



FOR LEASE  
±1,784 RSF  
HIGH IMAGE  
OFFICE SUITE

2655 FIRST STREET | SIMI VALLEY | CALIFORNIA



BEAUTIFUL CLASS "A" SUITE LOCATED IN A 64,000 RSF 3 STORY OFFICE BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

**MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT**

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787

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# SIMI VALLEY CORPORATE POINT

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## PROPERTY FEATURES

- Beautiful Class "A" Suite Located in a 64,000 Rentable Square Foot 3 Story Office Building.
- Suite 125 Available
- \$2.95 PSF/Month Full Service
- Travertine Tile Work Throughout Lobby Areas and Restrooms.
- Full Size Executive Style Restrooms on Each Floor.
- 2 Full Size Elevators Serving All Three Floors.
- After Hours Keyless Entry System.
- 264 Free Parking Spaces, 4 Per 1,000 Rentable Square Feet.
- Large Conference Room Available on Reservation Basis at Nominal Cost.





# SIMI VALLEY CORPORATE CENTER

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Lobby



Lobby

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Lobby



Suite 125



Suite 125

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CORPORATE  
CENTER

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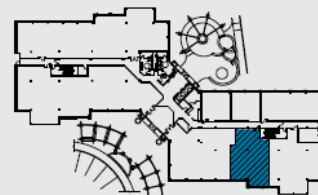
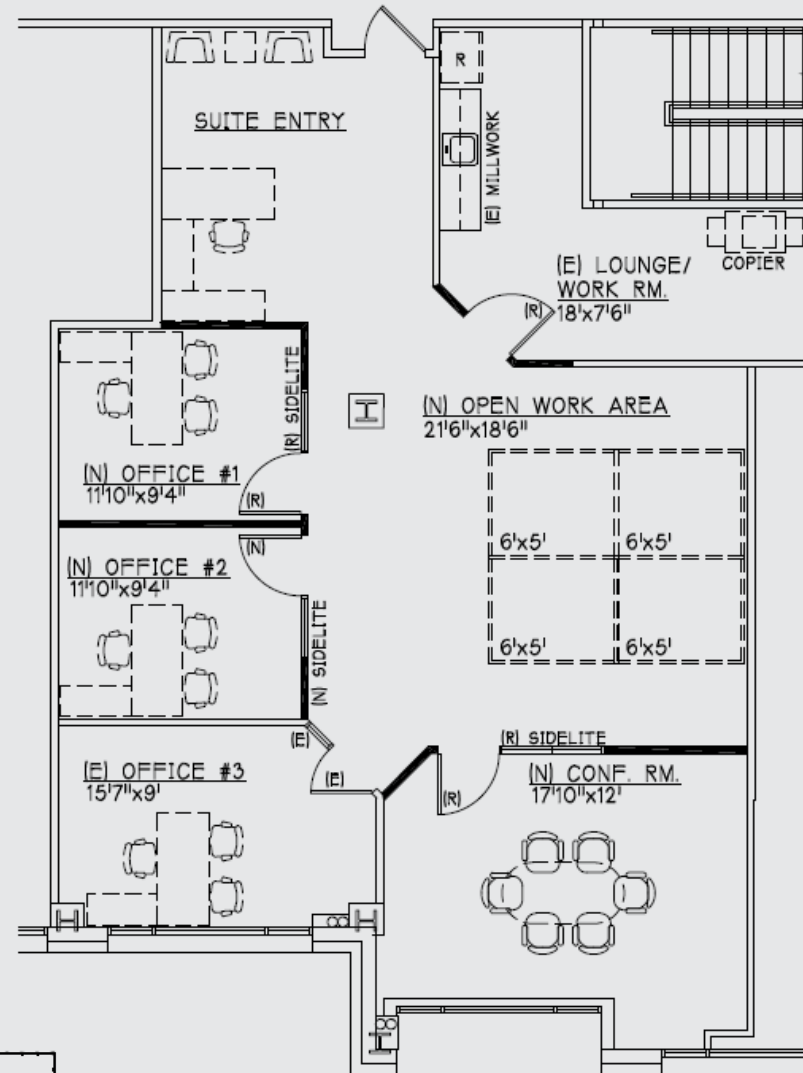
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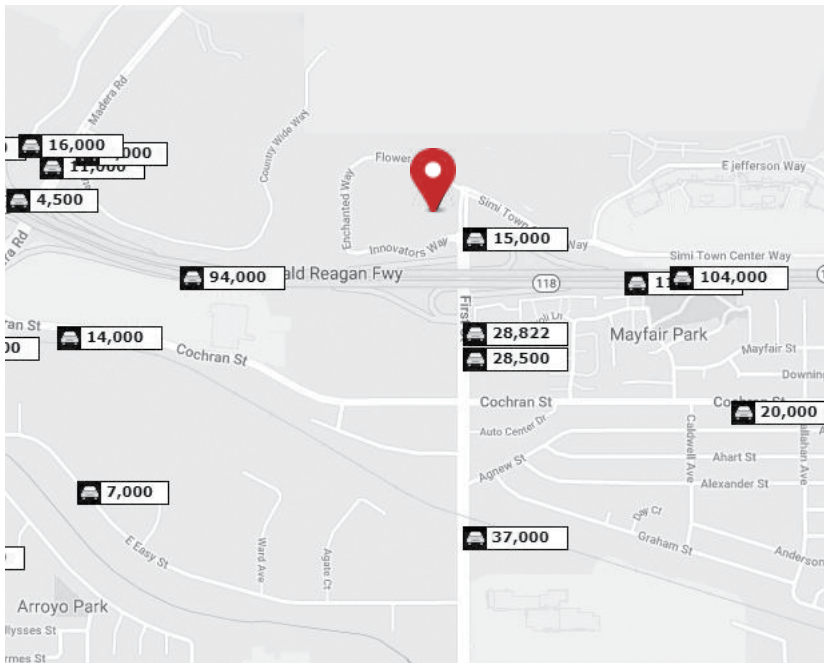
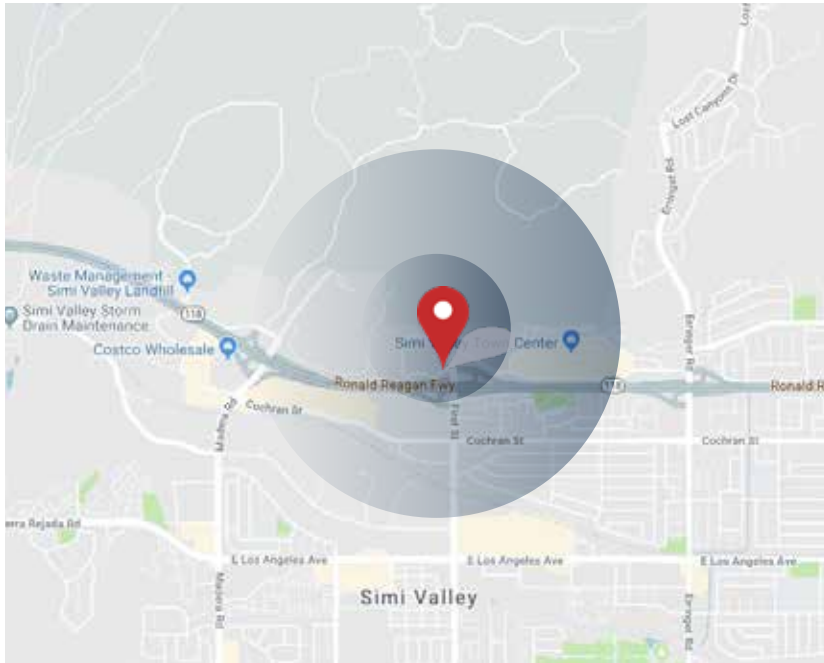
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	6,982	71,537	117,557
2018 Estimate	6,866	70,422	115,735
2010 Census	6,649	68,620	112,824
<b>Households:</b>			
2023 Projection	2,320	23,064	38,237
2018 Estimate	2,280	22,698	37,633
2010 Census	2,198	22,089	36,649
<b>Growth 2010 - 2018</b>	3.73%	2.76%	2.68%
<b>Total Specified Consumer Spending (\$)</b>	\$71,047	\$805,588	\$1,365,966
<b>Employment:</b>			
Total Businesses	1,339	3,441	4,925
Employees	13,122	31,854	48,350

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
1st St	Enchanted Way	0.02 S	15,000	0.05
1st St	Ronald Reagan Fwy	0.07 N	28,822	0.21
1st St	Cochran St	0.10 S	28,500	0.25
Ronald Reagan Fwy	1st St	0.30 W	113,130	0.36
Ronald Reagan Fwy	1st St	0.38 W	104,000	0.44
Ronald Reagan Fwy	Madera Rd	0.29 W	94,000	0.49
1st St	Agnew St	0.07 N	37,000	0.58
Cochran St	Caldwell Ave	0.07 W	20,000	0.64
Madera Rd	View Lane Dr	0.06 SW	9,000	0.68
Cochran St	Freedom Way	0.07 E	14,000	0.73



# SIMI VALLEY CORPORATE CENTER

SUBJECT PROPERTY  
2655 1ST STREET

Simi Valley Town  
Center

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SIMI TOWN CENTER WAY  
CALIFORNIA 118

COCHRAN STREET



CALIFORNIA 118

COCHRAN STREET



Valley Marketplace  
Simi Valley

COCHRAN STREET

FIRST STREET

Google



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*Mark Scheu cares about his buildings and tenants. After the fires, he was quick to come to my office personally to check on smoke damage and to make sure that we were okay to continue operations.*

**DAVID H. DICKER, ESQ.** | DICKER & DICKER, LLP

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