

FOR SALE ±17,724 SF

1900 E. Los Angeles Ave. Simi Valley, CA



Building Size: 17,724 RSF

Lot Size: .47 Acres (20,300 SF)

Type: Office/Medical Office

Status: Available (14,750 RSF)

Year Constructed: 1992

Parking: Subterranean & Podium

Construction: Steel



OFFICE / MEDICAL OFFICE

FEATURES

- Rarely Available Office/Medical Office
- Small Floor Plates (Divisible)
- Extensive Window Line
- Vacant – Available for Occupancy
- Beautiful Valley Views
- High Identity Building Signage
- 28,890 Daily Traffic Count (Averaged)
- High Traffic/Signalized Corner Location
- Elevator Served
- Secured Covered Parking (Limited)
- Central Simi Valley Location
- 5/1,000 USF Parking Ratio
- Walking Distance to Amenities
- Great Access to 118 Freeway
- Sale Price: \$4,400,000 (\$248.25/psf)



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FOR INFORMATION:

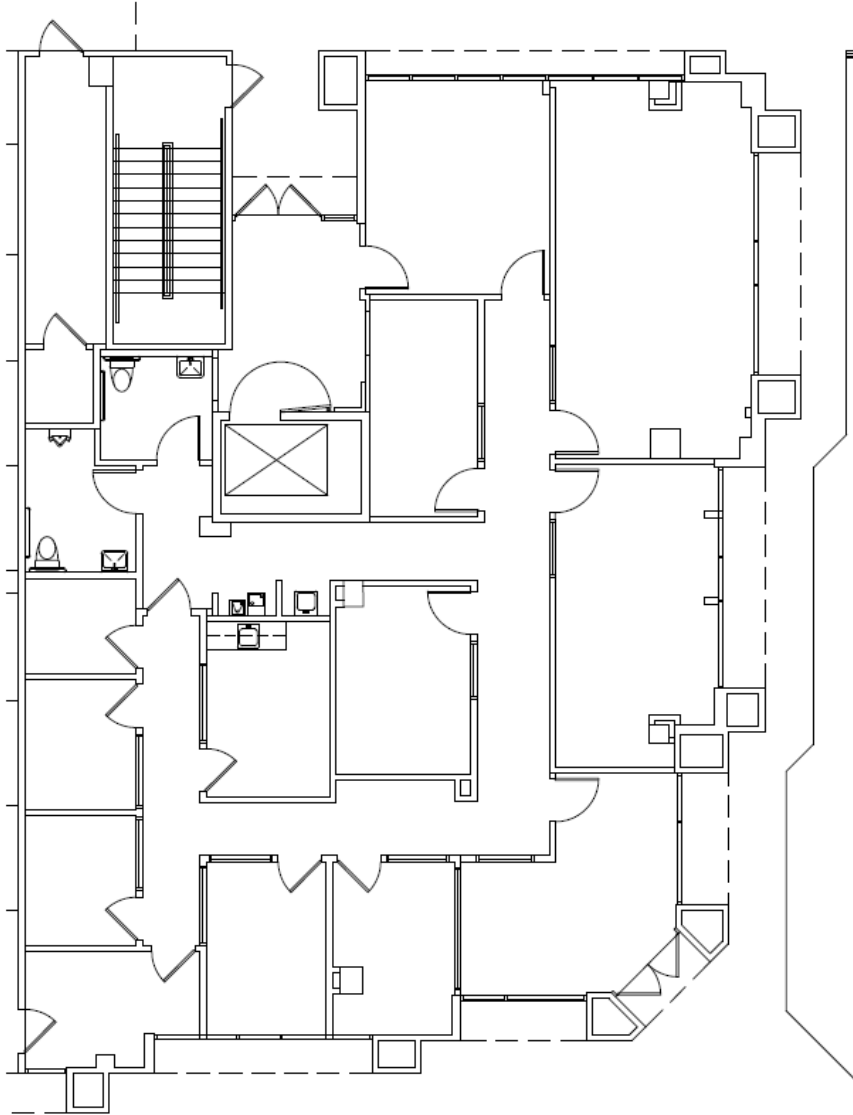
SHAUN BIENIEK | 805.384.8885

sbieniek@daumcre.com

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1900 E. Los Angeles Ave. Simi Valley, CA



FIRST FLOOR: 2,976 RSF (2,947 USF)

LEASED
WELCOME,
Center for Autism and
Related Disorders LLC!



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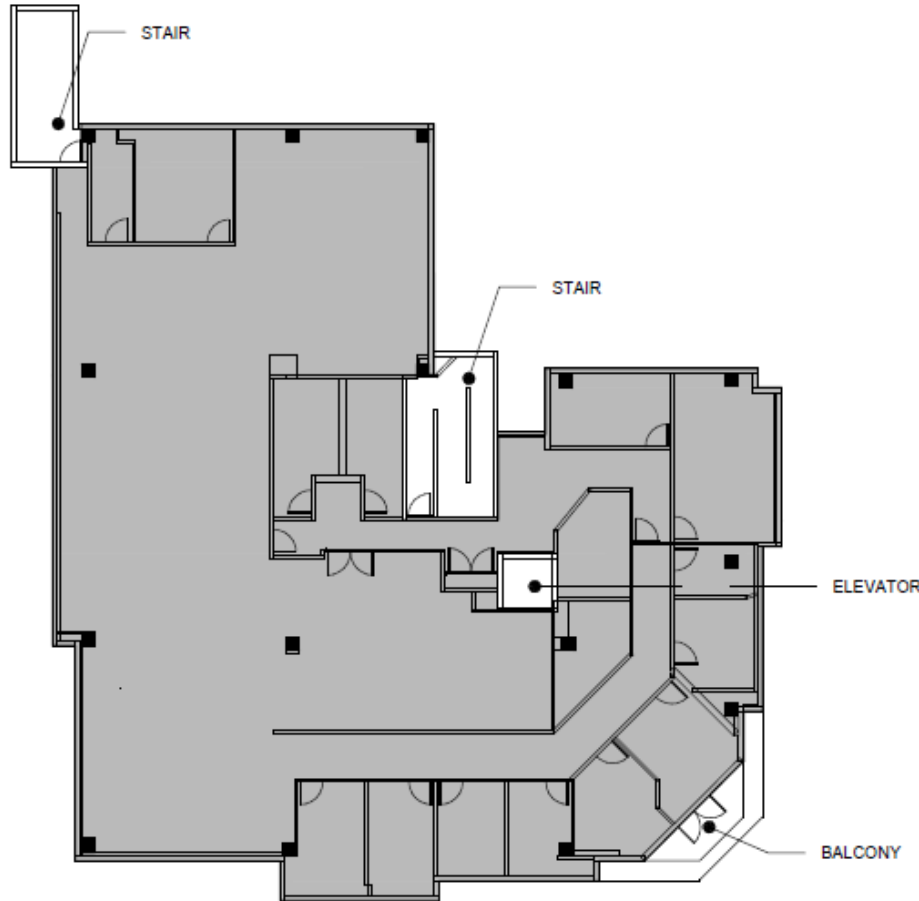
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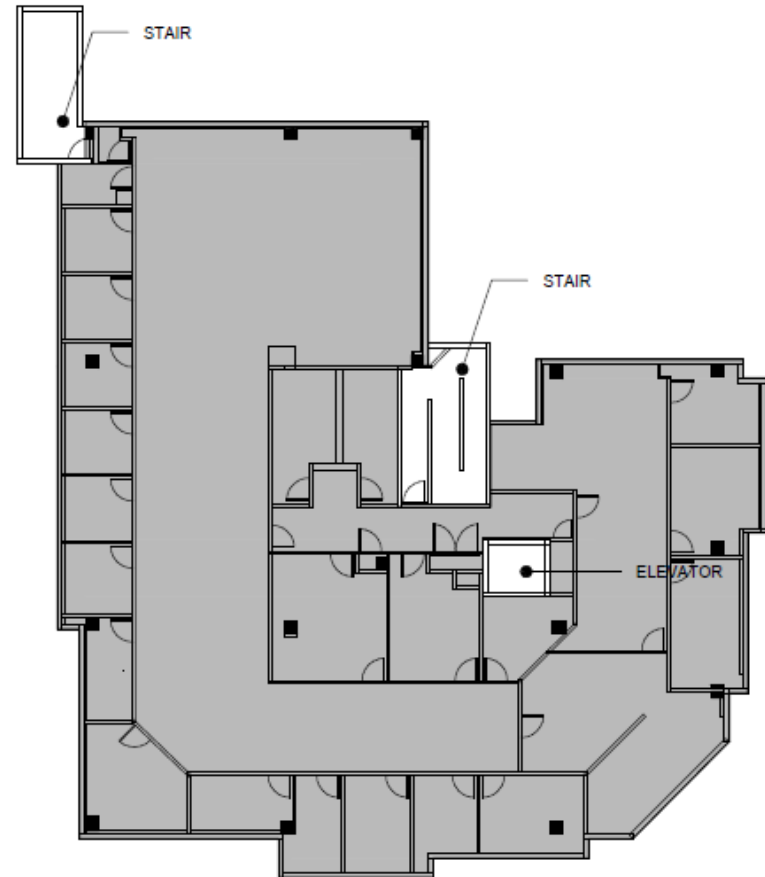
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SECOND FLOOR: 7,375 RSF (7,303 USF)



THIRD FLOOR: 7,375 RSF (7,303 USF)



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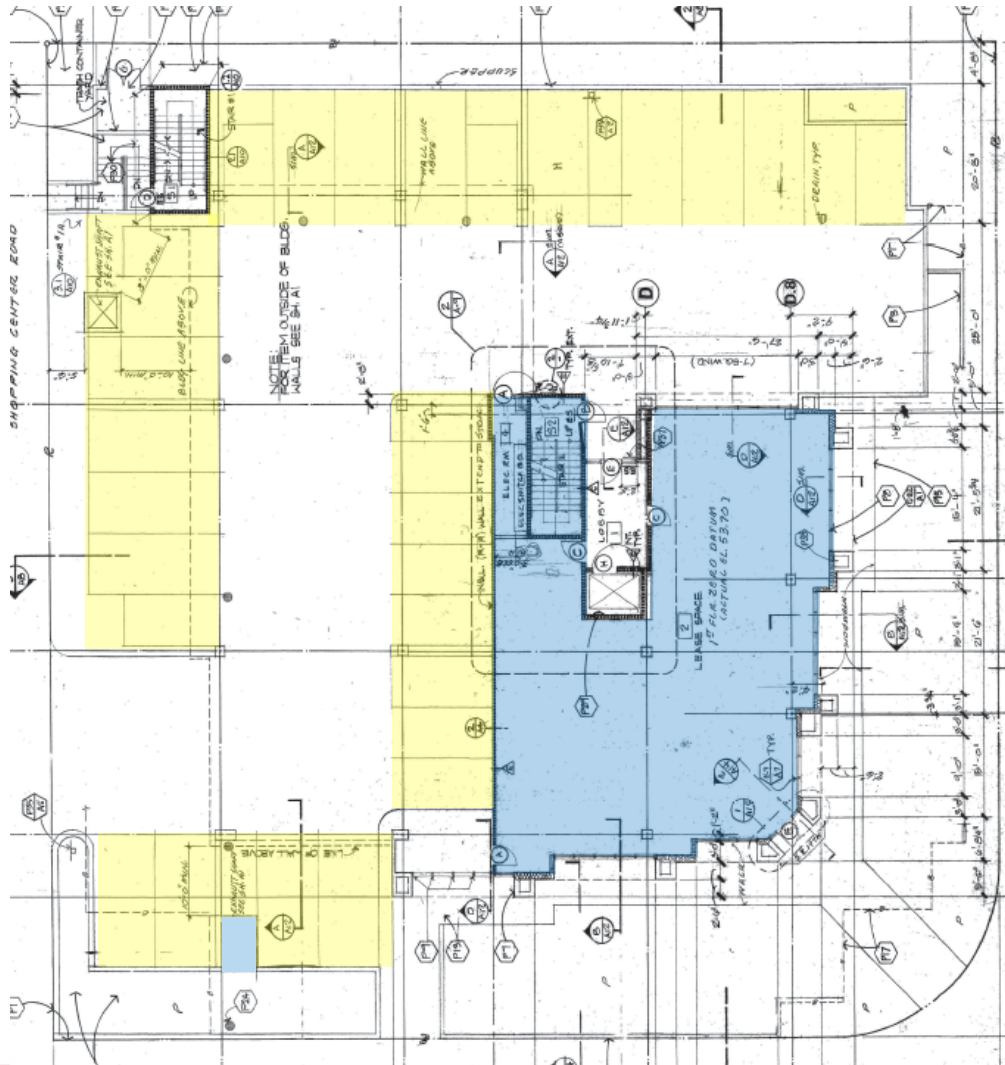
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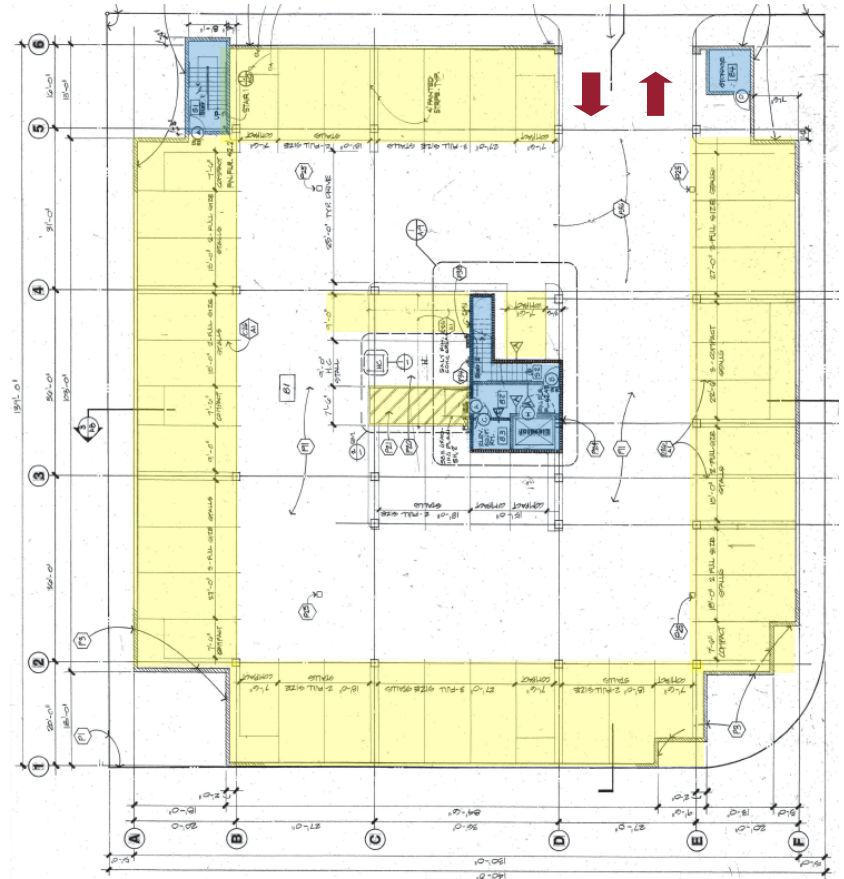
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PODIUM PARKING



SUBTERRANEAN PARKING



**SECURED COVERED
SUBTERRANEAN PARKING**

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