

FOR LEASE

SIMI VALLEY PROMENADE

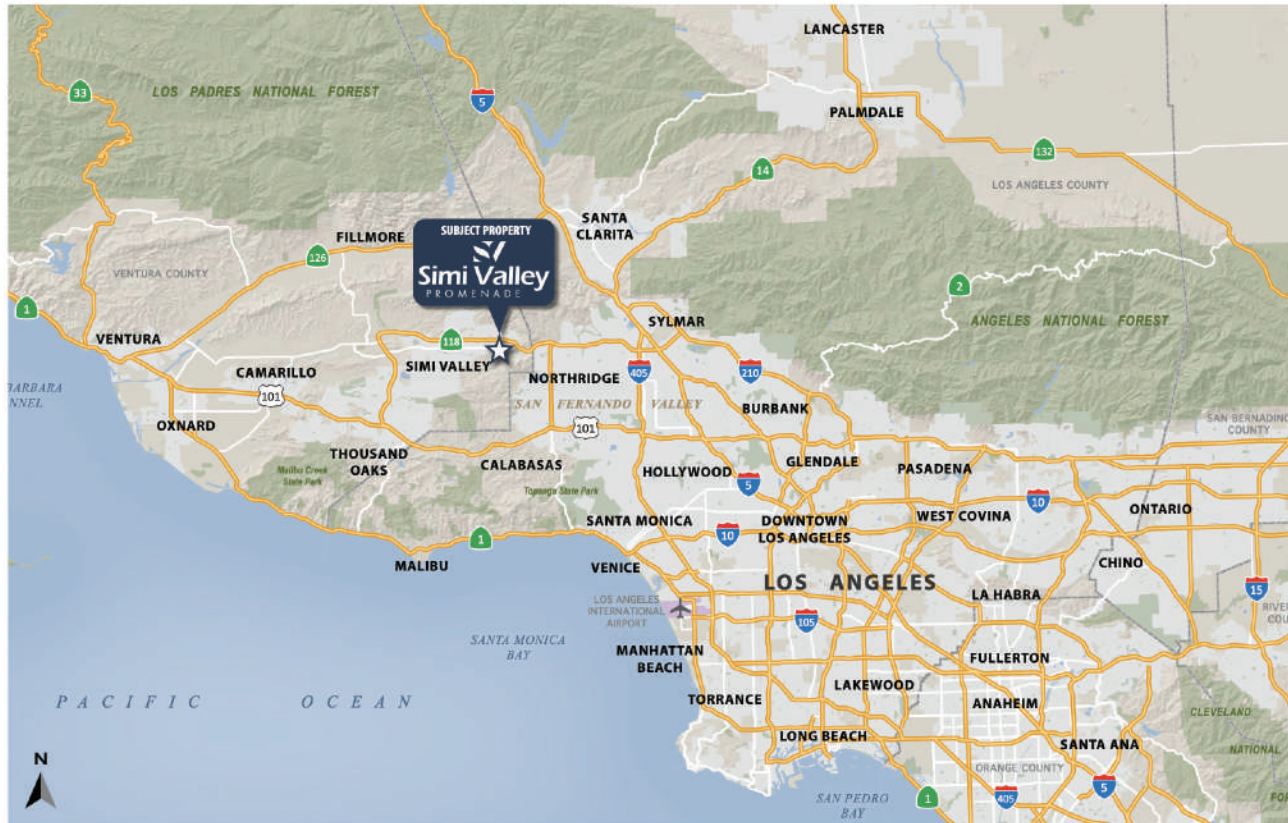
5105-5197 E. LOS ANGELES AVE
SEMI VALLEY, CA 93063
UNIT 5145L, 5145M

AVAILABLE
UNIT 5145L | 975 SF
UNIT 5145 M | 1,950 SF
UNITS CAN BE LEASED TOGETHER
2,925 SF COMBINED SPACE

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SIMI VALLEY PROMENADE

5105-5197 E. LOS ANGELES AVE
SEMI VALLEY, CA 93063
UNIT 5145J, 5145L



PROPERTY HIGHLIGHTS

- **Hard Corner, Signalized Intersection**
Location: Situated at E. Los Angeles Ave & Stearns Street
- **Close Proximity to Major Freeway:**
Half a mile south of Ronald Reagan (118) Freeway easily accessible from Stearns Street
- **Dense, Affluent Los Angeles**
Demographics: 119,180 people with average household incomes of \$132,938 within a 5-mile radius

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SITE PLAN / PARCEL MAP

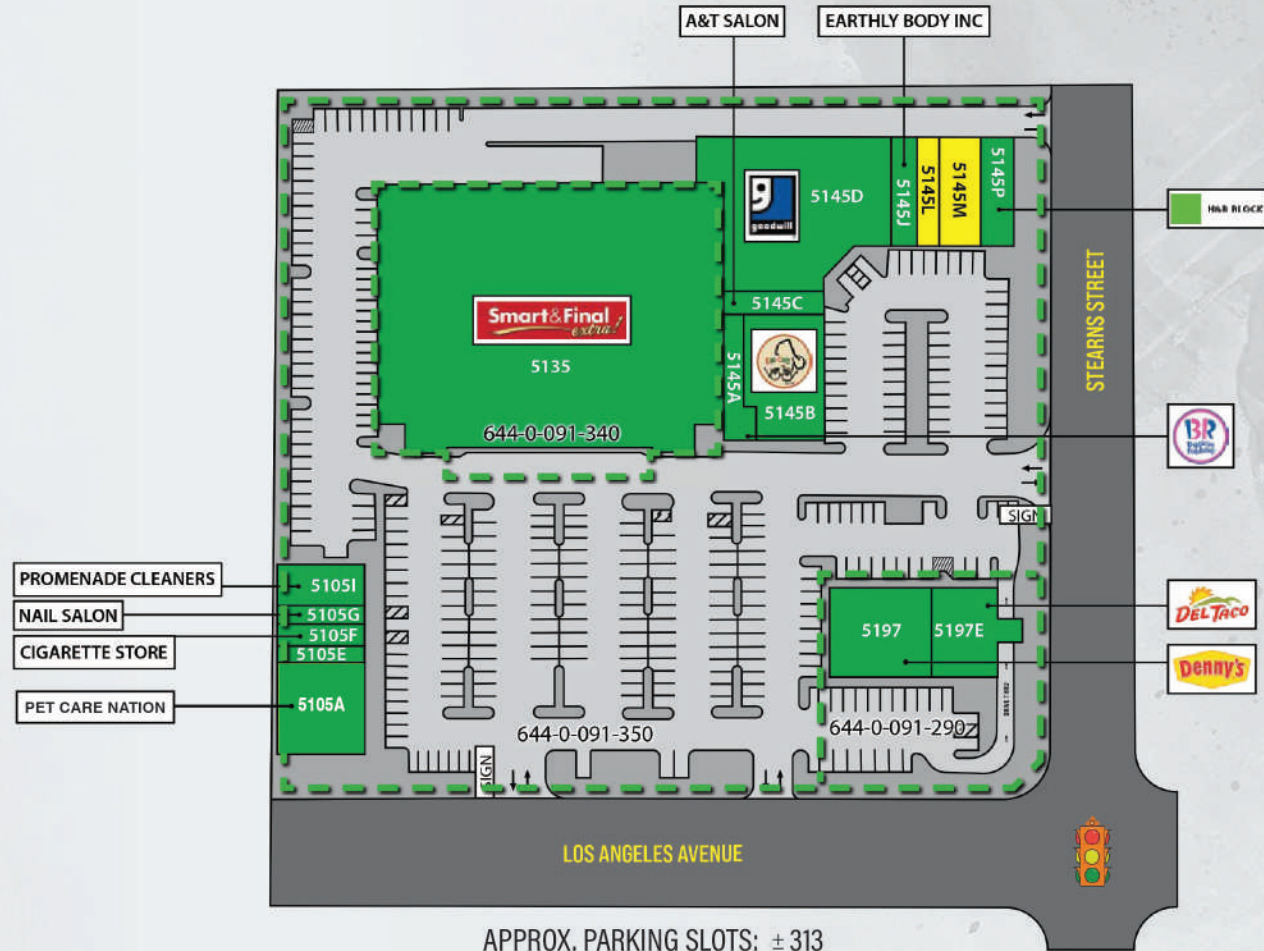
Simi Valley Promenade

5105-5197 E. Los Angeles Avenue
Simi Valley, CA 93063

- SUBJECT PROPERTY
- AVAILABLE
- PROPERTY PARCEL

APN: 644-0-091-290
644-0-091-340
644-0-091-350

SUITE	TENANTS	SF
5105A	Pet Care Nation	3,565
5105E	BSG Aesthetics Solutions	900
5105F	Cig Store	900
5105G	US Nails	895
5105I	Promenade Cleaners	1,715
5135	Smart & Final Extra!	43,892
5145A	Baskin Robbins	1,408
5145B	Chi Chi Pizza	3,500
5145C	A&T Salon	975
5145D	Goodwill	11,624
5145J	ERA Salon & Supply	1,300
5145L	Available	975
5145M	Available	1,950
5145P	H&R Block	1,300
5197	Denny's	4,834
5197E	Del Taco	2,633
RECYCLE	New Tenant	-
ROOF	Verizon Wireless (Cell Tower)	-
TOTAL SQUARE FOOTAGE		82,366



APPROX. PARKING SLOTS: ± 313

2 AVAILABLE!

UNIT 5145L - 975 SQF & UNIT 5145M - 1,950 SF
UNITS CAN BE LEASED TOGETHER 2,925 SF COMBINED



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DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2026 Projection	14,576	65,562	120,793
2021 Census	14,363	64,592	119,180
2010 Census	14,075	63,269	117,140
2000 Census	12,301	56,377	105,160
Growth 2000-2010	14.42%	12.22%	11.39%
Growth 2010-2020	2.05%	2.09%	1.74%
Growth 2021-2026	1.48%	1.50%	1.35%
HOUSEHOLDS			
2026 Projection	5,490	22,760	41,145
2021 Census	5,381	22,276	40,355
2010 Census	5,162	21,402	38,933
2000 Census	4,428	18,679	34,573
Growth 2000-2010	16.58%	14.58%	12.61%
Growth 2010-2020	4.24%	4.08%	3.65%
Growth 2021-2026	2.03%	2.17%	1.96%
2021 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	9,839	47,940	85,714
Black or African American Alone	271	937	2,014
American Indian and Alaska Native Alone	98	375	691
Asian Alone	2,091	6,995	12,979
Native Hawaiian and Other Pacific Islander Alone	23	90	179
Some Other Race Alone	1,252	4,896	11,191
Two or More Races	774	3,290	6,302
2021 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	3,699	16,154	31,343
Not Hispanic or Latino	10,664	48,438	87,837
2021 AVERAGE HOUSEHOLD INCOME			
	\$117,327	\$126,737	\$132,938

SIMI VALLEY SNAPSHOT



119,180
POPULATION (5-Mile)



35,101
DAYTIME POPULATION (5-Mile)



14.42%
POPULATION GROWTH (1-Mile, 2000-2010)



\$132,938
AVERAGE HOUSEHOLD INCOME (5-Mile)



\$576,383
AVERAGE HOME VALUE (5-Mile)

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AREA OVERVIEW

Simi Valley, CA

- A city surrounded by the Santa Susana Mountains and the Simi Hills in the southeastern corner of Ventura County; exudes small-town charm, yet is close to Southern California's most famous attractions
 - 40 miles northwest of Downtown LA; 33 miles east of Ventura; 30 miles north of Malibu
- 126,780 residents in the city; 49th largest city in California
- #12 "Safest Places to Live in California" — Safewise (2021)

ECONOMY

- The largest industries by employment are retail trade (12.3%), manufacturing (11.9%), finance and insurance (10.1%), health care and social assistance (9.4%), and professional services (8%)
- Traditionally a bedroom community for the LA area; today, only 1 in 4 employees commute to LA for work
- 66,000 in the labor force; only 2.9% unemployment rate in the city vs. 4.5% in the Los Angeles metro
- A slightly older and affluent community; \$132,299 average household income and median age of 40.6 years
- **Simi Valley Town Center** — A regional open-air shopping center on 129 acres with 120 specialty tenants
- **Ronald Reagan Presidential Library and Museum** — Attracts 500,000 visitors each year
- The largest private employers include Simi Valley Hospital - Adventist Health (978), Meggitt Safety Systems (563), Milgard Windows & Doors (481), Polytainer (188), and USTE, Inc (156)

DEVELOPMENTS

- One of the world's fastest and most reliable fiber optic networks is being built throughout the city
- **Runkle Canyon** — A 1,595-acre project under construction to include 461 single-family units at buildout
- **Lost Canyons** — A 364-single-family home development on 1,770 acres with a pair of 18-hole golf courses
- **Tapo Canyon Commerce Center** — A Class A industrial campus with 344,000 square feet across 5 buildings
- **Santa Susana Plaze Renovation** — 280-residential rentals and 90,000 square feet of commercial space



\$132,000+ Average Household Income



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AERIAL OVERVIEW



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AERIAL OVERVIEW



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