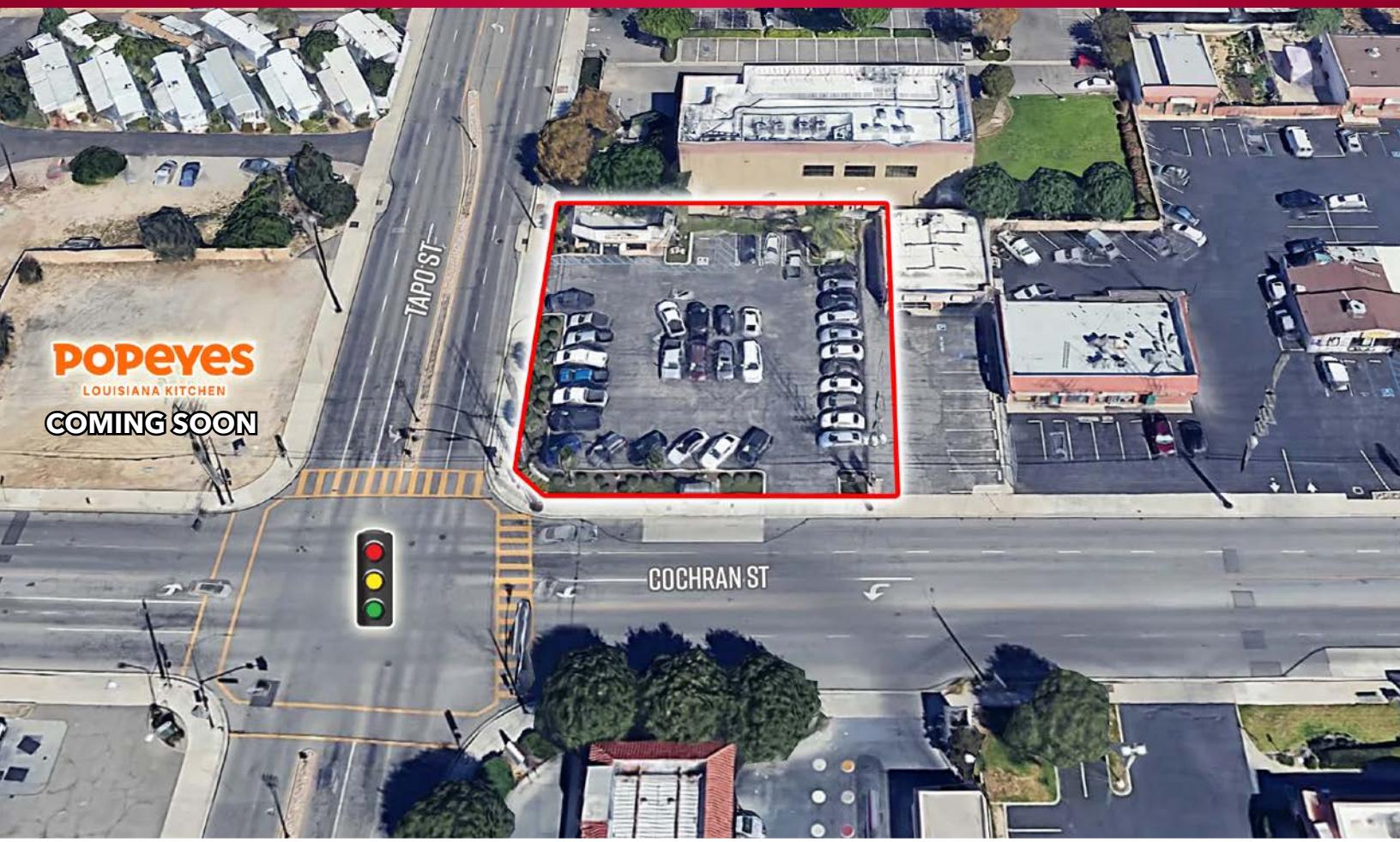


SIGNALIZED INTERSECTION LOT FOR SALE OR LEASE



NEC OF TAPO ST & COCHRAN ST, SIMI VALLEY, CA

For further information contact:

BRUCE MILTON
805.626.1281
bmilton@lee-re.com
Lic # 01945652

JOHN BATTLE, SIOR
818.444.4908
jbattle@lee-re.com
Lic # 00700493

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOT SIZE.....±15,245 Square Feet

ZONING.....CPD/Commercial Planned Development (TAPO)

SALE PRICE.....\$1,095,000.00

GROUND LEASE.....\$150,000 Annually

DEMOGRAPHICS 2024	1-MILE	3-MILES	5-MILES
Total Population	15,558	80,143	115,537
Traffic Counts	Tapo St @ Cochran St: 30,000 CPD		

AERIAL VIEW



LOCAL AMENITIES



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