

FOR LEASE

RETAIL AVAILABLE | MADERA + ROYAL AVE
1464 -1494 MADERA ROAD | SIMI VALLEY, CA 93065

SUITE A-2
1,880 SF

SUITE I-3
2,101 SF



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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 1,880 SF RETAIL AVAILABLE
- ± 2,101 SF 2ND GEN TANNING SALON AVAILABLE
- 400 AMPS OF POWER
- WATER HEATER, SINK, AND HOT AND COLD WATER HOOK-UPS FOR WASHER/DRYER
- EACH UNIT HAS SPACIOUS PRIVATE RESTROOMS
- HIGH STREET VISIBILITY AND SIGNAGE
- AMPLE PARKING LOT THAT IS ACCESSIBLE FROM BOTH CROSS STREETS
- HIGH TRAFFIC COUNTS OF ± 35,000+ CARS PER DAY
- NATIONAL CO-TENANTS INCLUDE BAJA FRESH MEXICAN GRILL
- CLOSE TO NEW HOUSING DEVELOPMENTS AND DENSE RESIDENTIAL NEIGHBORHOODS

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,272	19,731	47,475
Total Population	11,971	58,185	140,779
Average HH Income	\$131,650	\$147,249	\$156,621

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Suite I-3 at ± 2,101 SF boasts high ceilings with painted exposed ductwork ceiling, multiple build out of rooms, a spacious private restroom, sink, water heater, hot and cold water hook-ups for washer/dryer, and 400 amps of power. This unit is a former tanning salon and would be great fit for a variety of uses: fitness, med spa, dentist, restaurant, bakery, coffee, yoga/pilates, dog grooming, and other traditional retail uses (tenant to verify with governing authority). A Tenant Improvement Allowance may be available for qualified tenants.

Suite A-2 at ± 1,880 SF is a second generation massage business with multiple room build out, 2 spacious private bathrooms, 1 bathroom includes a shower, kitchenette with sink, hot and cold water hooks-ups for washer/dryer, ample storage space, and a back door for businesses with ventilation needs.

LOCATION DESCRIPTION

High visibility retail strip center that strategically sits at the busy, signalized intersection of Madera Road and Royal Avenue in Simi Valley with traffic counts of 35,000+ cars per day. The well-located property is close to major national retailers, new housing, medical, and densely populated residential neighborhoods with a \$151K+ average income.

SPACES	LEASE RATE	SPACE SIZE
Suite I-3	\$1.25 - 1.50 SF/month	2,101 SF
1494- A2	\$1.25 - 1.50 SF/month	1,880 SF

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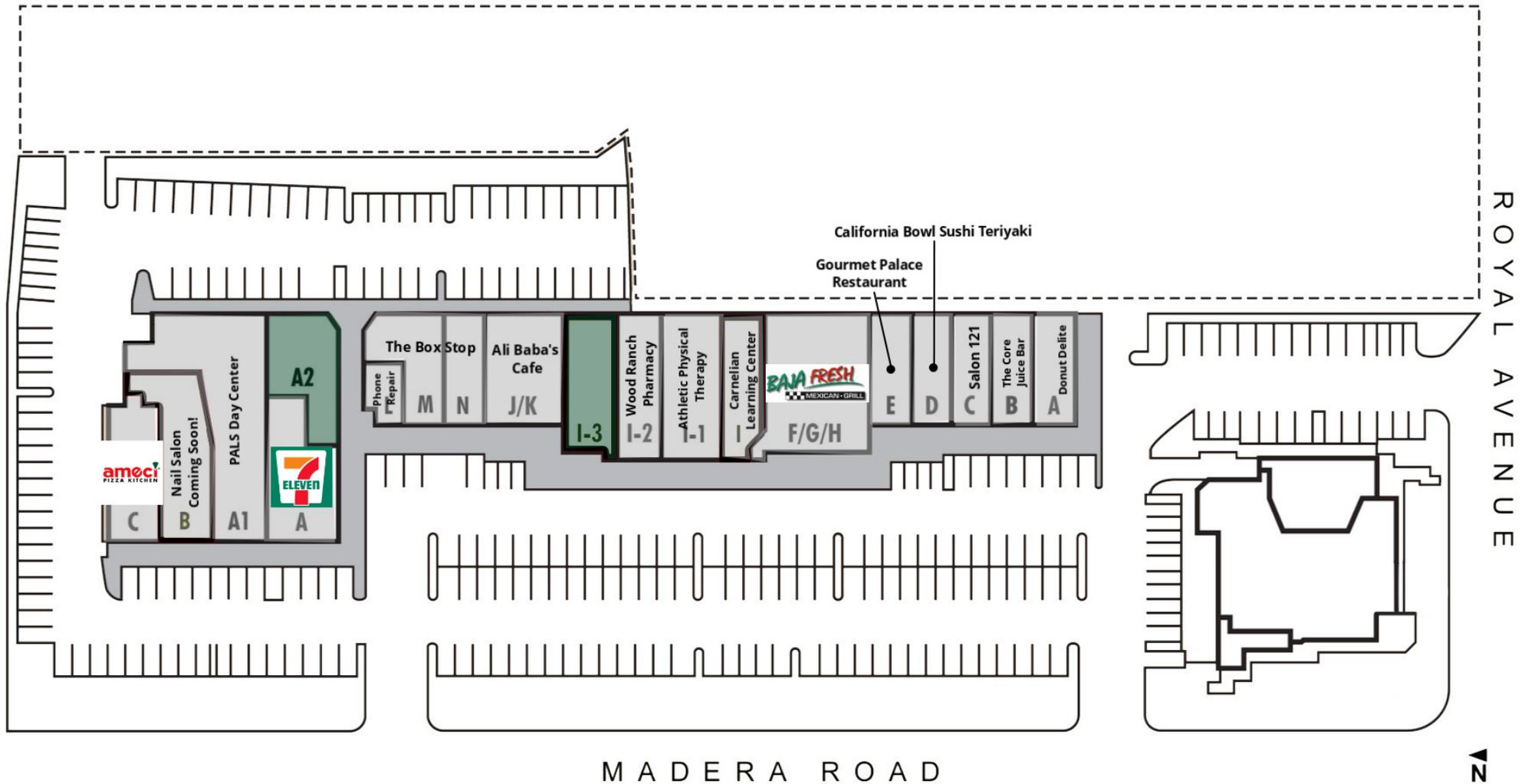
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SITE PLANS

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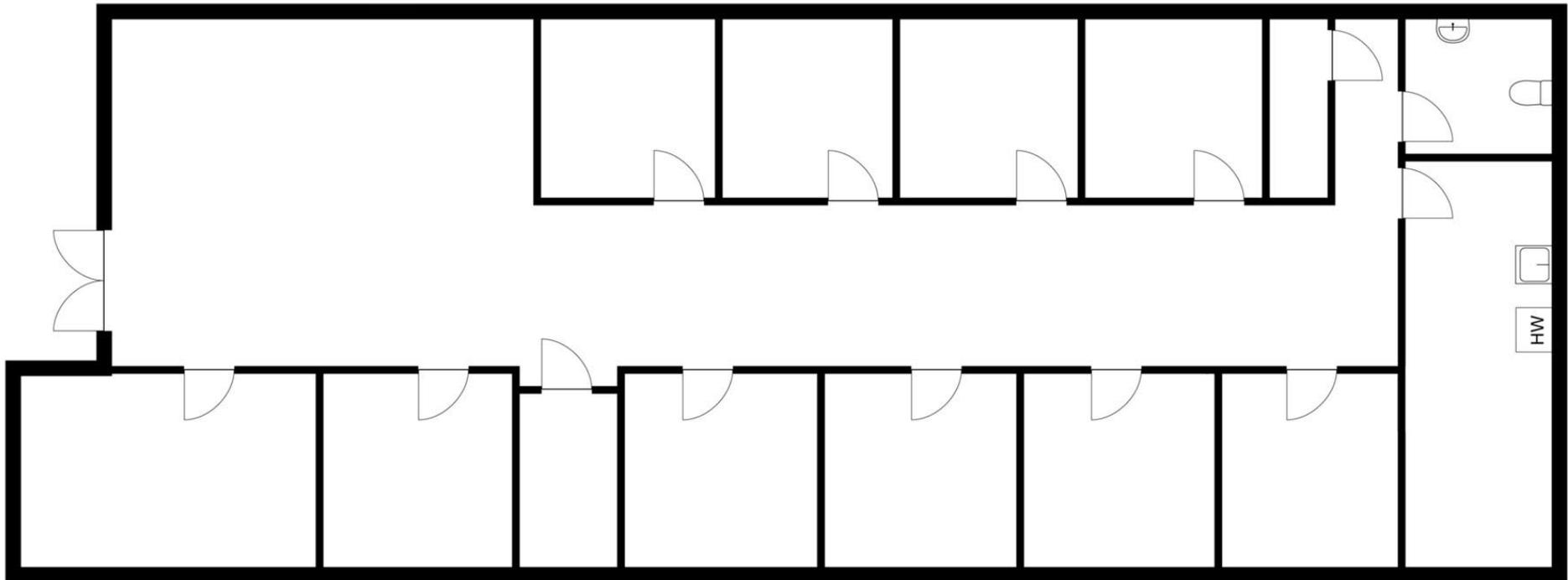
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FLOOR PLAN SUITE I-3 - 2,101 SF (FORMER TANNING SALON)

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* Approximate dimensions. Tenant to verify.

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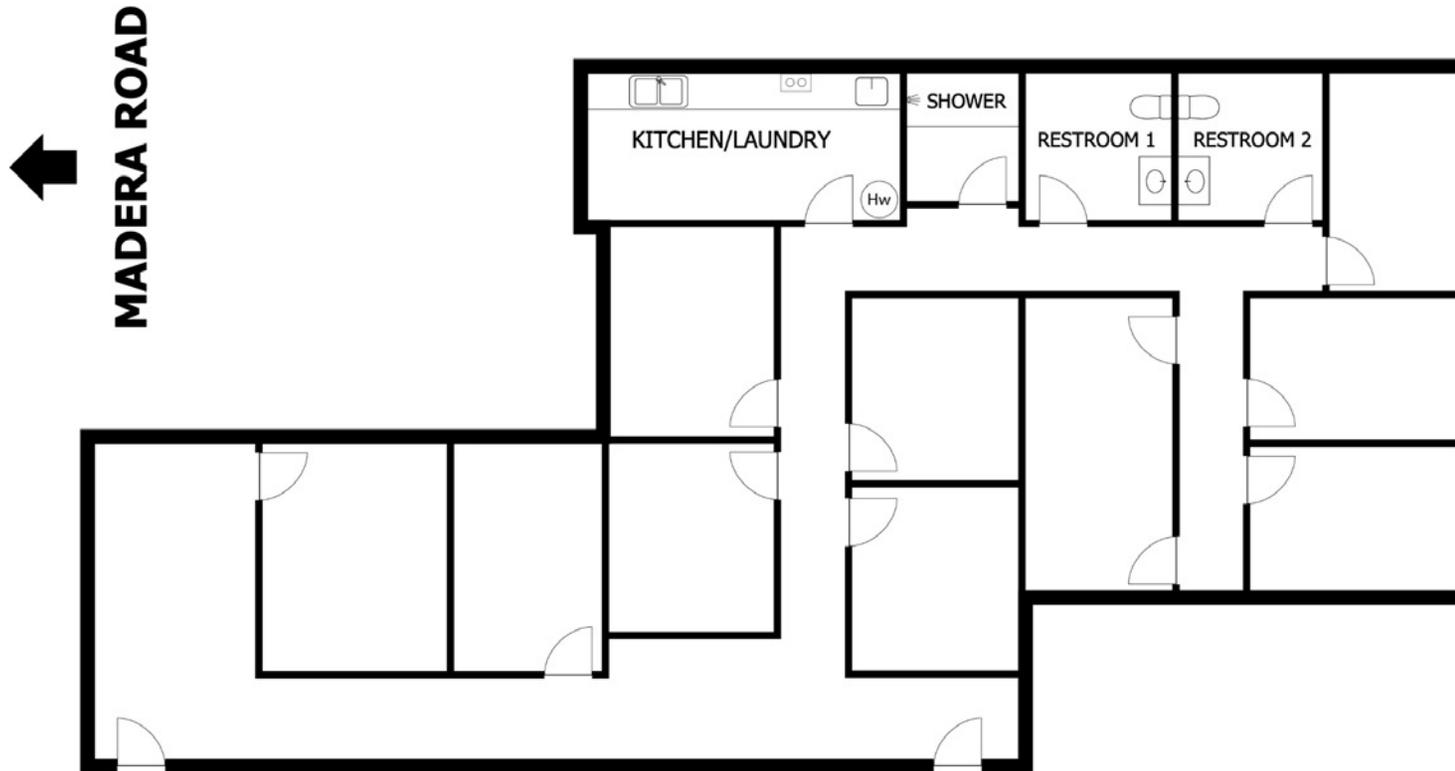
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FLOOR PLAN SUITE A-2 - 1,880 SF

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SUITE A-2 FLOOR PLAN

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RETAILER MAP

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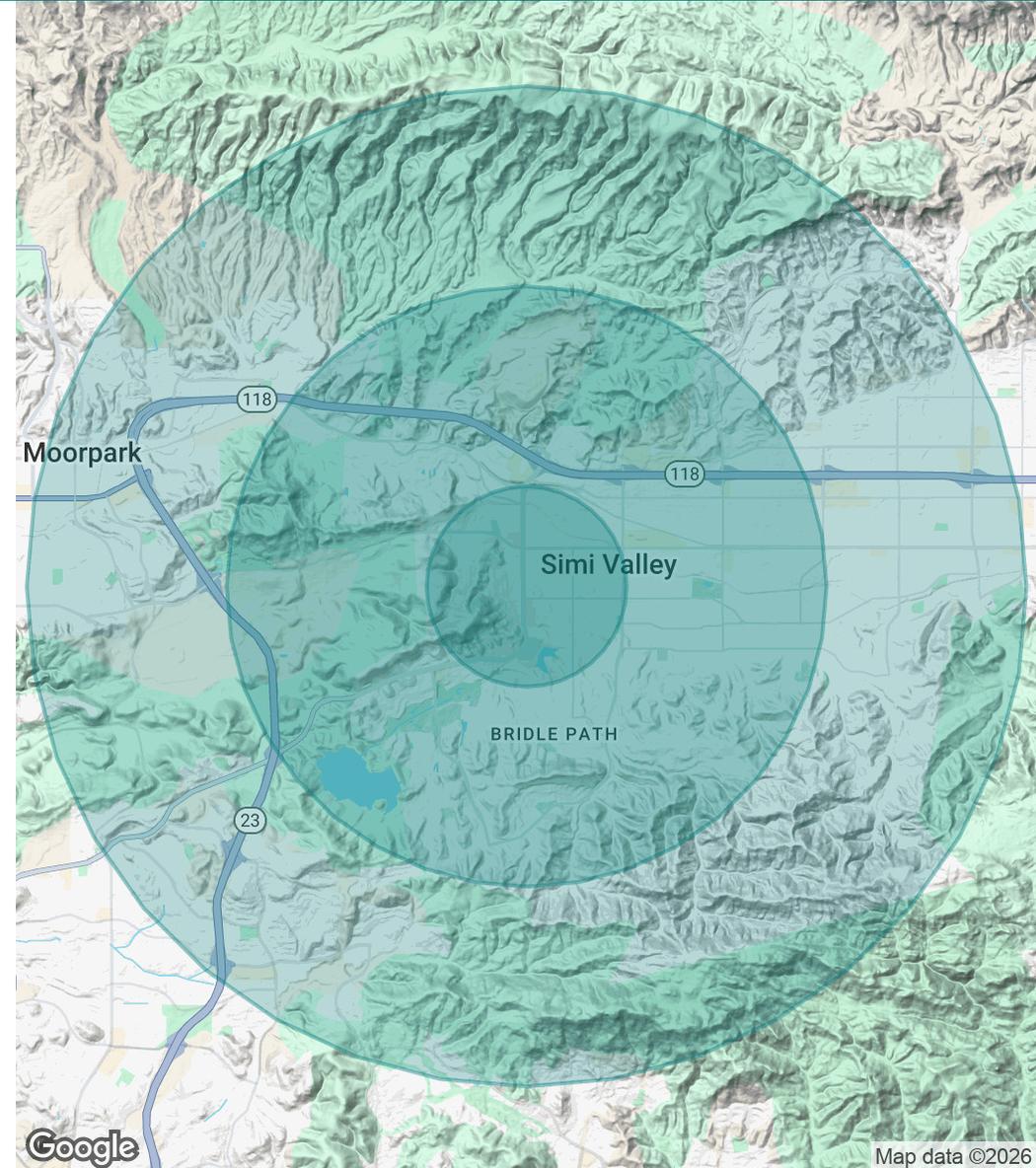
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,971	58,185	140,779
Average Age	42	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,272	19,731	47,475
# of Persons per HH	2.8	2.9	3
Average HH Income	\$131,650	\$147,249	\$156,621
Average House Value	\$791,149	\$825,051	\$888,393

Demographics data derived from AlphaMap



Map data ©2026

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MEET THE TEAM

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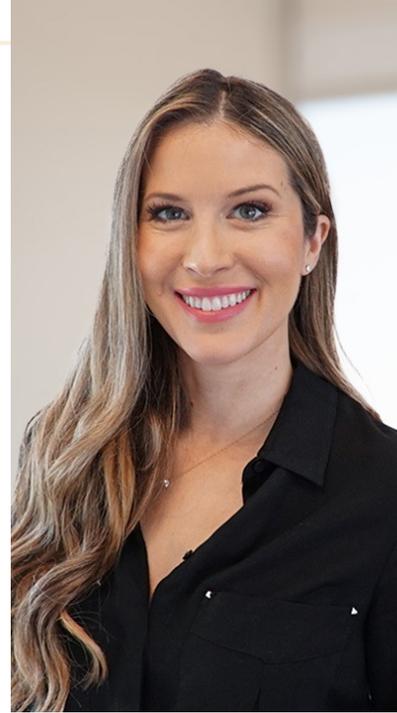


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