

FOR LEASE

El Paseo Simi Shopping Center

2902-2950 Tapo Canyon Rd | Simi Valley, CA 93063



QSR/RESTAURANT OPPORTUNITY

1,896 SF
Available

Managed and Owned by: SHOPCORE PROPERTIES

CONTACT

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DESCRIPTION

- Prominent community center with strong national co-tenancy: Vons, The Habit Burger Grill, Jersey Mike's, The Coffee Bean & Tea Leaf & more!
- Strategically positioned center in the heart of Simi Valley with easy access to the 118 freeway (over approximately 114K CPD), the main arterial for the trade area
- Dynamic mix of soft goods, grocery, daily needs and services retailers catering to the affluent demographic
- Multiple convenient points of ingress/egress with convenient parking

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,522	81,752	116,821
Avg Household Income	\$139,063	\$140,564	\$138,005
Daytime Population	7,990	25,818	42,032

Source: Esri

TRAFFIC COUNTS

Tapo Canyon Rd @ Alamo St approx. 50,000 cpd
118 Freeway approx. 114,000 cpd

Source: Costar

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Pad Redevelopment

2920 Tapo Canyon Rd

Remaining space

SUITE B

1,896 SF
Suitable for QSR Use

*Conceptual Plan



WEST ELEVATION



EAST ELEVATION

*Conceptual Elevations

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El Paseo Simi Shopping Center Tenant Directory		
Total GLA: 108,734 SF		
NO.	TENANT	(SF)
2938	Vons	44,104
2930	Kohl's (N.A.P)	88,003
Building 2944		
A	Carbon Health Urgent Care	5,850
C2	Logix Banking	5,772
E	Luxe Salon Studio & Spa	3,822
G	Coffee Bean & Tea Leaf	1,702
H	Jamba Juice	1,232
1	K Available	1,191
Building 2920		
A	California Fish Grill	COMING SOON 2,500
2	B QSR Available	±1,896
C	Urbane Cafe	COMING SOON 2,000
Building 2916		
3	A Slice House	2,800
C	Cold Stone Creamery	1,200
Building 2906		
A	Available	819
B	The Habit	2,388
Building 2902		
A	Deal Pending	2,928
B	The Flying Yolk	1,590
C	Jersey Mike's	1,660
2910	Ace Hardware	20,027
2930	Union Bank	4,500

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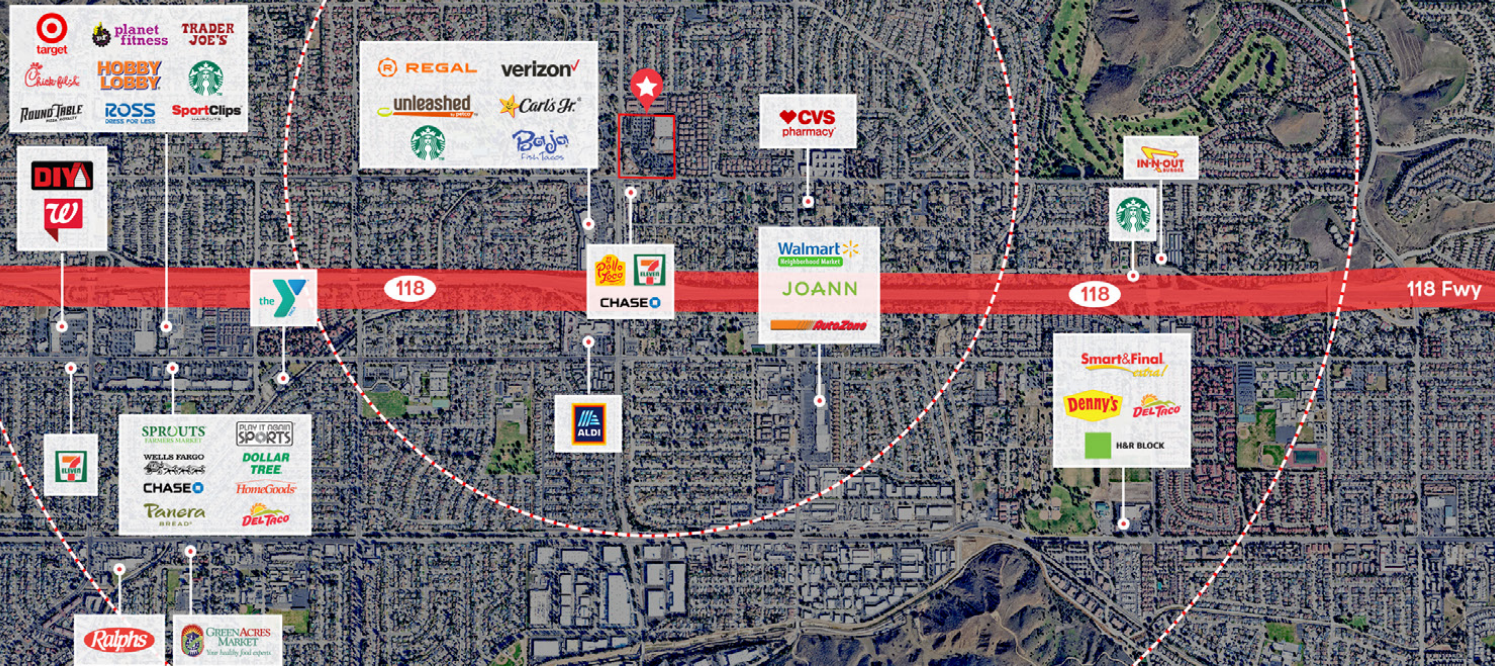
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SIMI VALLEY

2 Mi

1 Mi



Site

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