

SANTA SUSANA PLAZA FOR LEASE - SIMI VALLEY POWER CENTER ANCHORED BY WALMART GROCERY, 99¢ ONLY, 24HR FITNESS, AUTO ZONE, JOANN'S

RETAIL ±720 SF - ±6,355 SF
RESTAURANT ±3,000 SF
JR. ANCHOR up to ±8,000 SF, ±9,555 SF



2204 Tapo Street, Simi Valley, CA

Santa Susana Plaza is a 147,000 SF Power Center located in Simi Valley.

With excellent proximity to residential, **Metro Transit Hub**, minutes from **Chatsworth** and the **San Fernando Valley** and several major area employers that include;

- Simi Valley Hospital & Health Care (832)
- Rancho Simi Recreation & Park District (626)
- Meggitt Safety Systems (321)
- City of Simi Valley (529)
- Simi Valley Care Center (119)
- Alcoa Fastening (100)



DAUM
COMMERCIAL REAL ESTATE SERVICES

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CONTACT US

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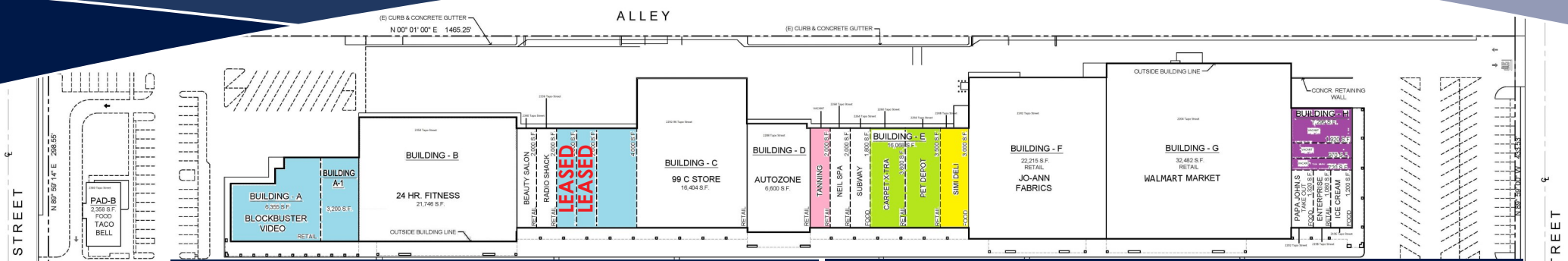
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SITE PLAN / SPACES



UNIT	SQUARE FEET	IDEAL TENANTS	JR ANCHOR TENANT
A-101	6,355 END CAP*	Medical - Urgent Care, Dental Group, Physical Therapy, Vet. Retail - Party, Pet Supply. Financial - Bank, Credit Union, Stock Brokerage.	These 2 spaces can be combined for 9,555 SF *Drive-Thru Potential
B-102	3,200	Retail - Apparel, Sporting Goods, Bicycle. Business Services - Insurance, Real Estate, Law Firm	

B-114	2,000 Prime Position (Upgraded Power, 600 Amps)	Retail - Optometry, Mail Box, Eyebrow, Cleaners, Frame Store, Shoes, Tutoring, Tanning	
B-117 B-119	3,800 3,500	Retail - Apparel, Electronics, Flooring, Sporting Goods, Bicycle, Work Apparel, Pet Supply. Business Services - Insurance, Real Estate, Law Firm	These 2 spaces can be combined for 7,300 SF Medical, Vet, Dental, Bank
B-120	3,000 Restaurant	Food - Deli, Asian, Pizza, Italian, Breakfast, BBQ, Mediterranean	
E-126	720	Retail - Barber, Eyebrow	These 3 spaces can be combined for 3,610 SF Indoor Play
E-127 E-128	970 1,920	Retail - Optometry, Mail Box, Eyebrow, Cleaners, Frame Store, Shoes	



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SPACES: END CAP, POTENTIAL DRIVE-THRU



UNIT	SQUARE FEET	IDEAL TENANTS	JR ANCHOR TENANT
A-101	6,355 END CAP*	Medical - Urgent Care, Dental Group, Physical Therapy, Vet. Retail - Party, Pet Supply. Financial - Bank, Credit Union, Stock Brokerage.	These 2 spaces can be combined for 9,555 SF *Drive-Thru Potential
B-102	3,200	Retail - Apparel, Sporting Goods, Bicycle. Business Services - Insurance, Real Estate, Law Firm	



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SPACES: IN-LINE, JR. ANCHOR



UNIT	SQUARE FEET	IDEAL TENANTS
B-108	4,000	Retail - Sporting Goods, Women's Apparel, Work Apparel, Mattress, Furnishings, Dental



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SPACES: IN-LINE, RESTAURANT, SMALL



UNIT	SQUARE FEET	IDEAL TENANTS	JR ANCHOR TENANT
B-114	2,000 Prime Position	Retail - Optometry, Mail Box, Eyebrow, Cleaners, Frame Store, Shoes, Tutoring	
B-117 B-119	3,800 3,500	Retail - Apparel, Electronics, Flooring, Sporting Goods, Bicycle, Work Apparel, Tanning. Business Services - Insurance, Real Estate, Law Firm	These 2 spaces can be combined for 7,300 SF Medical, Vet, Dental, Bank
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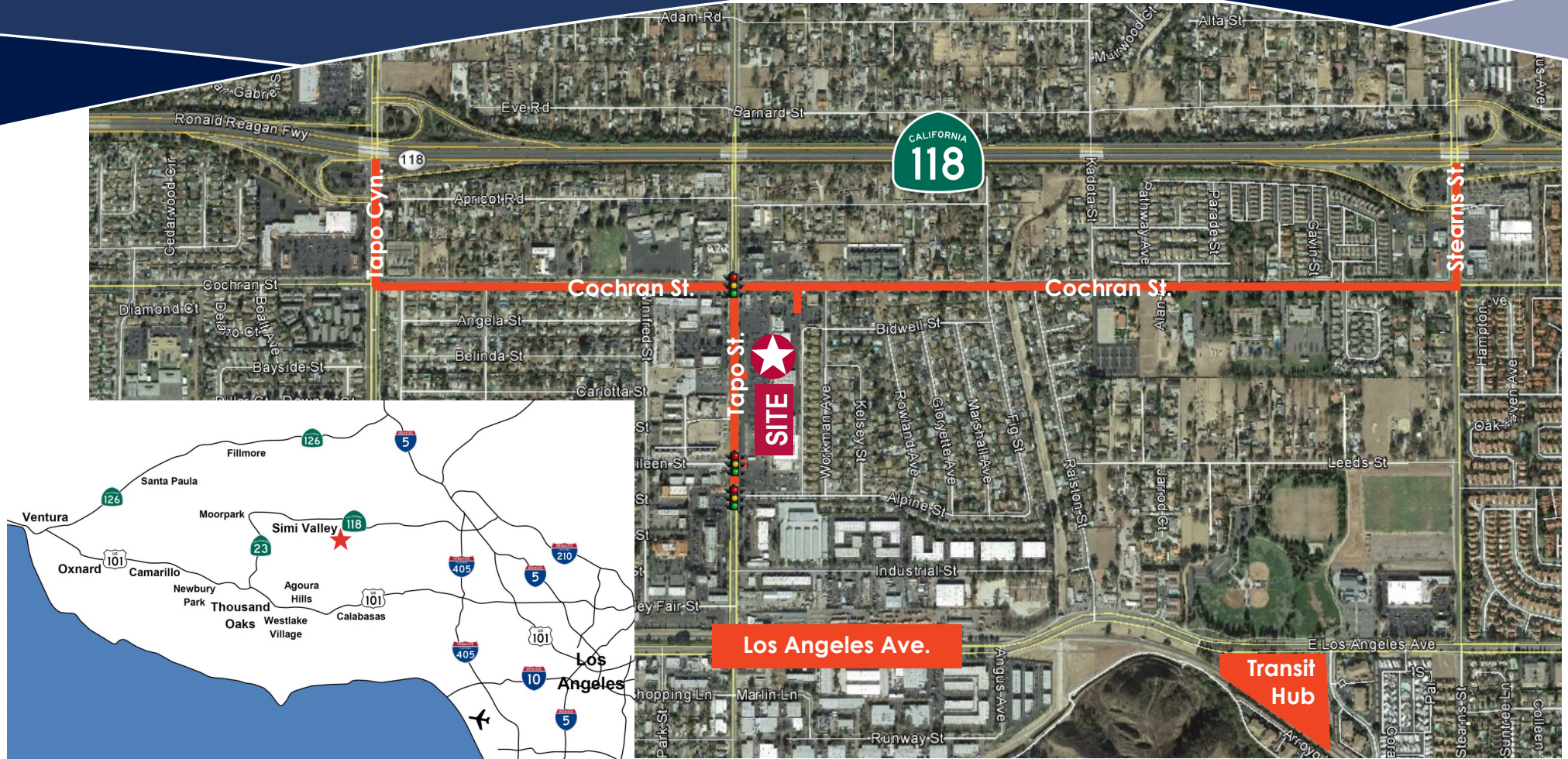
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LOCATION: FREEWAY EXITS / GEOGRAPHY



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TRADE AREA



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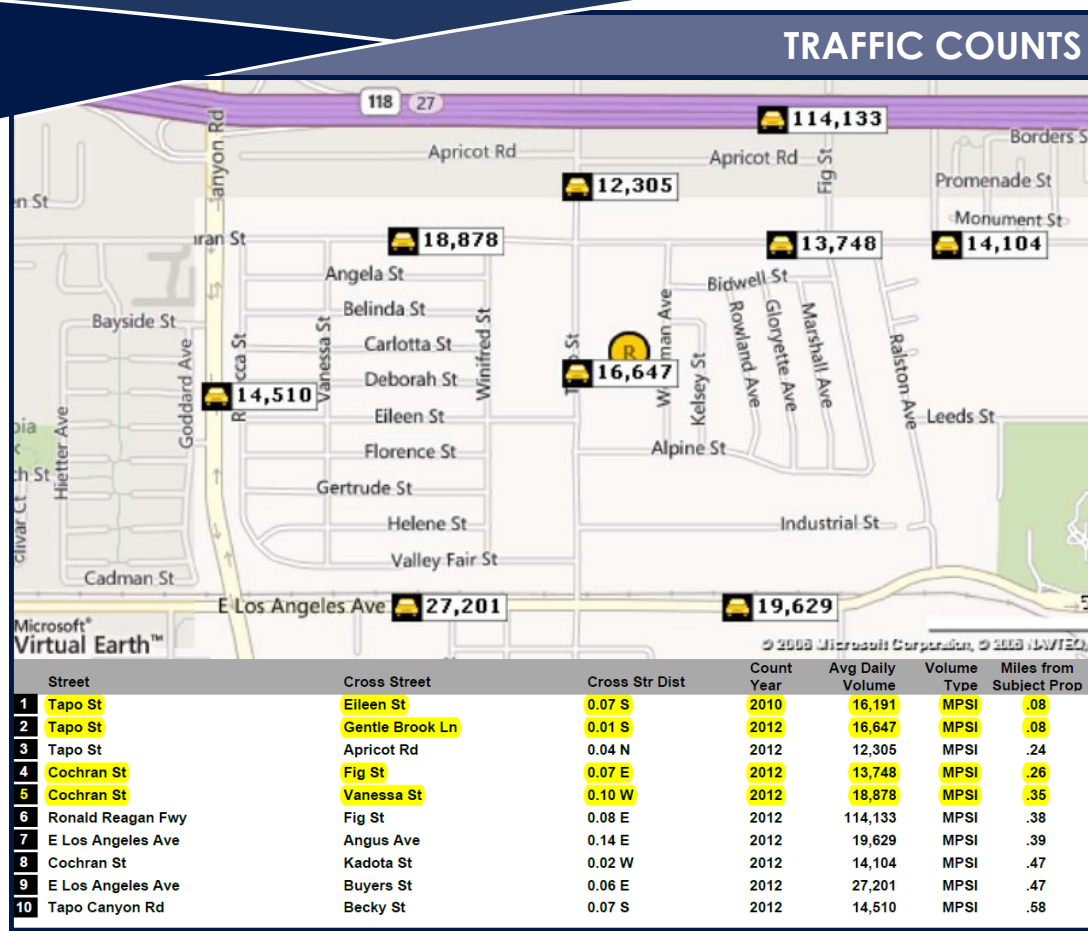
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DEMOGRAPHICS / TRAFFIC COUNTS

DAYTIME EMPLOYMENT



DAYTIME EMPLOYMENT

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,973	25,128	8
Retail & Wholesale Trade	511	4,110	8
Hospitality & Food Service	148	2,080	14
Real Estate, Renting, Leasing	137	748	5
Finance & Insurance	216	1,953	9
Information	53	347	7
Scientific & Technology Services	276	1,765	6
Management of Companies	1	3	3
Health Care & Social Assistance	489	4,259	9
Educational Services	67	2,446	37
Public Administration & Sales	44	1,343	31
Arts, Entertainment, Recreation	89	834	9
Utilities & Waste Management	171	940	5
Construction	329	1,470	4
Manufacturing	108	1,444	13
Agriculture, Mining, Fishing	6	10	2
Other Services	328	1,396	4

DEMOGRAPHICS

ESTIMATED AREA	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$84,797	\$102,101	\$102,606
POPULATION	13,599	80,203	117,923
MEDIAN AGE	38.1	38	38.6



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