

OFFICE PROPERTY
FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

4220 EAST LOS ANGELES AVENUE

SIMI VALLEY, CA 93063

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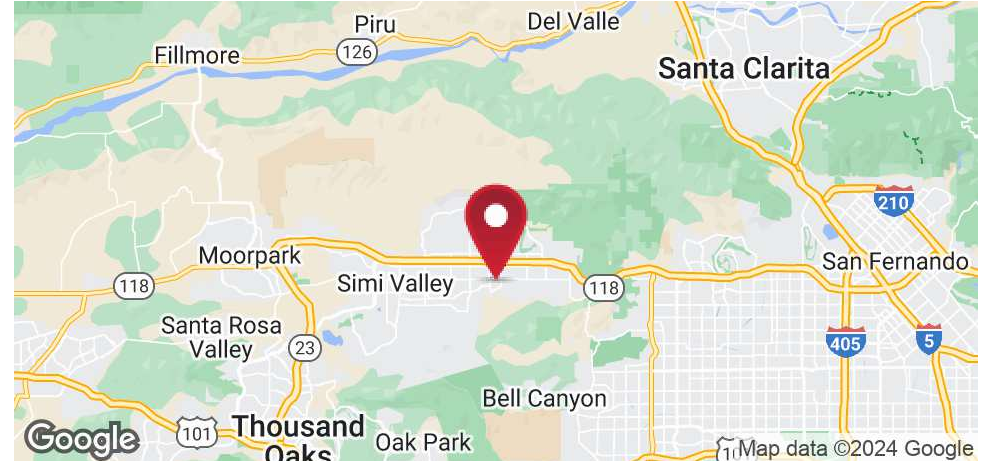
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OFFERING SUMMARY

Sales Price:	\$1,250,000
Building Size:	3,080 SF
Lot Size:	9,000 SF
Zoning:	CPD(BP)(TAPO)
Price/SF:	\$405.84
APN:	626-0-341-040

PROPERTY OVERVIEW

Freestanding, newly renovated office building for sale! The property is approximately 3,080 square feet of building on approximately 9,000 square feet of CPD(BP)(TAPO)-zoned land. The building is two stories and has two suites on the ground floor and two suites on the second floor. Each suite offers a functional workspace with fresh paint, new flooring, recessed lighting, new windows, new doors, new HVAC, and 24-hour building security camera monitoring. Three separate exterior doors provide excellent access for occupants and visitors. The property has ample on-site parking currently striped for 13 spaces (4.22 spaces/1,000 square feet) and plenty of street parking on East Los Angeles Avenue. The site has great visibility with an MPSI estimated traffic count of 26,383 cars per day. The property is only one mile from the 118 Freeway and minutes from a variety of dining, shopping, and entertainment amenities. This is an excellent opportunity for owner/users and investors alike.

Call for more details and to schedule a tour!

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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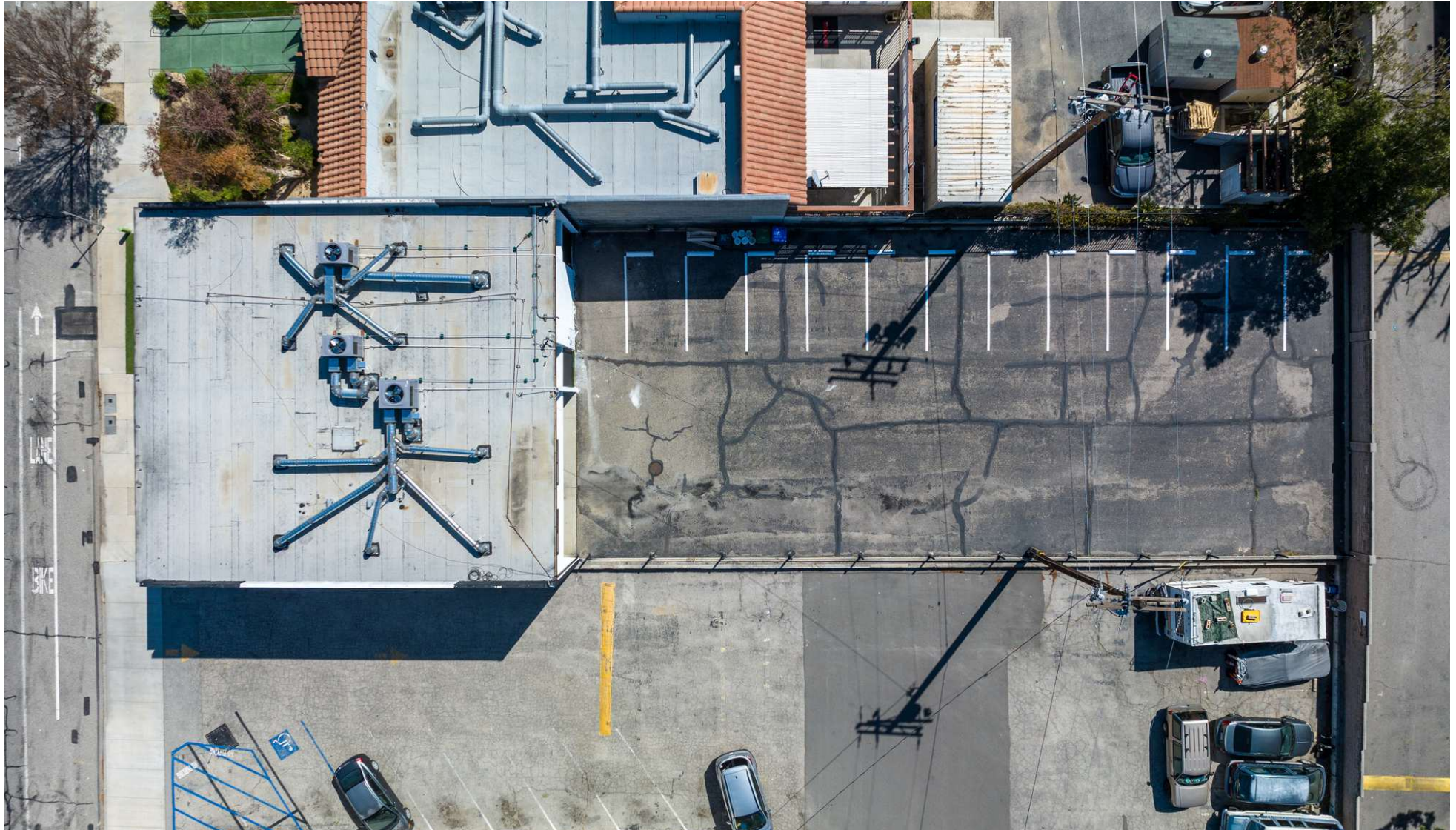
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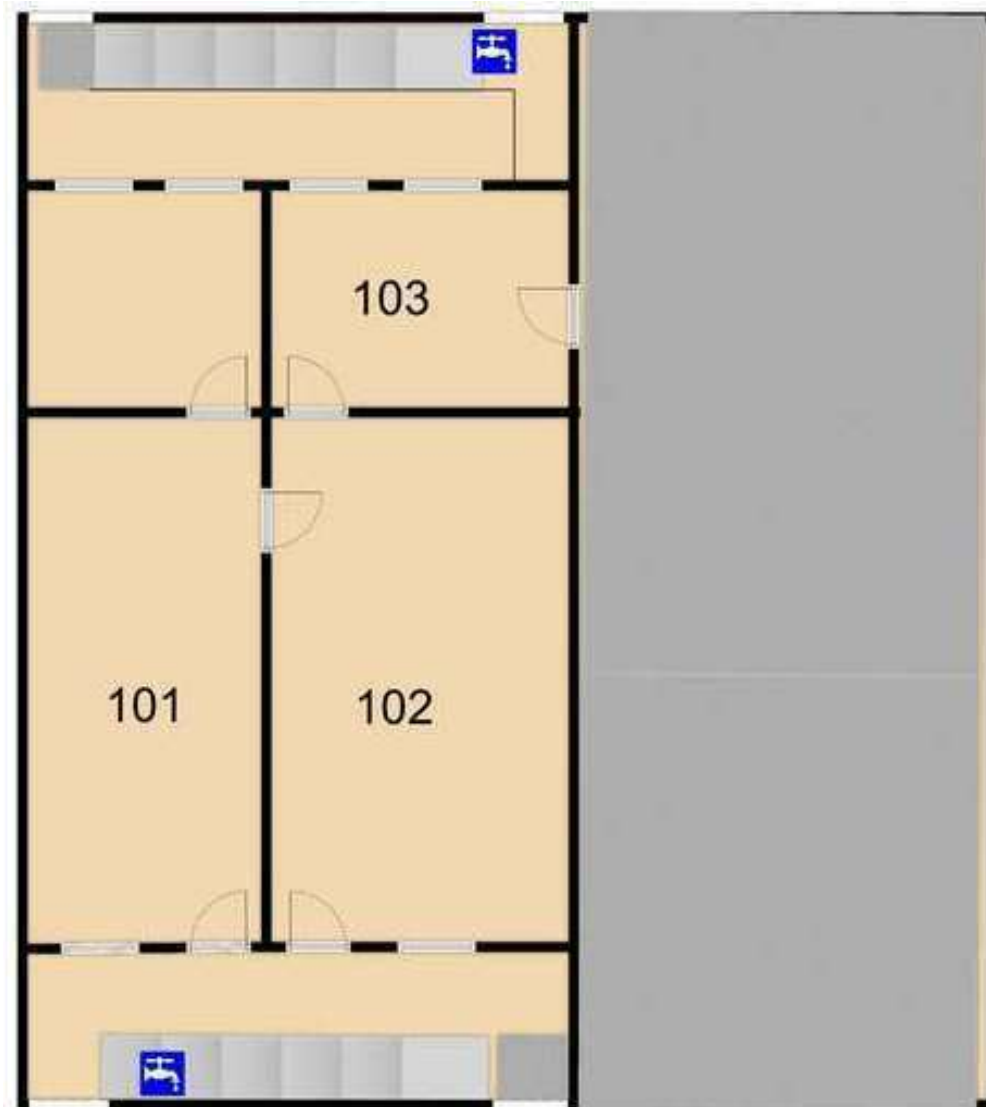
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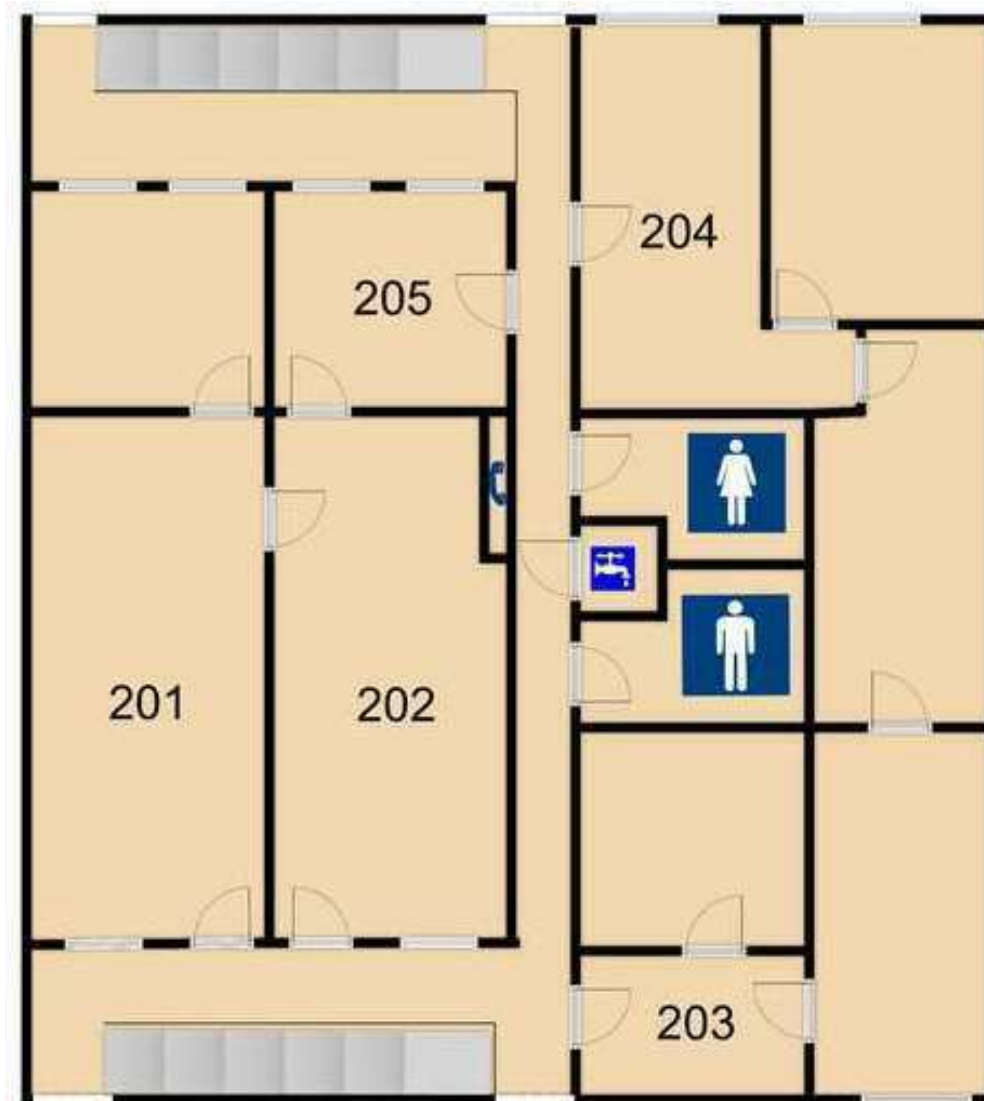
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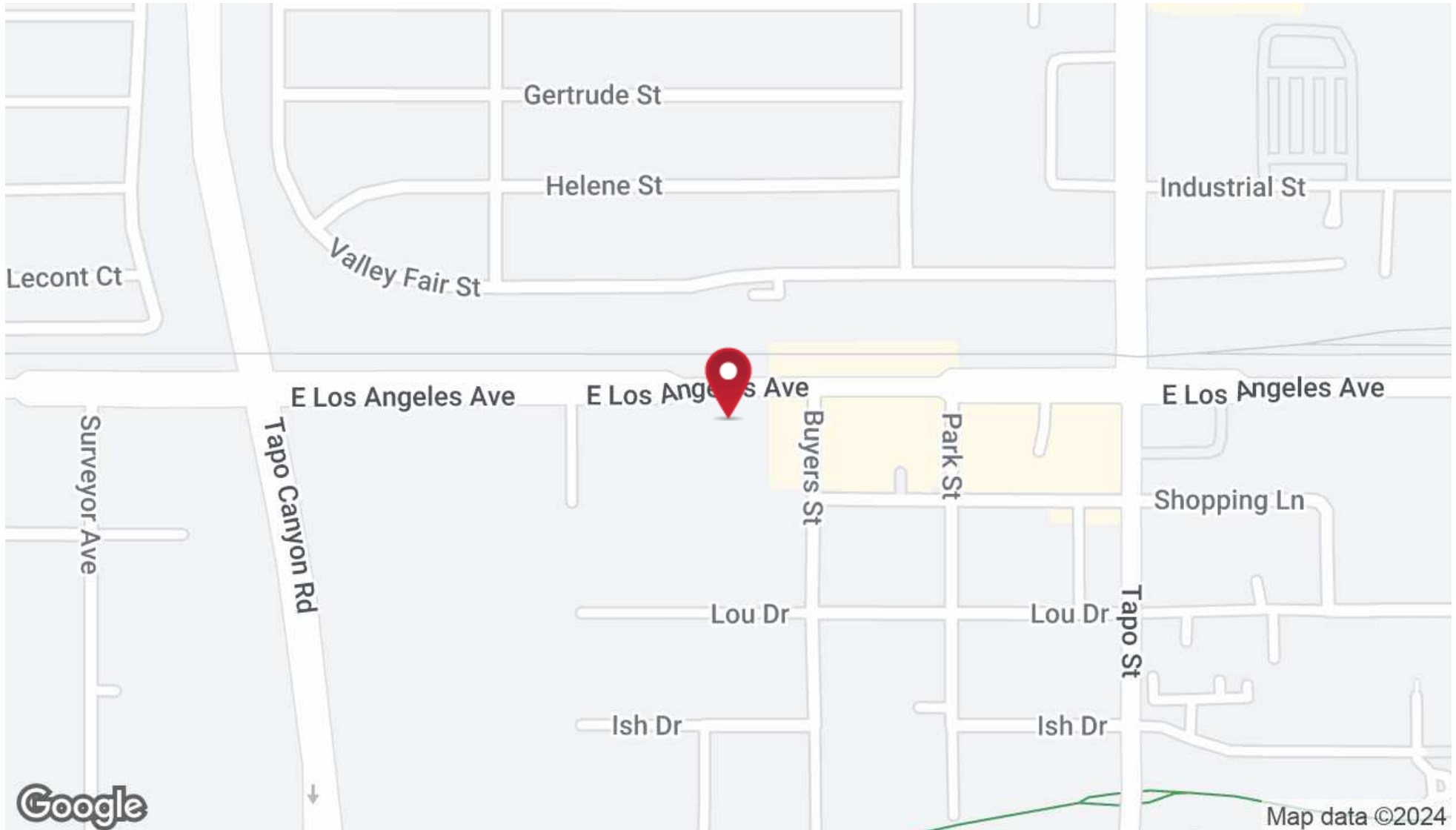
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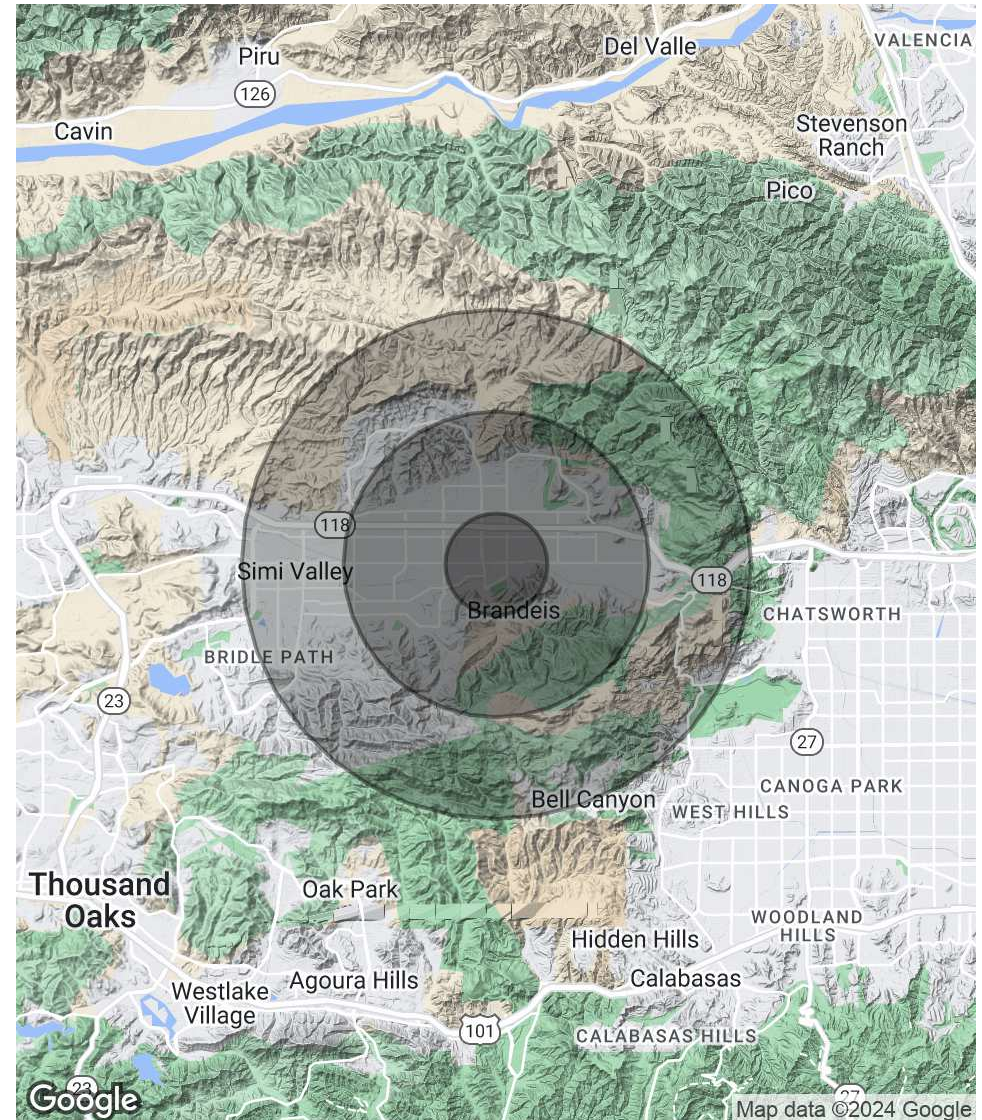
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,670	85,174	118,473
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,561	28,879	40,047
# of Persons per HH	3	2.9	3
Average HH Income	\$126,039	\$141,141	\$144,296
Average House Value	\$749,924	\$806,020	\$835,660

Demographics data derived from AlphaMap



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