

SYCAMORE VILLAGE • RETAIL FOR LEASE

2868-3090 COCHRAN ST | SIMI VALLEY, CA 93065 | SOUTHEAST CORNER OF SYCAMORE & E. COCHRAN ST

±157,543 SF Shopping Center
Anchored by Grocery Outlet,
Staples & Home Goods

AVAILABLE
SHOP SPACE

±892 SF – ±3,612 SF

AVAILABLE
ANCHOR SPACE

±22,700
Able to expand
up to 32,000 SF

Smaller units move-in ready!

SYCAMORE SQUARE

CVS
pharmacy



HOBBY
LOBBY

ROSS
DRESS FOR LESS

CIVIC CENTER



REGAL
CINEMAS



unleashed!

EL PASEO
SHOPPING CENTER

KOHL'S

VONS
PAVILIONS



SIMI VALLEY
MARKETPLACE

Smart & Final
extra!

Cochran St



SYCAMORE VILLAGE

Be
HomeGoods
Happy

MATTRESS
FIRM

DOLLAR TREE

GROCERY
OUTLET
bargain market

TARGET CENTER



TRADER JOE'S

SANTA SUSANA
PLAZA

Walmart
Neighborhood Market

JOANN
stores inc.



1500 PALMA DR. SUITE 215
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- 157,543 SF Community Shopping Center anchored by Staples, Home Goods & Dollar Tree as well as many national retailers
- Retail opportunity with excellent exposure on Cochran Street
- Potential Pylon & Monument signage positions available
- Strong daytime & residential population within 3-mile radius
- Easy access to Ronald Reagan 118 Feeway

Join these surrounding tenants



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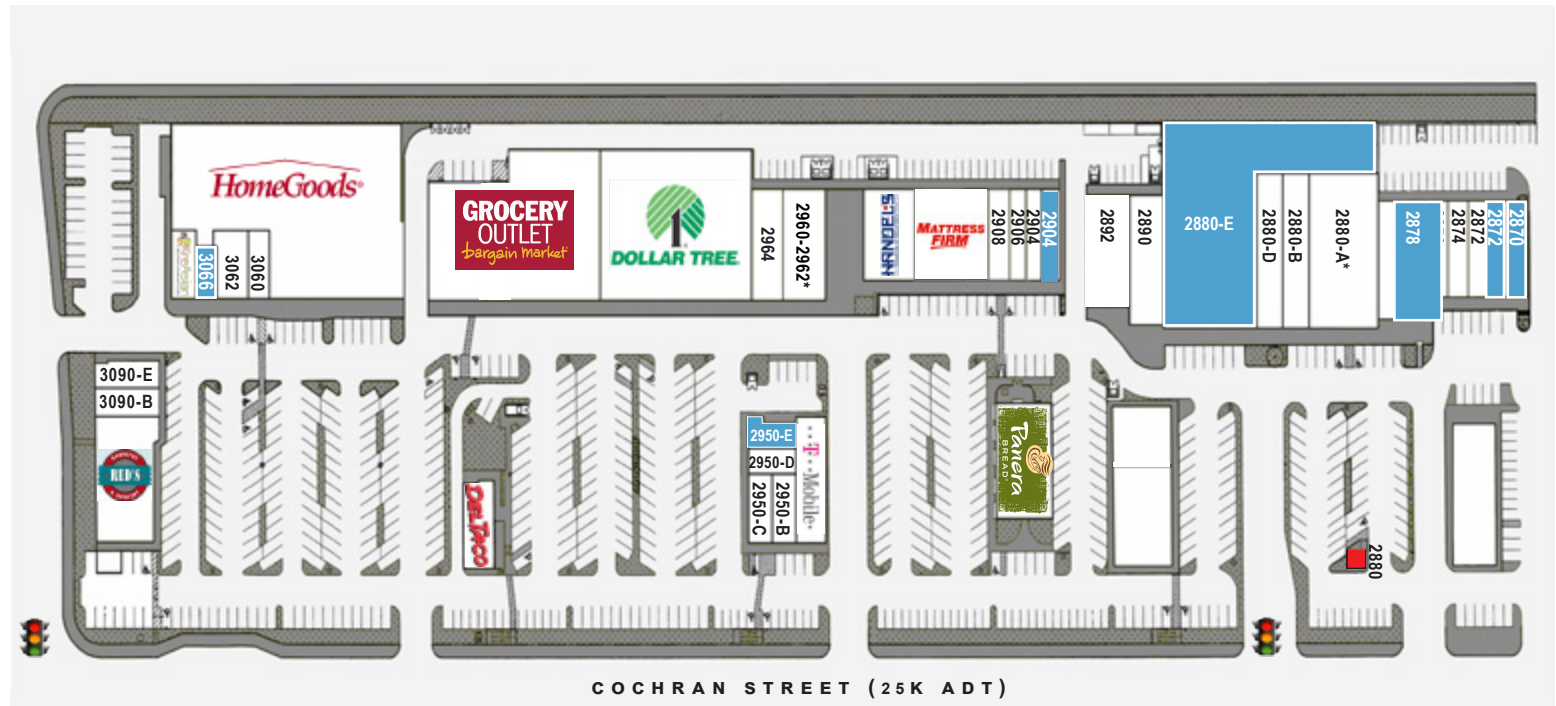
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Current Retailers

Suite #	Tenant	Size
2868	Sushi	
2870	AVAILABLE	1,518 SF
2872	AVAILABLE	1,173 SF
2874	Ubreakifix	
2876	Weight Watchers	
2878	AVAILABLE	3,612 SF
2880		
2880-A	\$5 Bookstore*	
2880-B	Play It Again Sports	
2880-D	GNC	
2880-E	AVAILABLE	22,700 SF
2888-A	Carenow Urgent Care	
2888-B	Carenow Urgent Care	
2890	Dry Cleaner	
2892		
2900	Panera Bread & Cafe	
2902	Tobacco	
2904	AVAILABLE	998 SF
2906 & 2908	Fit Body Boot Camp	
2910	Mattress Firm	

*Available w/notice

Suite #	Tenant	Size
2912	Mattress Firm	
2916	Handel's Ice Cream	
2950-A	T-Mobile	
2950-B	New Panda (Chinese)	
2950-C	Tutti Frutti (Yogurt)	
2950-D	Check Cashing	
2950-E	AVAILABLE	892 SF
2960-2962	For The Troops (30 Days)*	
2964	Jiu Jitsu	
2970-2974	Dollar Tree	
2982-2986	GROCERY OUTLET	
2990	Del Taco	
3050	Home Goods	
3060	Sandwich Spot	
3062	Rogers Optometry	
3066	AVAILABLE	919 SF
3068	Pokitomic	
3090-A	Red's Barbeque & Grillery	
3090-B	Nail Salon	
3090-E	AV Dental	



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Demographics

	1 Mile	3 Miles	5 Miles
Average Household Income:	\$145,221	\$151,586	\$156,845
Population:	20,641	86,136	125,940
Daytime Population:	11,787	55,015	79,063

2025 Estimates from Sites USA

Traffic Counts

Cochran St:	25,500 ADT
Sycamore Dr:	27,010 ADT
118 Fwy at Cochran St:	120,190 ADT

Traffic Counts from SitesUSA



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