

🌟 A RARE WEST SIMI VALLEY OPPORTUNITY 🌟

Own Your Own Salon at *Fringe on Fifth* 🧑💇

Turnkey beauty space + built-in rental income 💰

Step into an established salon with **11 years of history** in a bright, inviting **1,000 sq. ft. two-story standalone cottage**. Perfect for a hair salon, nail salon, barbershop, or a creative combination beauty concept.

📍 Across from Stater Bros.

✂️ 9 total stations

🚗 Private + street parking

🌿 Flexible salon setup

💖 Why you'll love this space



Standalone two-story cottage

1,000 sq. ft. with a welcoming neighborhood feel.



9 hair/nail stations

6 downstairs + 3 upstairs.



6 stations available now

Room to grow your team or concept right away.



4 wash sinks

2 upstairs + 2 downstairs.



Dedicated chemical/color room

Includes its own sink for salon support.



Extra amenities

1 spa chair + 1 bathroom.



Premium solar shades

Installed on sun-facing windows.



Convenient parking

Private lot for approx. 4-5 vehicles + street parking.



Income already in place

≈ **\$1,350/month**

Three downstairs stations are currently occupied and generating rental income - helping offset your monthly salon costs from day one.



Lease & financial highlights

Estimated rent	\$2,700/month
Utilities	Tenant pays gas, electric & water - approx. \$250/month average
CAM fees	None 🎉
Lease terms	New lease available with a flexible and accommodating landlord.



Perfect for...



Established stylists ready to become salon owners



Beauty professionals growing a team or multi-service concept



Owners who want an established space with room to grow

Ready to make it yours? 🌟

Fringe on Fifth offers a rare chance to step into salon ownership with an established location, existing rental income, and space to build your vision. **Reach out for details or to schedule a tour.**