

MASTERFULLY REMODELED – REFRESHING CONTEMPORARY DESIGN

# FOR LEASE $\pm 962$ - $\pm 1,057$ RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA

40



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

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**SCHEU**  
DEVELOPMENT COMPANY

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE ±962 - ±1,057 RSF

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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



**2**  
AVAILABLE  
OFFICES



**±1 ACRE**  
LOT SIZE



**\$2.35**  
PSF



**LED**  
LIGHTING



**4.00/1000**  
PARKING



**A**  
CLASS BLDG.



**ALL NEW**  
HVAC



**FULLY**  
SPRINKLERED

**40**

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AVAILABLE  
 LEASED

# SIMI VALLEY BUSINESS CENTER

**FOR MORE INFORMATION, CONTACT:**

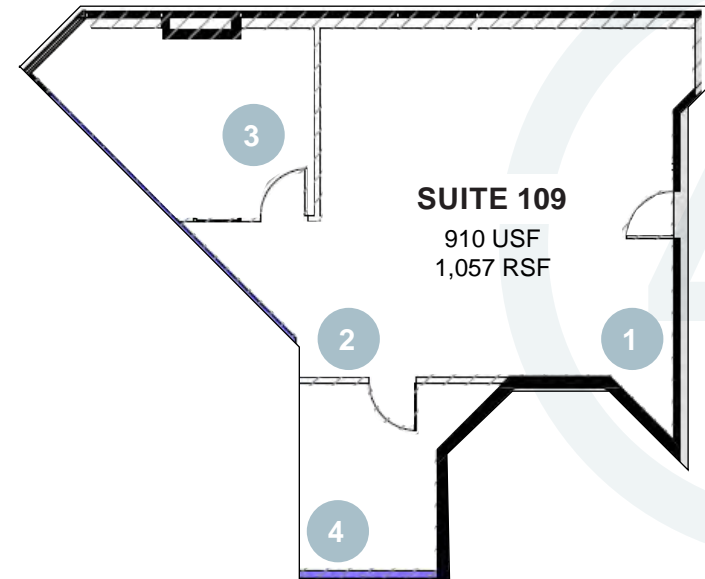
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# SUITE 109



**SIMI VALLEY**  
BUSINESS CENTER

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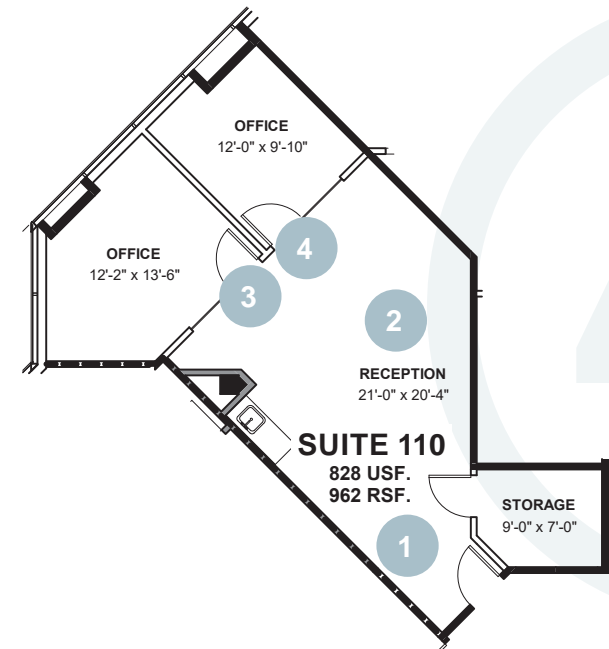
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# SUITE 110



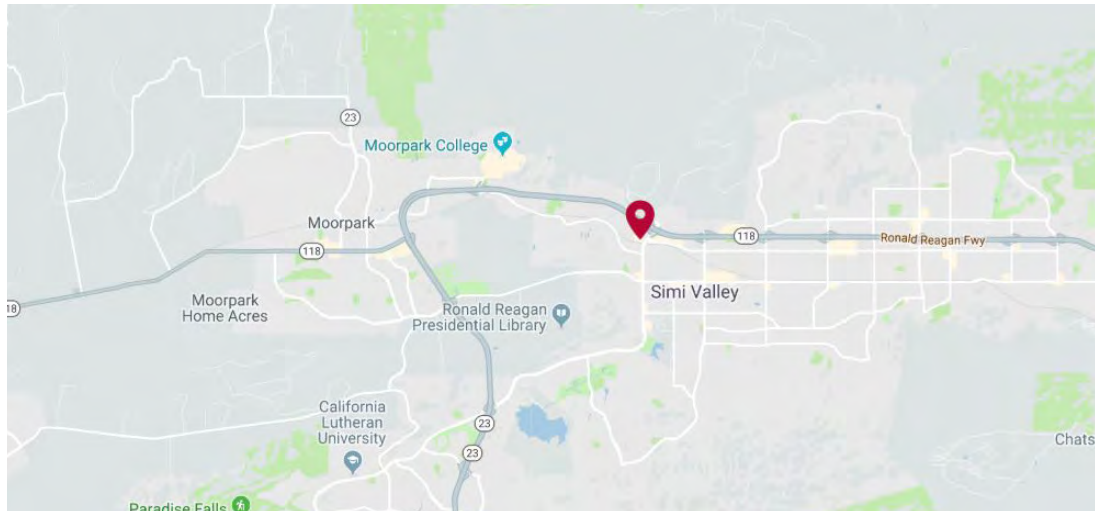
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# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
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
<b>Annual Growth 2010-2023</b>	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
<b>Median Household Income</b>	\$107,415	\$106,553	\$114,123
<b>Total Specified Consumer Spending (\$)</b>	\$81.4M	\$805.8M	\$1.9B
<b>Employment:</b>			
Total Businesses	800	3,019	5,391
Employees	9,297	24,200	47,011

Traffic Count				
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 Ln Dr 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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# AMENITIES MAP



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