

FOR SALE

±13.13 Acre Industrial Development Site

Fully Entitled to Build a 209,524 SF
Class A Building

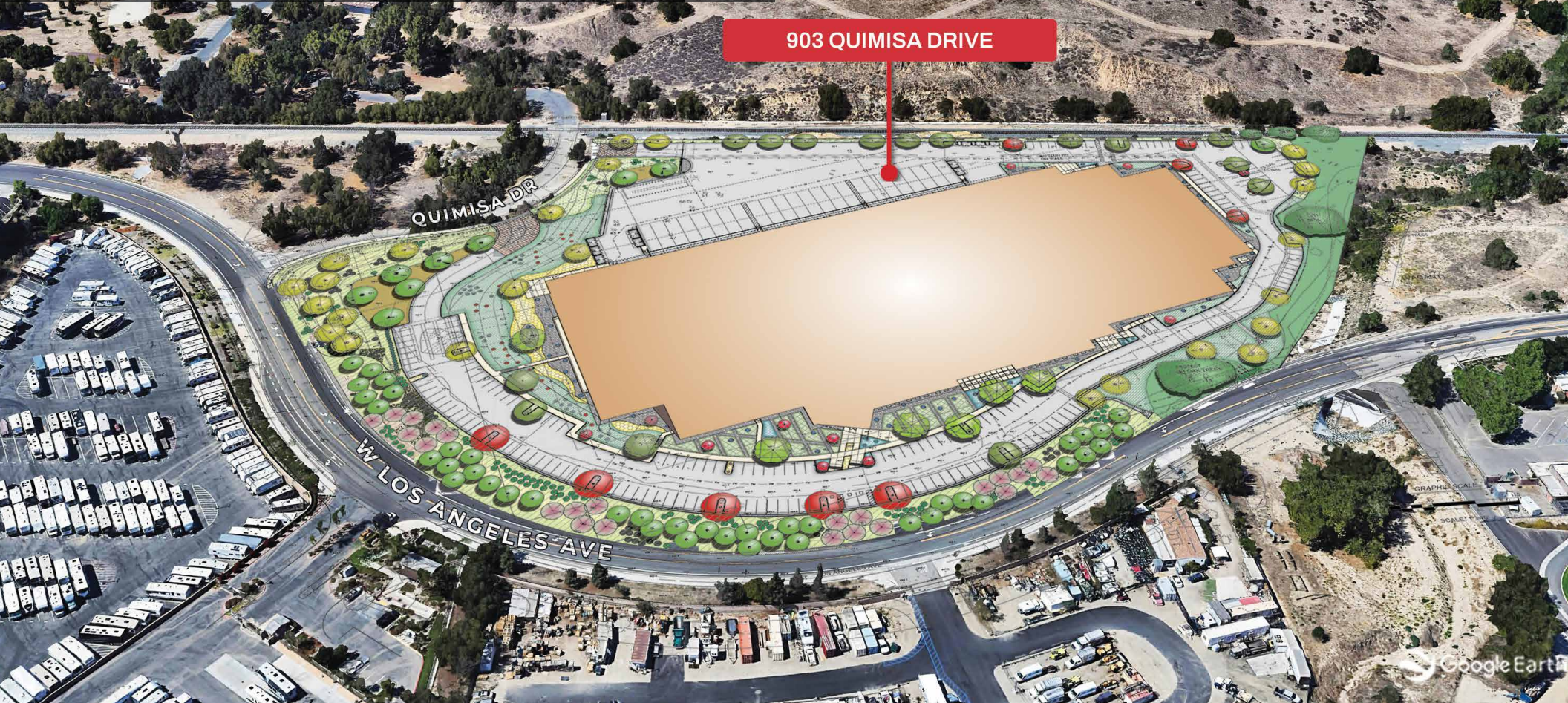
903 Quimisa Drive, Simi Valley, CA 93065

118



SIMI VALLEY

903 QUIMISA DRIVE



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

- This 13.13-acre industrial zoned parcel offers a unique opportunity for an owner/user or investor to develop a new industrial building.
- **THE SITE IS NOW FULLY ENTITLED TO BUILD A CLASS-A 209,524 SF INDUSTRIAL BUILDING WITH 32' WAREHOUSE CEILING HEIGHT, 24 LOADING DOCK POSITIONS AND UP TO 206 PARKING STALLS.**
- Located at the west end of Simi Valley just off the Madera Road exit of the 118 freeway, 751 W. Los Angeles Avenue offers immediate proximity to the San Fernando Valley and is central to the North Los Angeles region and beyond offering easy access to the Burbank Airport, Port of Hueneme, UPS, FedEx and Amazon.
- The business-friendly City of Simi Valley is amenity-rich and consistently ranked one of the safest cities in America.

903 QUIMISA DRIVE, SIMI VALLEY CA

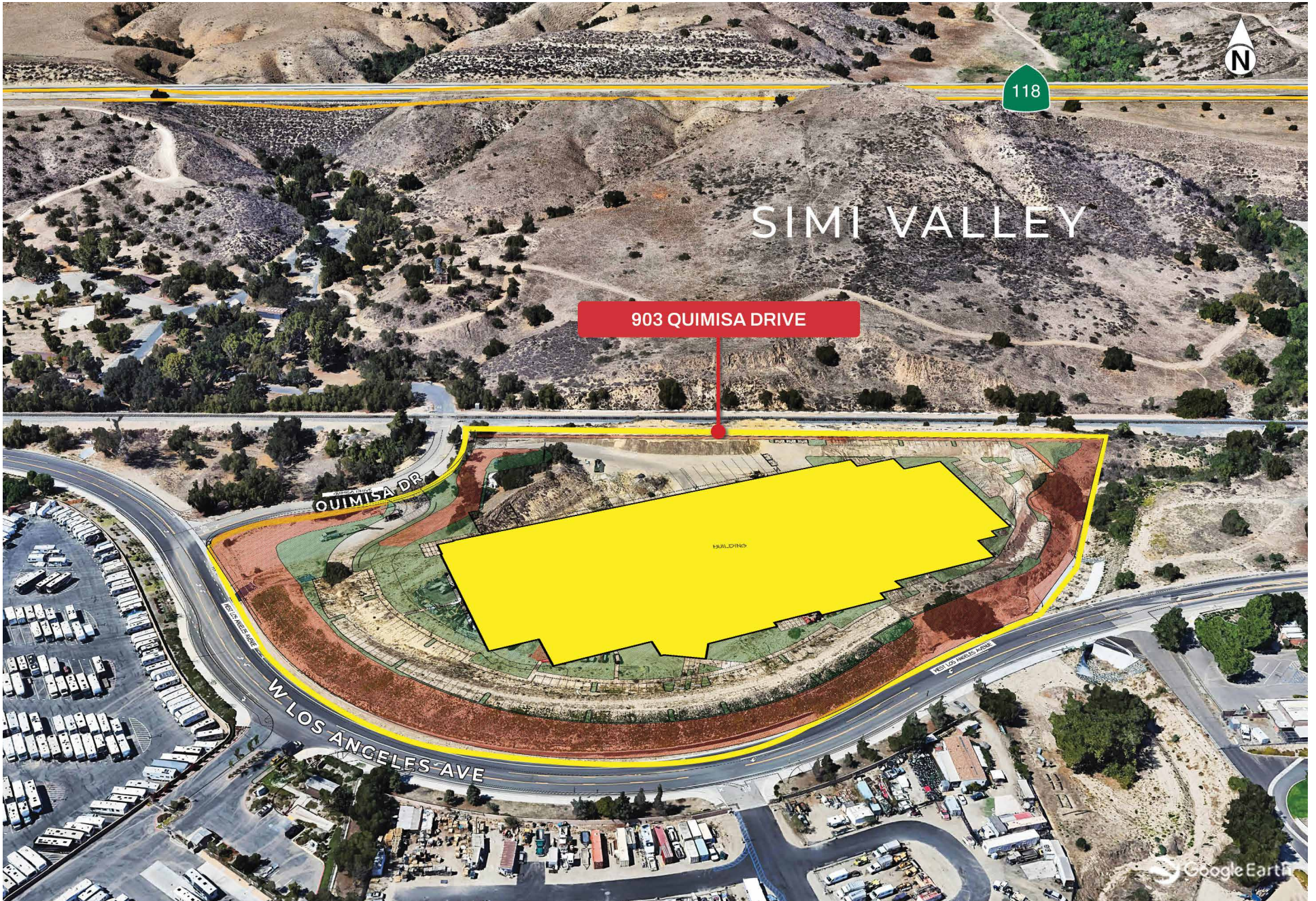
Price: \$25,734,690.00 (\$45.00 PSF)

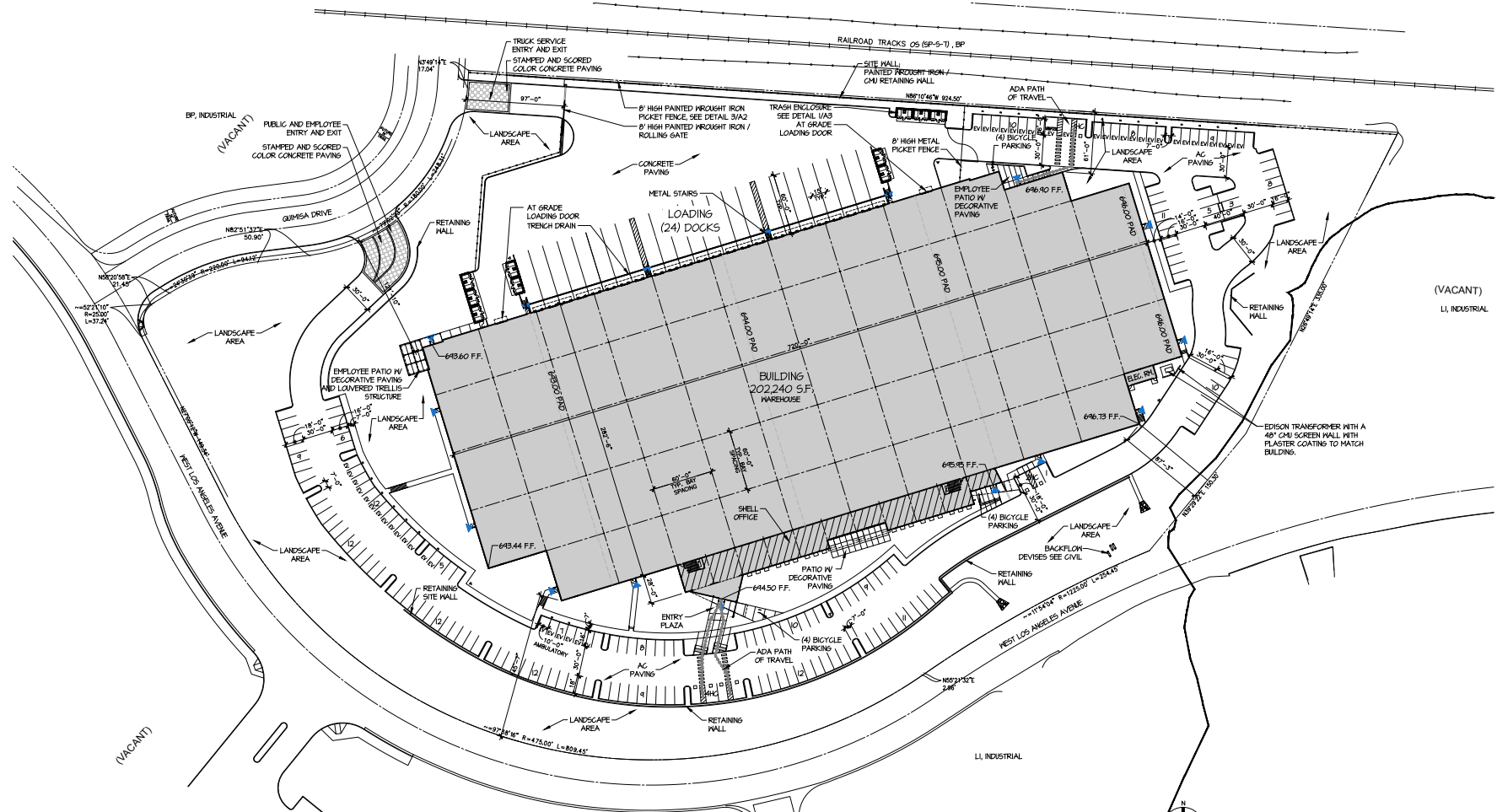
Size: ±13.1286 acres (±571,882 SF)

APN: 579-0-150-035 and 579-0-150-025

Type: LI-SP (Light Industrial)







SITE PLAN

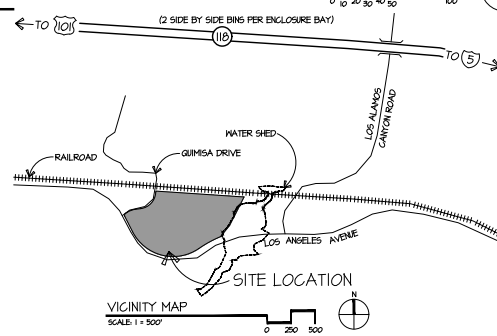
SCALE 1" = 40'-0"

LIST OF SYMBOLS

- DASH LINE TYPE - OBJECTS ABOVE OR BELOW
- CENTER LINE TYPE
- PROPERTY LINE TYPE
- SECTION
- SHEET WHERE DETAIL IS DRAWN
- NORTH ARROW, ORIENTATION TO TRUE NORTH
- BUILDING ENTRY
- BIKE RACK

SITE DATA

ED APN:	500-0-291-125 AND 500-0-291-355
ZONE:	INDUSTRIAL
GENERAL PLAN DESIGNATION:	LI - INDUSTRIAL LIGHT (SB) (SP-5-7)
ZONE DESIGNATION:	G1
OCCUPANCY:	OFFICE "O", WAREHOUSE "W-1"
GENERAL PLAN:	TYPE III-B
CONSTRUCTION TYPE:	YES (MFA-15)
FIRE SPRINKLERS PROVIDED:	VARIABLES: 39', 41', 42'-4" AND 44'
BUILDING HEIGHT:	
SITE AREA:	= 571,855 S.F. 13.128 AC. 100%
PAVING:	= 174,825 S.F. 31%
LANDSCAPE:	= 68,864 S.F. (NET) 12%
2:1 SLOPED AREA:	= 123,521 S.F. 21%
BUILDING FOOTPRINT:	= 202,240 S.F. 35%
TOTAL:	= 571,855 S.F.
BUILDING AREAS:	
WAREHOUSE:	= 194,056 S.F.
OFFICE:	= 8,184 S.F.
OFFICE MEZZANINE:	= 7,284 S.F.
TOTAL:	= 209,524 S.F.
LOADING ZONE REQUIRED:	3 PER 150,000 S.F. + 1 PER 100,000 = 4 SPACES (12' X 50')
LOADING ZONE PROVIDED:	24 LOADING SPACES (15' X 60')
PARKING REQUIRED:	
1 SPACE X 10,000 S.F. FOR 1ST 10,000 S.F. = 20 SPACES (WAREHOUSE)	
1 SPACE X 10,000 S.F. FOR 194,524 S.F. = 40 SPACES (WAREHOUSE)	
TOTAL = 60 SPACES	
1 ACCESSIBLE PARKING SPACES	
41 CAPABLE EV STATIONS	
25% INSTALLED = 11 (1 VAN AND 1 STANDARD)	
*OFFICE AREA EQUAL TO 10% OF GROSS FLOOR AREA IS COUNTED AS WAREHOUSE AREA.	
PARKING PROVIDED:	
FULL SIZE	= 183 SPACES
ACCESSIBLE	= 1 SPACES
EV SPACES	= 46 SPACES (1 VAN AND 1 STANDARD)
TOTAL	= 230 SPACES
5M VALLEY BIKE PARKING REQUIRED:	= 1 SPACE / 200 CAR SPACES = 60 CAR SPACES @ 100 = 3 SPACES
CG850 BIKE PARKING REQUIRED:	= 5% OF PROVIDED PARKING SPACES = 206 SPACES X 5% = 10 SPACES
BIKE PARKING PROVIDED:	= 12 SPACES
TRASH COLLECTION REQUIRED:	
PROVIDED	= 1 X 45' BIN AREA = 8' X 10' BIN AREA



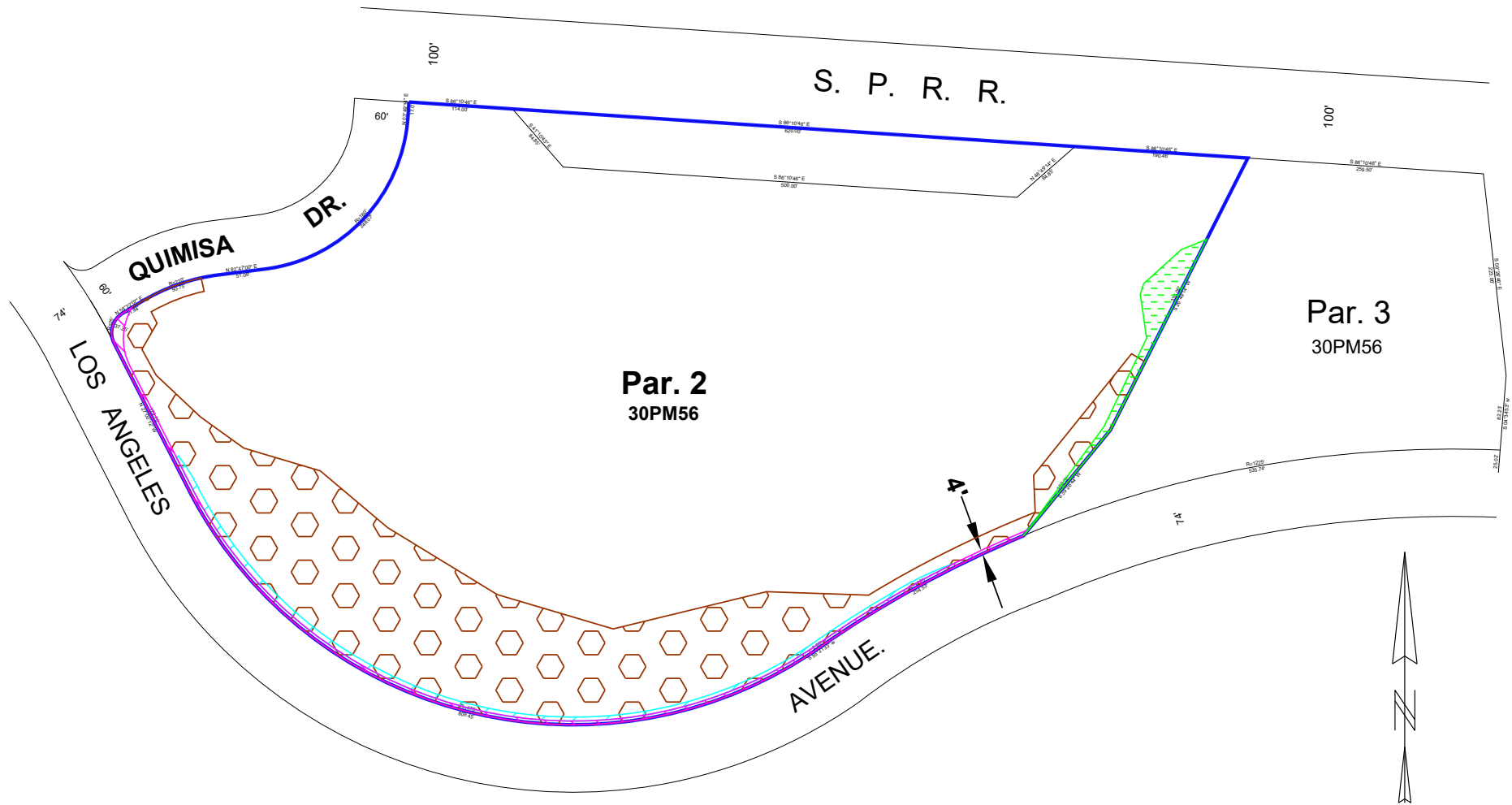
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LEGEND:



PIQ



Easement for road, ingress, egress, ditches, pipelines and incidental purposes recorded in Book 29 Page 314, of Deeds shown as Item No. 7 is "Blanket in Nature"



Easement for pole lines and incidental purposes recorded May 28, 1948, in Book 818 Page 114, of Official Records shown as Item No. 8 is "Blanket in Nature"



Easement for flood control recorded May 1, 1981, as Document No. 81-40370, of Official Records shown as Item No. 11



Easement recorded September 27, 1991, as Document No. 91-143117, of Official Records shown as Item No. 13 is "Blanket in Nature"



Easement for permanent telecommunications and incidental purposes recorded January 30, 2014, as Document No. 20140130-00011258, of Official Records shown as Item No. 16 is "Blanket in Nature"



Easement for public street recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17

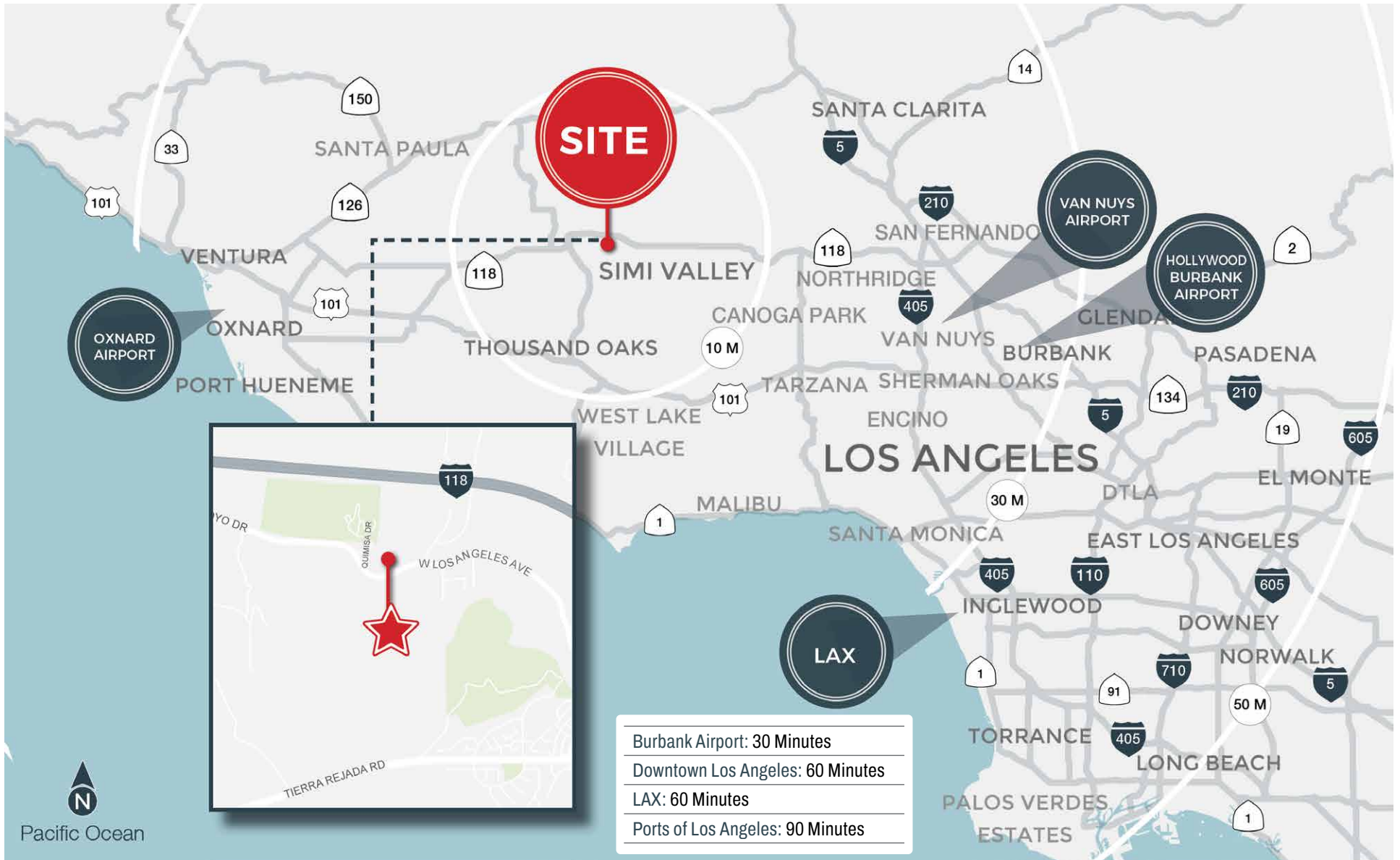


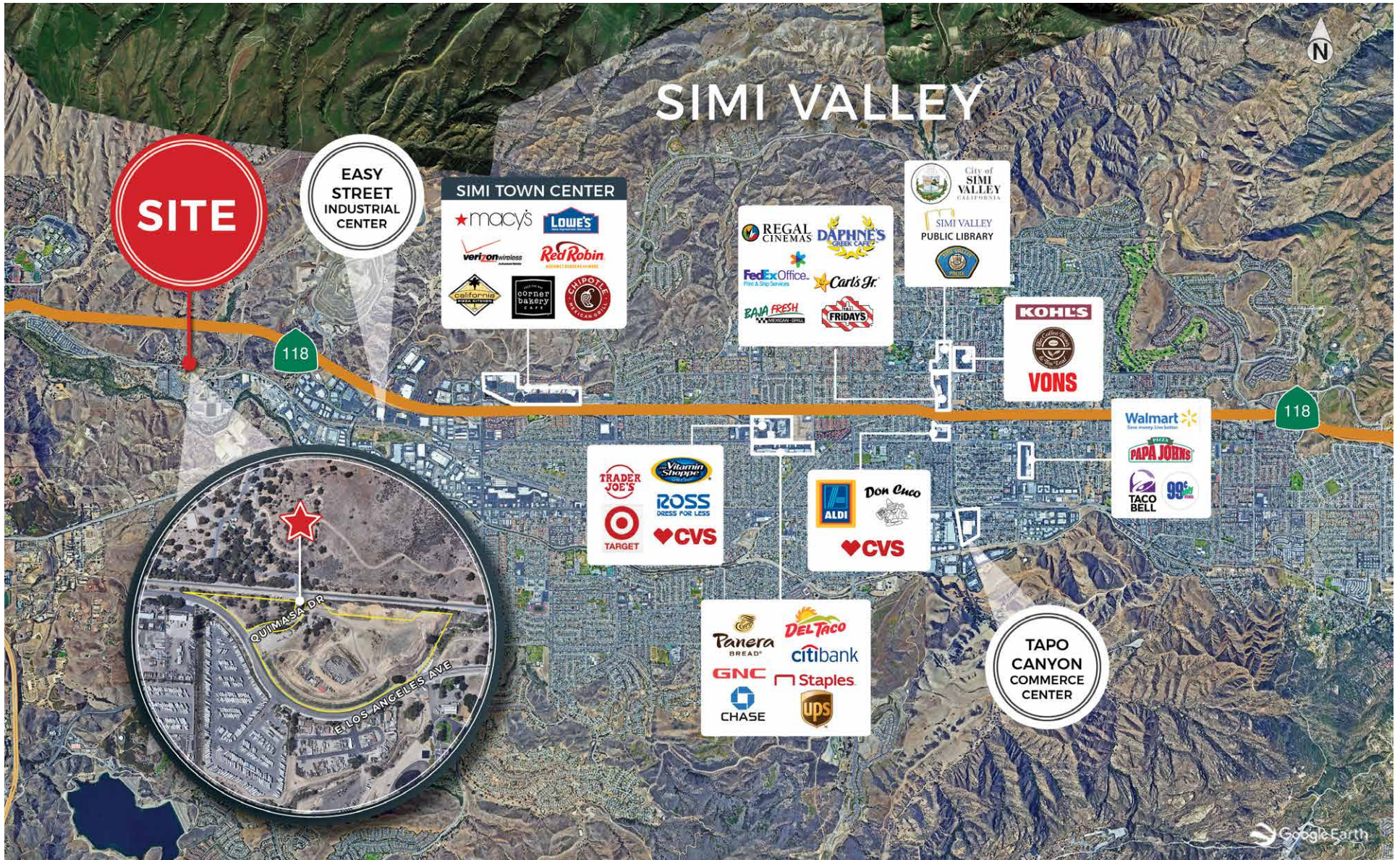
Easement for line of sight recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17




Easement for temporary construction purposes recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17

Location Map









Simi Valley is a city located in the southeast corner of Ventura County, California, bordering the San Fernando Valley of Los Angeles and is part of the Greater Los Angeles Area. The city is situated west of the San Fernando Valley and east of the Conejo Valley, just 40 miles from Downtown Los Angeles. Located in the valley of the same name, Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills. It is the third largest of Ventura County's ten cities. Simi Valley is well-known as the home of the Ronald Reagan Presidential Library, where the former president was laid to rest following his death in 2004.

The City's commercial and industrial base is diverse. Major industries with headquarters or divisions located within the City's boundaries, or in close proximity, include retail sales, real estate lending, health care, computer hardware, and light manufacturing.

The production of housing units continues with single-family homes in various subdivisions including the Enclave, Pinehurst, Fountain Wood, the Westerly, and the Woodlands. Additionally, production of multi-family apartments and condominiums throughout various under-utilized infill sites (along Patricia Avenue, Heywood Street, Sycamore Drive, and Los Angeles Avenue). Furthermore, growing demand of building permits for Accessory Dwelling Units peppered throughout Simi Valley contributes to the variety the city's housing stock. As Simi Valley is approaching General Plan buildout, undeveloped accessible land on the valley floor is rare. Concurrently, the community's wish to preserve and protect Simi Valley's hillsides though the Hillside Performance Standards is guiding the continued development of underutilized and nonconforming properties found on the valley floor. As a result, new and future development proposals will likely be inward, upward, and with intensified density. Simi Valleys' activity in the housing and the commercial real estate market has increased to levels not seen since before the Great Recession.



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