



## Wood Ranch Village Center

1070 Country Club Drive, Simi Valley, California 93065

### Property Highlights

- Great neighborhood center
- Monument signage available
- Center is anchored by Tutor Time
- Well-maintained
- Lease w/option to purchase individual condo units (Call listing agent for details)
- Unit C - Medical Office Space: 5 exam rooms, doctor's office, lab area with sink, kitchen, reception area, waiting room & restrooms
- Unit D - Sold

### Property Description

Welcomes medical and dental offices. Professional office, business service, a child and learning center, adult day care, pet clinic or grooming, and fitness.

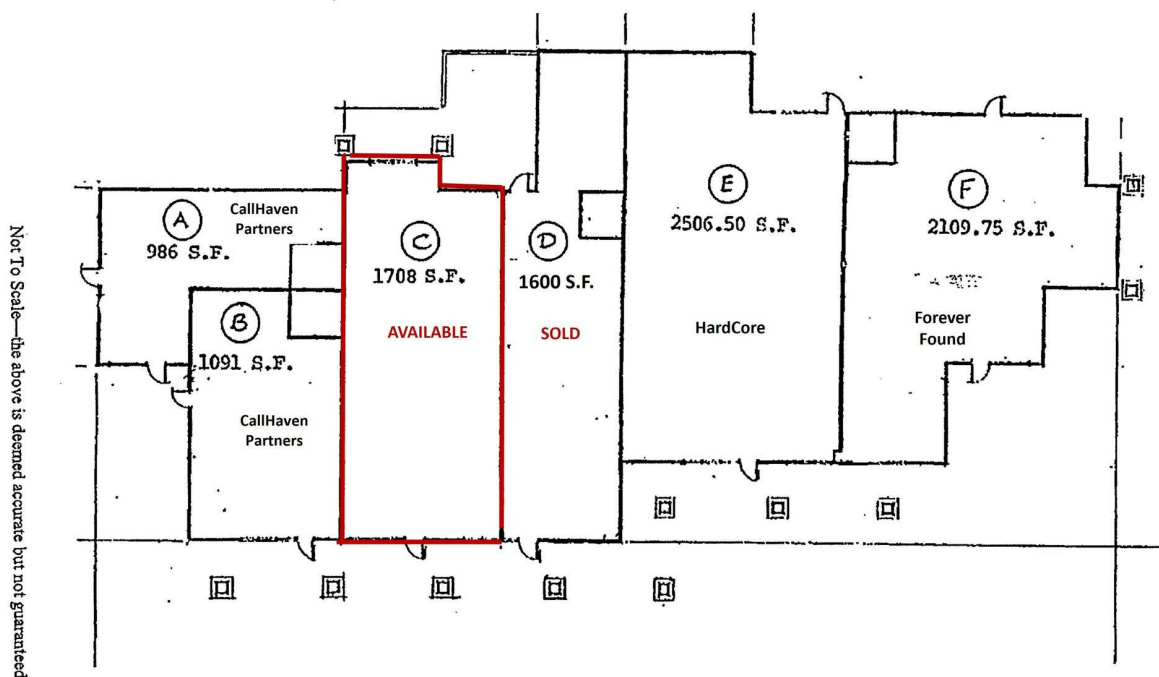
SPACES	LEASE RATE	SALE PRICE	SPACE SIZE
Unit C	\$2.00 SF/month	\$495/SF	1,708 SF



### Gary Seaton

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## Wood Ranch Village Center

### REQUIREMENTS

It is the intent of the City Council that uses be compatible with the child day care and the Commercial Neighborhood zone, and the City Council deems the following uses compatible:

Business Support Services, limited to: blueprinting, computer rental and repair, or film processing/photo finishing;

Child, including Kindergarten, or Adult Day Care;

Indoor Entertainment or Recreation Facilities, limited to: Children, excluding amusement and game arcades;

Medical Services, limited to: medical or dental offices, excluding drug and alcohol rehabilitation and substance abuse prevention clinics and psychiatric offices;

Museum, Art Galleries or Libraries;

Offices, limited to: business, production, or professional;

Personal Services, limited to: home electronic repair shops;

Pet Grooming;

Studios, limited to: aerobics, art, dance, martial arts training, music, or photography;

Veterinary Clinics, subject to obtaining a Conditional Use Permit in compliance with Section 9-52.070;

No storage of materials or equipment is allowed outdoors, except for the child day care playground equipment, toys, and similar items.

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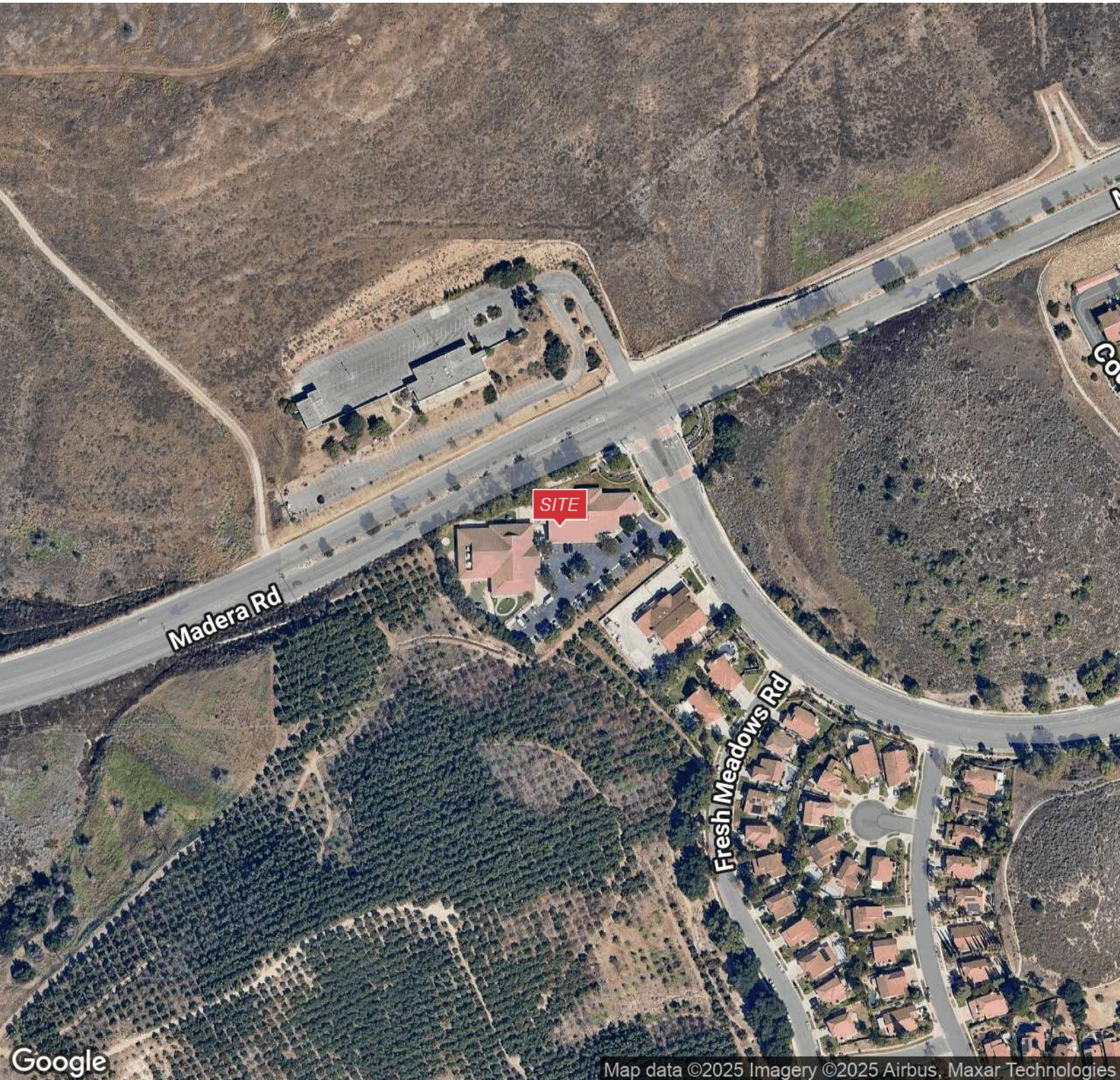
FOR LEASE/  
FOR SALE



NEIGHBORHOOD CENTER



1,708 SF



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FOR LEASE/  
FOR SALE



NEIGHBORHOOD CENTER



1,708 SF



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,451	44,993	124,481
Total Population	48,217	136,938	362,533
Average HH Income	\$128,640	\$122,424	\$120,989

Map data ©2024 Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

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