

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

# For Lease | Industrial

2685 Park Center Drive Unit C, Simi Valley, CA

Accelerating success.

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**Colliers**

6324 Canoga Ave

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# Building Highlights



## Suite Highlights:

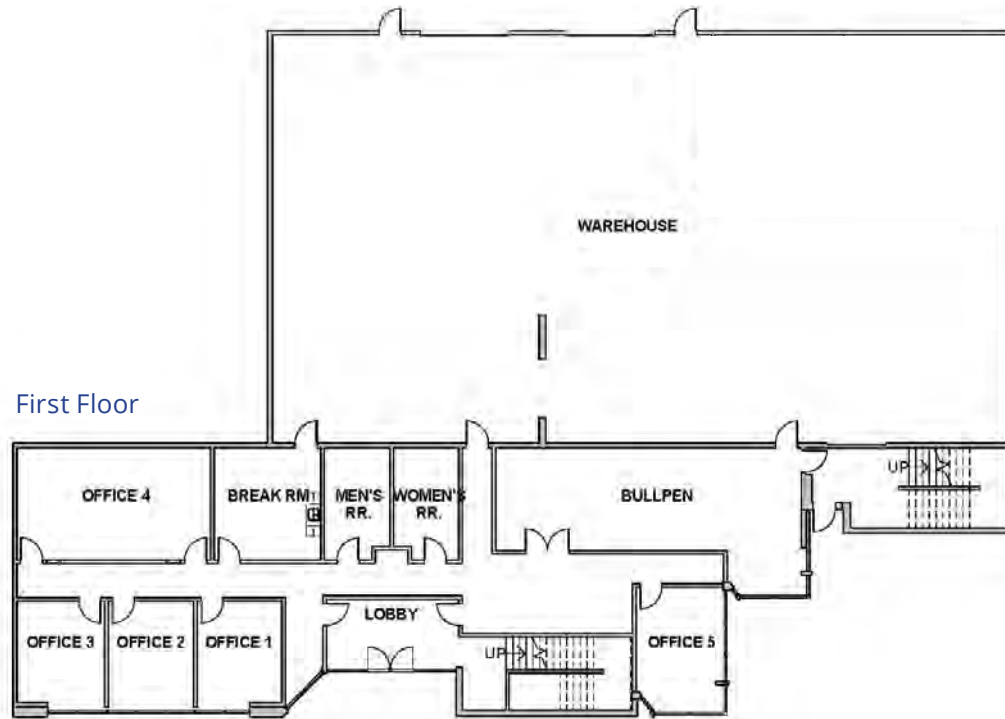
**Square Footage:** 13,676 SF

**Price:** \$1.25/SF, NNN

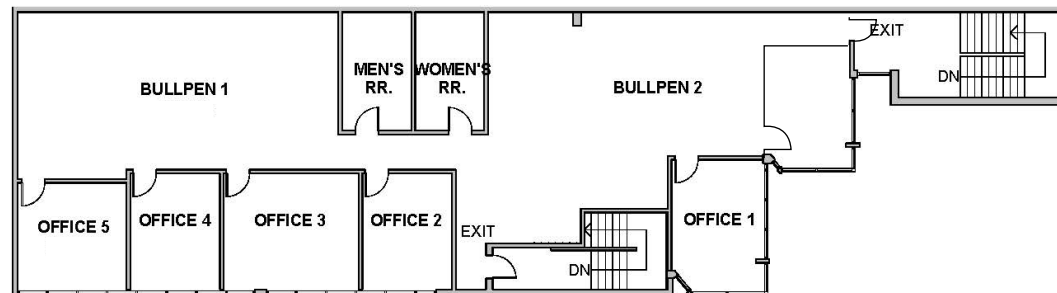
**NNN's:** Approximately \$0.34 PSF

- 400 AMPs, 277/480 Volts
- 22' Clear Height
- Two (2) Ground level loading doors
- High Image Industrial /R&D Space
- Immediate Access to 118 Freeway

# Floor Plan



Second Floor



1 MILE

Subject

118

W Los Angeles Ave

Simi Town Center Way

Logos in top right callout:

- BEST BUY
- LOWE'S
- HYPER HD
- CRAZY CH
- macy's
- Marshalls
- STUDIO MOVIE GRILL
- TILLY'S
- FIVE BEL'W
- corner bakery CAFE
- ULTA BEAUTY
- ISLANDS fine burgers & drinks
- california PIZZA KITCHEN
- SUBWAY
- RED ROBIN
- DEL TACO
- CHIPOTE MEXICAN GRILL
- Starbucks
- Jamba Juice
- BUFFALO WILD WINGS

Scooter's Jungle

Logos in middle callout:

- Walmart
- PETSMART
- Party City
- BevMo!
- PANDA EXPRESS
- THE HOME DEPOT
- Jack in the box
- ALDI

VONS

Easy St

N Madera Rd

Arroyo Elementary

First St

Cochran St

Park View Elementary

Erringer Rd

Tierra Rejada Rd

E Los Angeles Ave

Logos in bottom left callout:

- Target
- the Habit BURGER GRILL
- Starbucks
- SUBWAY

UNITED STATES POSTAL SERVICE

Logos in bottom middle callout:

- Goodwill
- PEPBOYS AUTO
- AutoZone
- COCO'S
- Domino's

BANA FRESH MEXICAN GRILL

Royal Ave

Logos in bottom right callout:

- Valley Marketplace
- VALLEARTA SUPERMARKET
- 99c ONLY
- Office DEPOT
- RITE AID
- GOLD'S GYM
- UPS
- BIG 5 SPORTS GOODS
- dd's DISCOUNTS
- Wendy's
- FIRESTONE
- NAPA
- FITNESS 19
- jiffylube
- OHANLY AUTO PARTS
- BURGER KING
- Jack in the box
- smashburger
- Pizza Hut
- TACO BELL
- McDonald's
- FedEx Office
- Little Caesars
- Arbys
- Jersey Mike's



# Market Overview

2685 Park Center Dr, Simi Valley, California, 93065  
1 mile radius

## Household & population characteristics



\$103,245

Median household income



\$666,364

Median home value



83.2%

Owner occupied housing units



40.5

Median age



50.9%

Female population



50.8%

% Married (age 15 or older)

## Annual lifestyle spending



\$2,612

Travel



\$30

Tickets to Movies



\$72

Theatre/Operas/Concerts



\$77

Admission to Sports Events



\$9

Online Gaming Services

## Households & population



2,102

Current total population



2,082

5 Year total population



724

Current total households



724

5 year total households

## Education

9%

No high school diploma



18%

High school graduate



32%

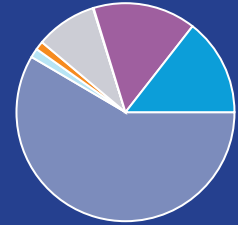
Some college



41%

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



694

Total businesses



8,006

Total employees

## Employment



74%

White collar



17%

Blue collar



8%

Services

1.9%

Unemployment rate

## Annual household spending



\$2,538

Apparel & Services



\$294

Computers & Hardware



\$4,129

Eating Out



\$7,685

Groceries



\$7,814

Health Care

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