



EQUITY  
UNION  
COMMERCIAL

OFFERING MEMORANDUM

# 70 PRESIDENTIAL DR SIMI VALLEY, CA 93065



## SCOTT RICE

DIRECTOR, COMMERCIAL INVESTMENTS

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**SR SCOTT RICE**  
MAJOR LEAGUE REAL ESTATE





# 70 PRESIDENTIAL DR, SIMI VALLEY, CA 93065

## PROPERTY HIGHLIGHTS

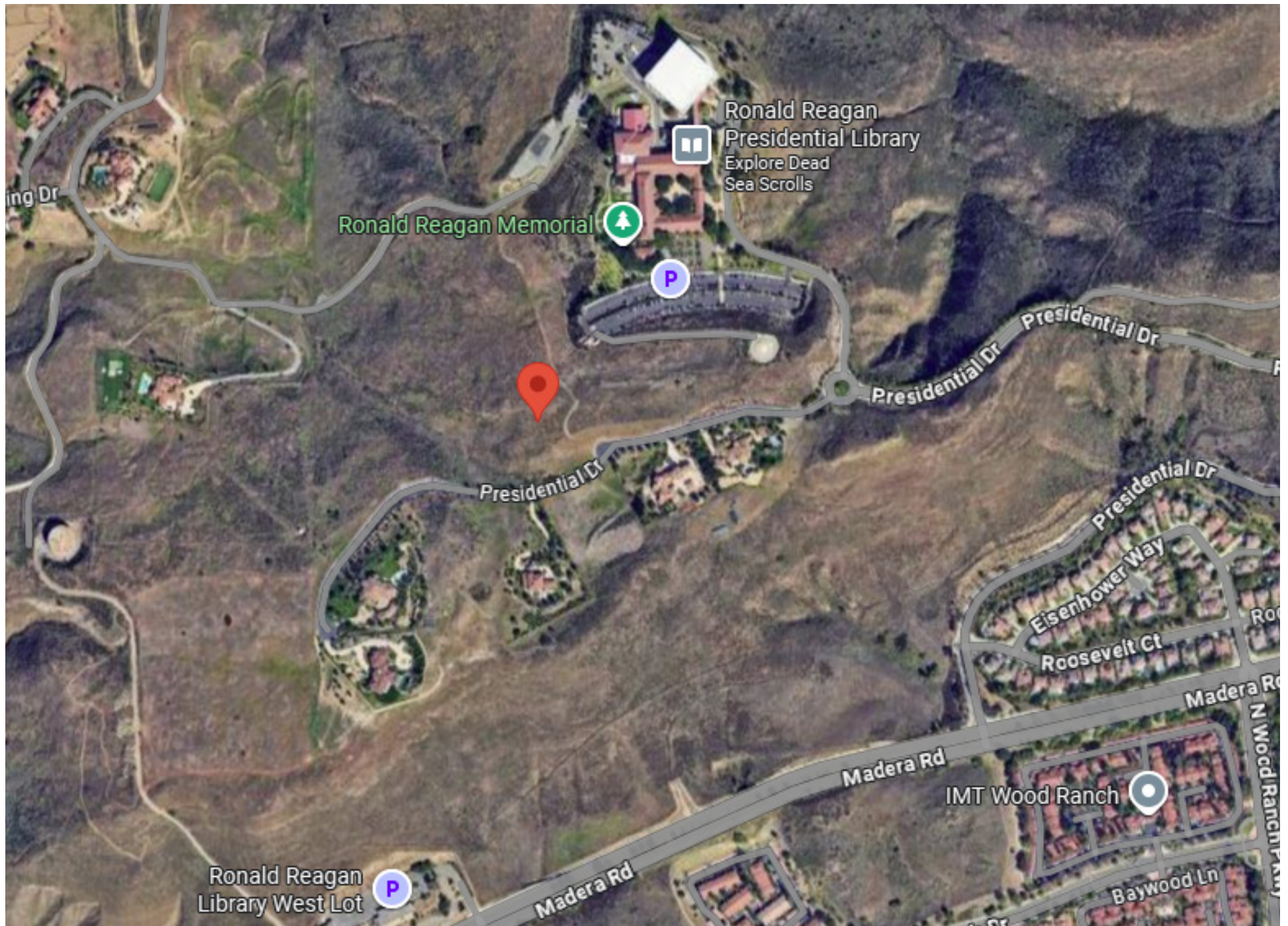
OFFERED AT	\$1,650,000
SPACE USE	RESIDENTIAL / EQUESTRIAN-ZONED
LOT SIZE	10.000 ACREAGE

## PROPERTY OVERVIEW

Located in the gated Presidential Estates (only six estate lots) near the Ronald Reagan Presidential Library, this 10-acre, equestrian-zoned parcel offers panoramic mountain, valley, and hill views. A graded building pad and nearby utilities provide a head start for construction, with ample space for a custom luxury home and stables. A rare chance to build in one of Simi Valley's most exclusive and secluded addresses.

- Ultra exclusive presidential estates gated community
- Final lot - only 6 homes in the community
- Utilities at site
- Graded building pad
- 360-Degree panoramic views
- Equestrian zoned
- Ventura county taxes





AERIAL MAP



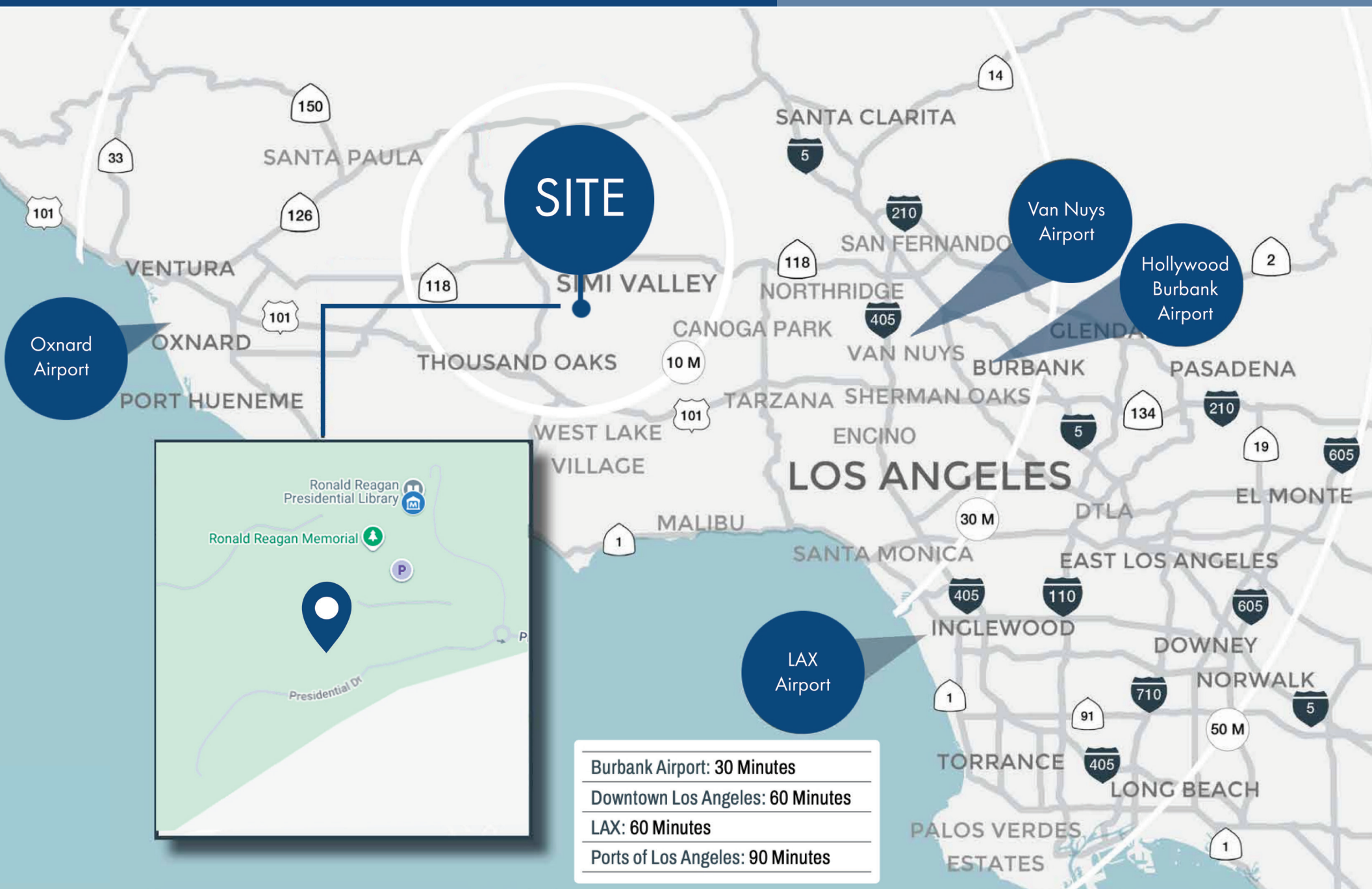








# GREATER LOS ANGELES MAP





# NEARBY PLACES OF INTEREST

## NEARBY ATTRACTIONS

- PEPPERDINE UNIVERSITY
- AMGEN INC.
- DOLE FOOD COMPANY
- WOOD RANCH HOME OFFICE
- THE CHEESECAKE FACTORY
- CORPORATE SUPPORT CENTER
- SHERWOOD COUNTRY CLUB
- WOOD RANCH GOLF CLUB
- RONALD REAGAN
- PRESIDENTIAL LIBRARY
- LOS ANGELES INTERNATIONAL AIRPORT
- CALIFORNIA LUTHERAN UNIVERSITY
- HOLLYWOOD BURBANK AIRPORT
- 70 PRESIDENTIAL DR - NEW







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### CONTACT INFO

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