

MASTERFULLY REMODELED – REFRESHING CONTEMPORARY DESIGN

FOR LEASE ±1,142 - ±10,279 RSF

CONTIGUOUS

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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PROPERTY HIGHLIGHTS

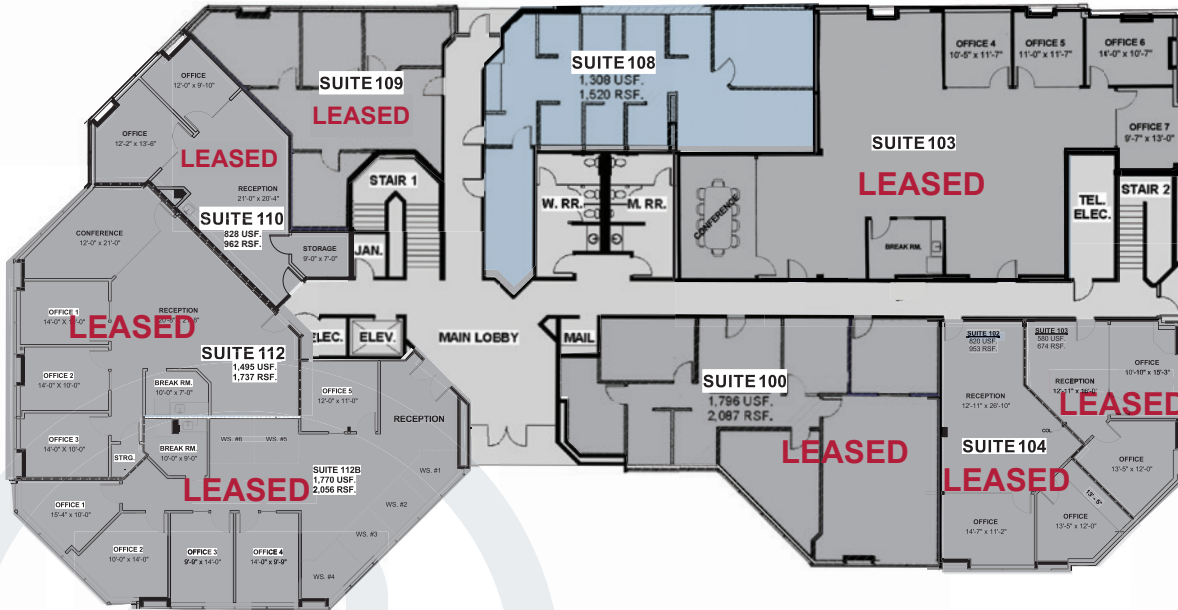
- Scheu Development Property - Common Areas have been meticulously refreshed with contemporary design - to code
- All new HVAC units and thermostats
- Highly desirable location in Simi Valley
- One of the few Class A corporate office options in the Simi Valley office market
- Close proximity to the Ronald Reagan (118) Freeway
- Shallow bay depths and abundant window line
- Close proximity to numerous upscale amenities including the Simi Valley Town Center
- 4.00/1,000 parking ratio. Well distributed around the property



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FLOOR PLAN

FIRST FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
103	2,959 RSF	LEASED
104	953 RSF	LEASED
108	1,520 RSF	\$2.35 RSF PER MONTH, FSG
109	1,057 RSF	LEASED
110	962 RSF	LEASED
112	1,737 RSF	LEASED

AVAILABLE
 LEASED

SIMI VALLEY
BUSINESS CENTER

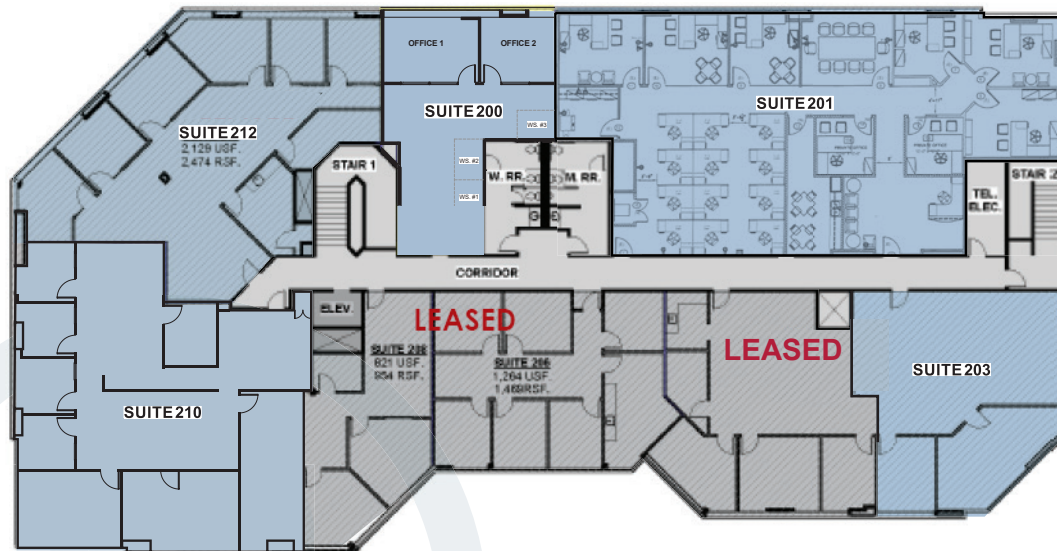
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FLOOR PLAN

SECOND FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
200*	1,142 RSF	\$2.35 RSF PER MONTH, FSG
201*	3,798 RSF	\$2.35 RSF PER MONTH, FSG
203	1,505 RSF	\$2.35 RSF PER MONTH, FSG
205		LEASED
206		LEASED
208		LEASED
210*	2,865 RSF	\$2.35 RSF PER MONTH, FSG
212*	2,474 RSF	\$2.35 RSF PER MONTH, FSG
*	10,279 RSF	Contiguous

 AVAILABLE

 LEASED

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SUITE 108



1,520
RSF



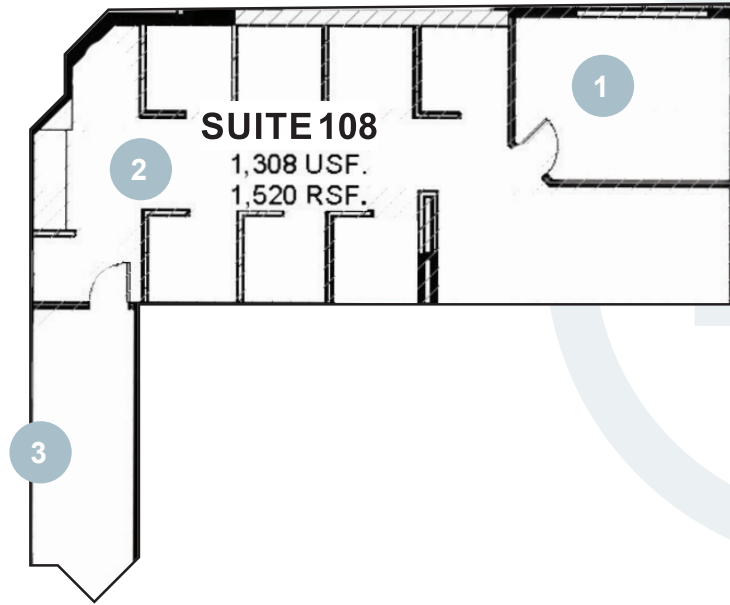
7
CUBICALS



\$2.35
PSF / FSG



FIRST
FLOOR



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SUITE 200



1,142
RSF



2
PRIVATE
OFFICES



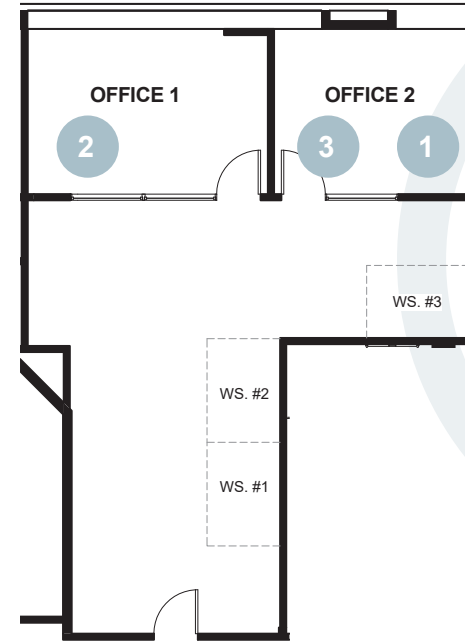
1
SINK



\$2.35
PSF
FSG



SECOND
FLOOR



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SUITE 201



3,798
RSF



8
PRIVATE
OFFICES



1
CONFERENCE
ROOM



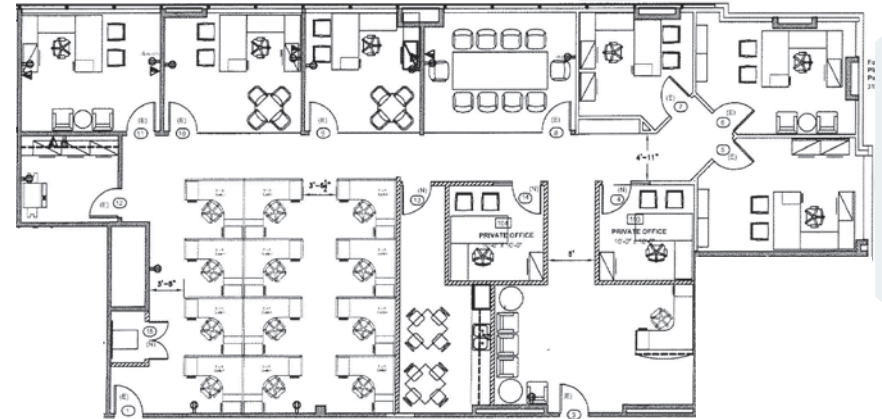
\$2.35
PSF
FSG



SECOND
FLOOR



1
OPEN
AREA



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SUITE 203



1,505
RSF



2
PRIVATE
OFFICES



1
CORNER SUITE



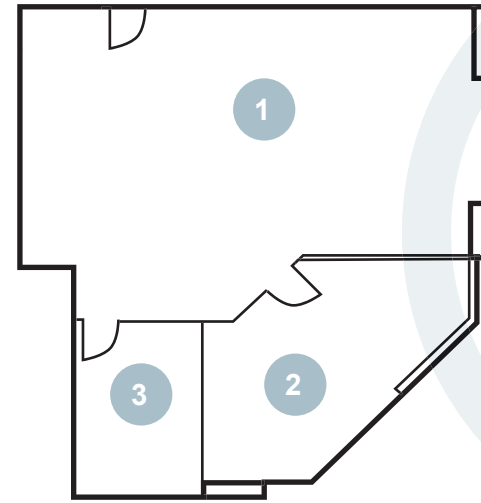
\$2.35
PSF
FSG



SECOND
FLOOR



ABUNDANT
WINDOWS



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SUITE 210



2,865
RSF



6
PRIVATE
OFFICES



1
CORNER
SUITE



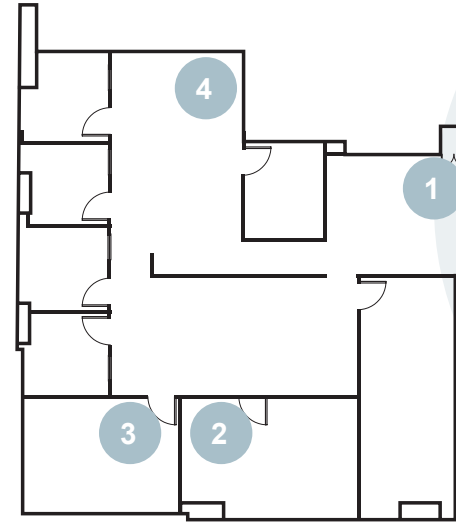
\$2.35
PSF / FSG



SECOND
FLOOR



1
CONFERENCE
ROOM



40



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SUITE 212



2,474
RSF



7
PRIVATE
OFFICES



1
KITCHENETTE



\$2.35
PSF / FSG



SECOND
FLOOR



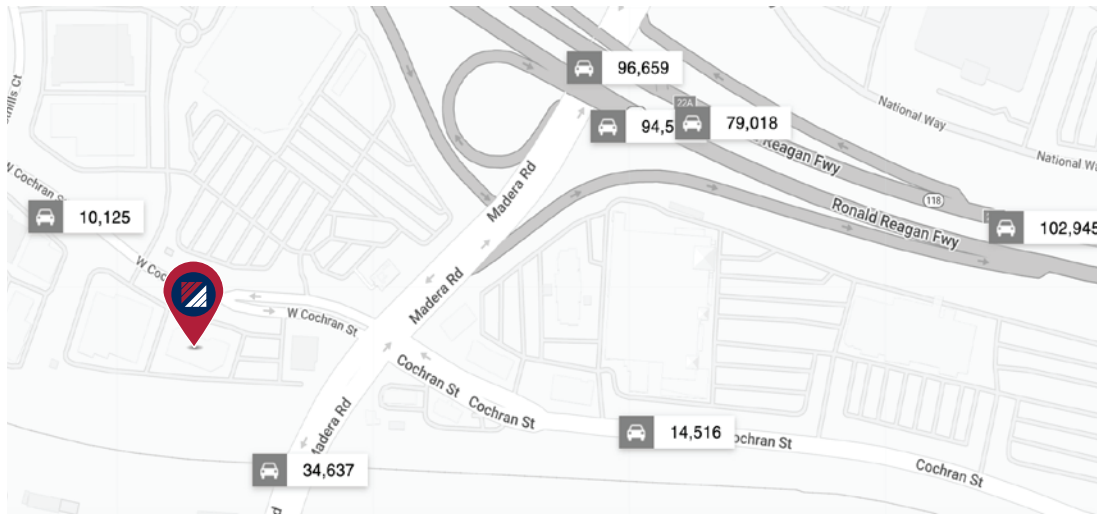
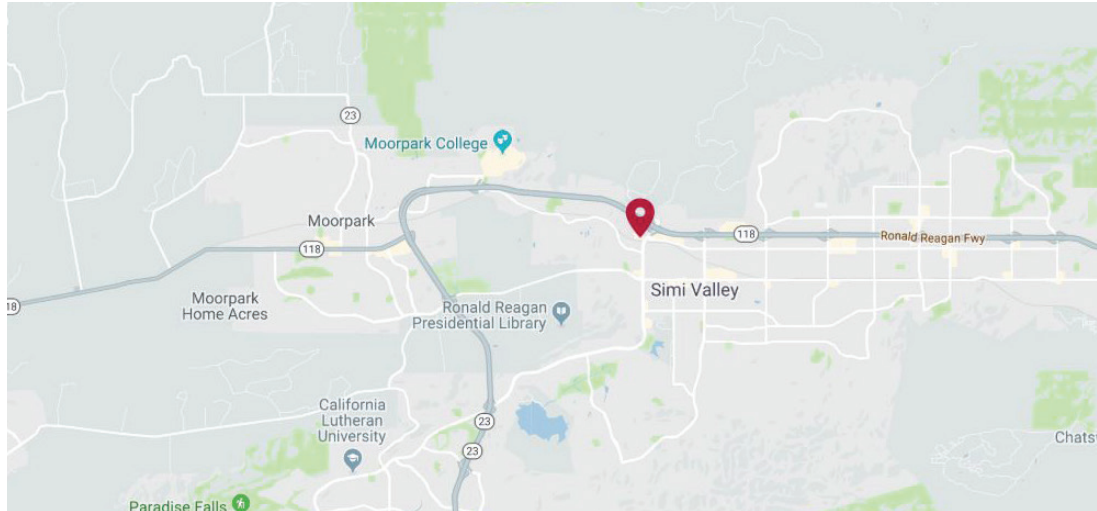
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	5,010	55,752	125,763
2023 Population	5,475	56,359	128,057
2028 Population Projection	5,505	55,868	127,117
Annual Growth 2010-2023	0.7%	0.1%	0.1%
Annual Growth 2023-2028	0.1%	-0.2%	-0.1%
Median Age	40.6	40.2	40.5
Avg Household Income	\$121,072	\$124,993	\$137,046
Median Household Income	\$107,415	\$106,553	\$114,123
Total Specified Consumer Spending (\$)	\$81.4M	\$805.8M	\$1.9B
Employment:			
Total Businesses	800	3,019	5,391
Employees	9,297	24,200	47,011

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Madera Rd	Cochran St NE	34,637	2022	0.10 mi
Cochran St	PkCenter Dr SE	10,125	2022	0.10 mi
W Easy St	Madera Rd E	8,263	2022	0.23 mi
Ronald Reagan Fwy	Madera Rd SE	9,238	2018	0.29 mi
Cochran St	Freedom Way E	14,516	2022	0.30 mi
118	-	94,578	2022	0.30 mi
View Lane Dr	Brea Canyon Rd E	18,192	2018	0.30 mi
Brea Canyon Rd	View LnDr SW	16,073	2022	0.36 mi
View Lane Dr	Madera Rd SE	11,042	2022	0.37 mi
Brea Canyon Rd	View Lane Dr SW	19,870	2018	0.38 mi

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