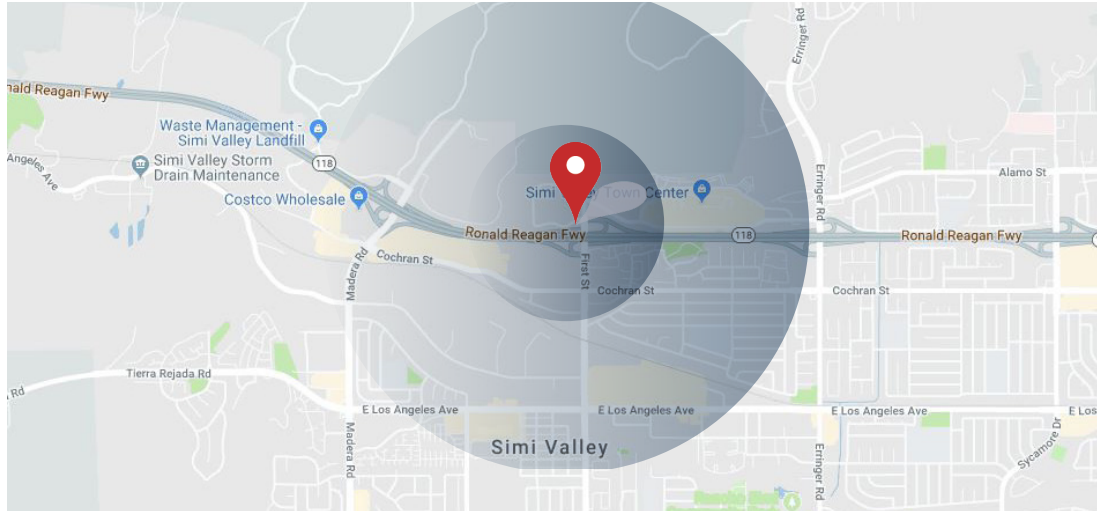
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	6,965	69,398	113,950
2024 Population	6,783	67,276	110,481
2029 Population Projection	6,682	66,219	108,747
Households:			
2020 Households	2,425	23,003	38,098
2024 Households	2,365	22,173	36,759
2029 Household Projection	2,330	21,792	36,134
Annual Growth 2020-2024	0.4%	0.4%	0.4%
Total Specified Consumer Spending (\$)	\$85.3M	\$935.9M	\$1.6B
Employment:			
Total Businesses	1,200	3,834	5,589
Employees	9,861	29,452	47,182

Traffic Count				
Collection St.	Cross Street	Traffic Vol.	Count Yr.	Dist From Subject
1st St	Enchanted Way S	15,152	2025	0.06 mi
1st Street	-	84,038	2025	0.14 mi
118	-	110,955	2025	0.16 mi
1st St	Cochran St S	28,570	2025	0.25 mi
Ronald Reagan Fwy	1st St W	111,741	2024	0.44 mi
118	1st St W	113,188	2025	0.44 mi
Ronald Reagan Fwy	Madera Rd W	100,474	2025	0.49 mi
1st St	Agnew St N	37,091	2025	0.58 mi
Cochran St	Caldwell Ave W	38,852	2025	0.64 mi
Madera Rd	View LnDr SW	9,076	2025	0.68 mi

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AMENITIES MAP



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