



SIMI VALLEY BUSINESS CENTER

FOR LEASE
±953 - 2,959 RSF
HIGH IMAGE
OFFICE SUITES

40 W COCHRAN STREET | SIMI VALLEY | CALIFORNIA



HIGHLY DESIRABLE LOCATION IN SIMI VALLEY

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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PROPERTY FEATURES

- Newly acquired by Scheu Development - Common Areas have been meticulously updated and refreshed
- 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
- Part of the Simi Valley Business Park, the nicest business park in Simi Valley

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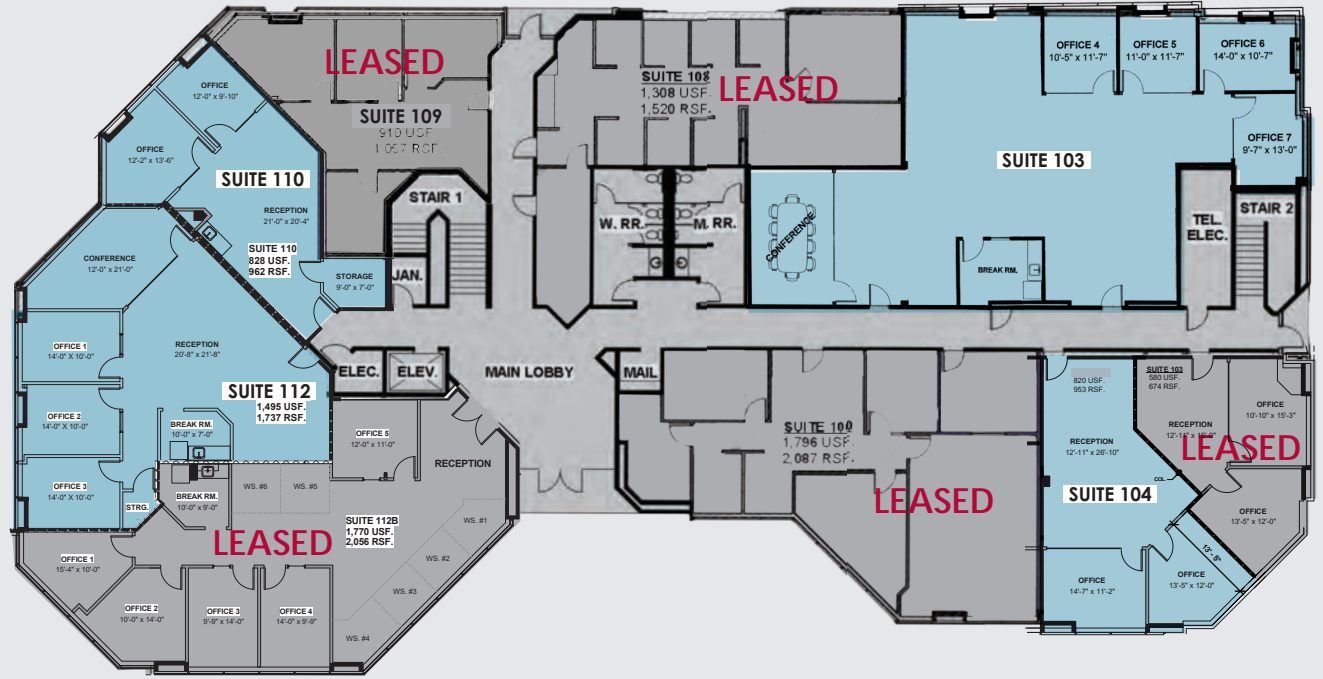


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AVAILABLE SUITE	RSF	RSF PER MONTH
103	2,959 RSF	\$2.35 RSF PER MONTH, FSG
104	953 RSF	\$2.35 RSF PER MONTH, FSG
109	1,057 RSF	LEASED
110	962 RSF	\$2.35 RSF PER MONTH, FSG
112	1,737 RSF	\$2.35 RSF PER MONTH, FSG
200	1,142 RSF	\$2.35 RSF PER MONTH, FSG

AVAILABLE
 LEASED

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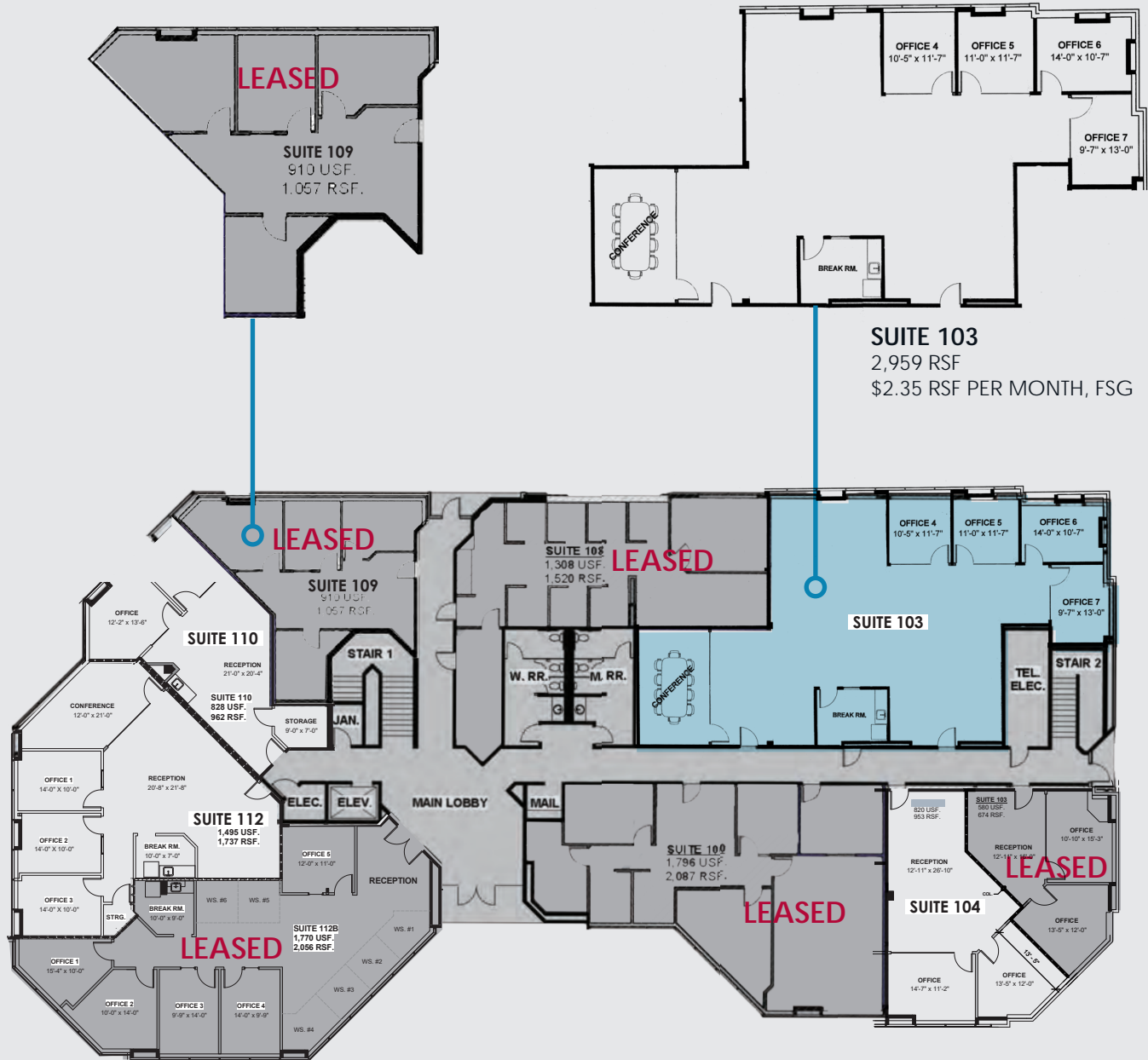
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Suite 103



Suite 103



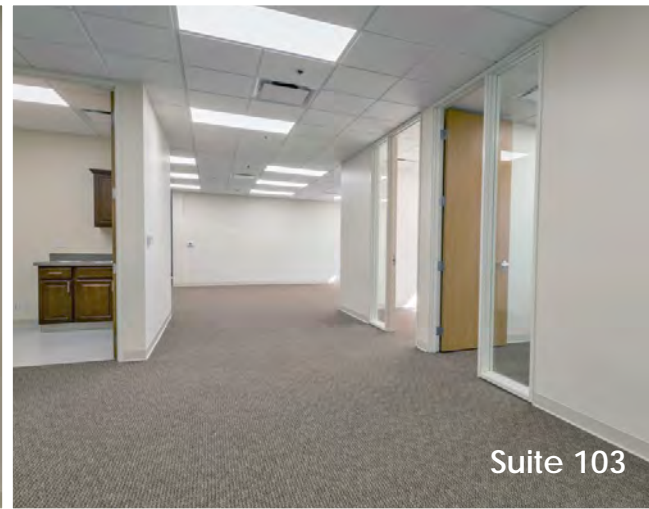
Suite 103

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Suite 103



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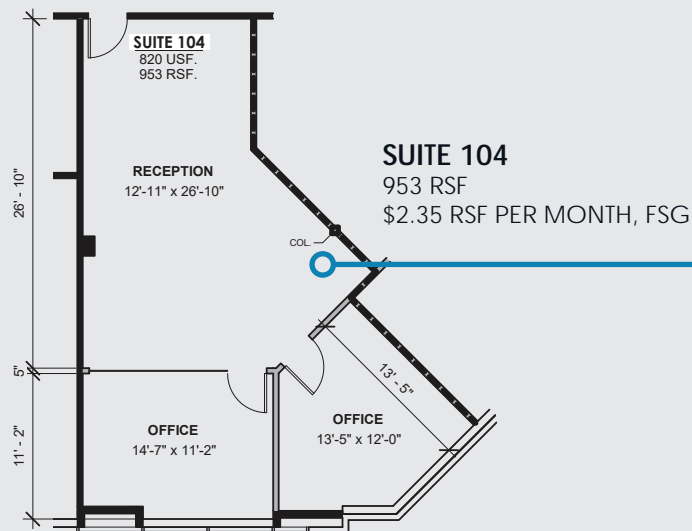
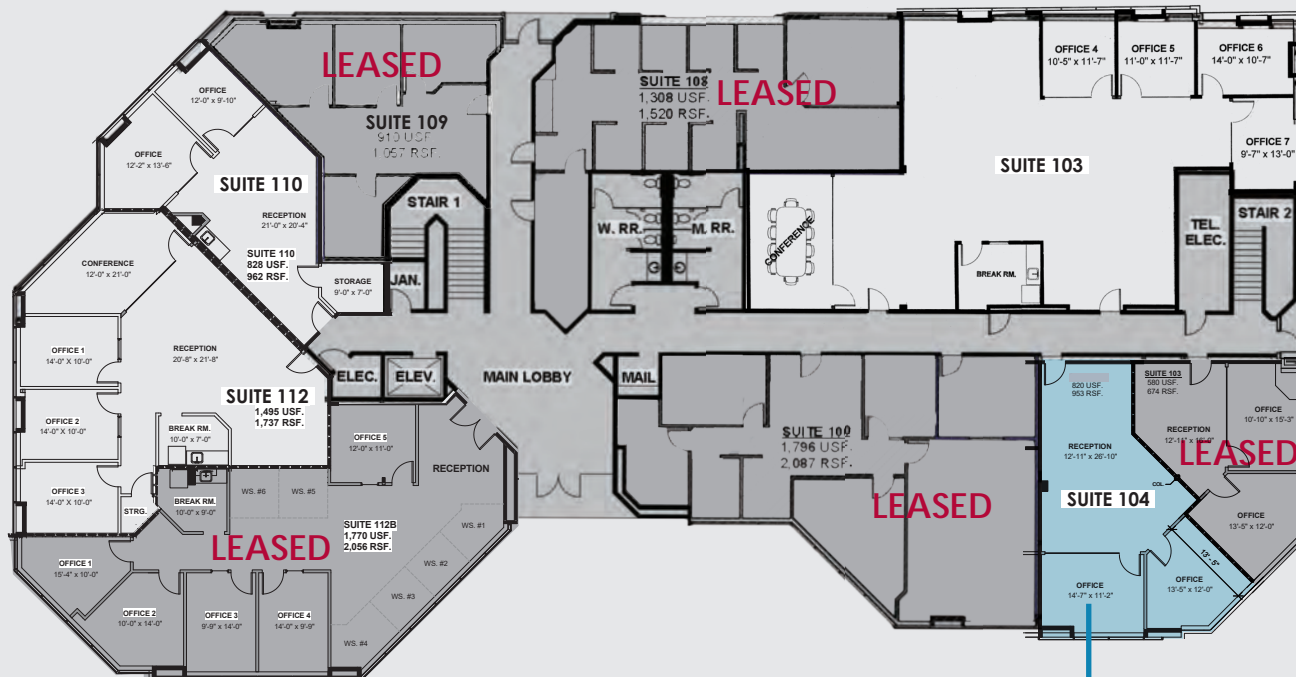
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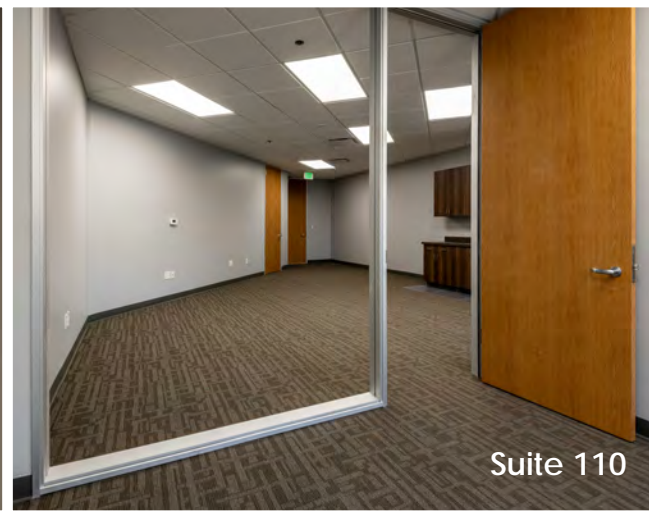
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SIMI VALLEY
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SUITE 110
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1,737 RSF
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Suite 112



Suite 112



Suite 112

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Suite 112



Suite 112

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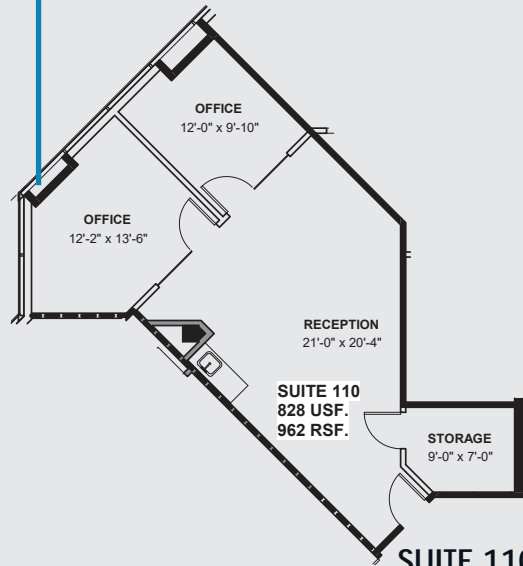
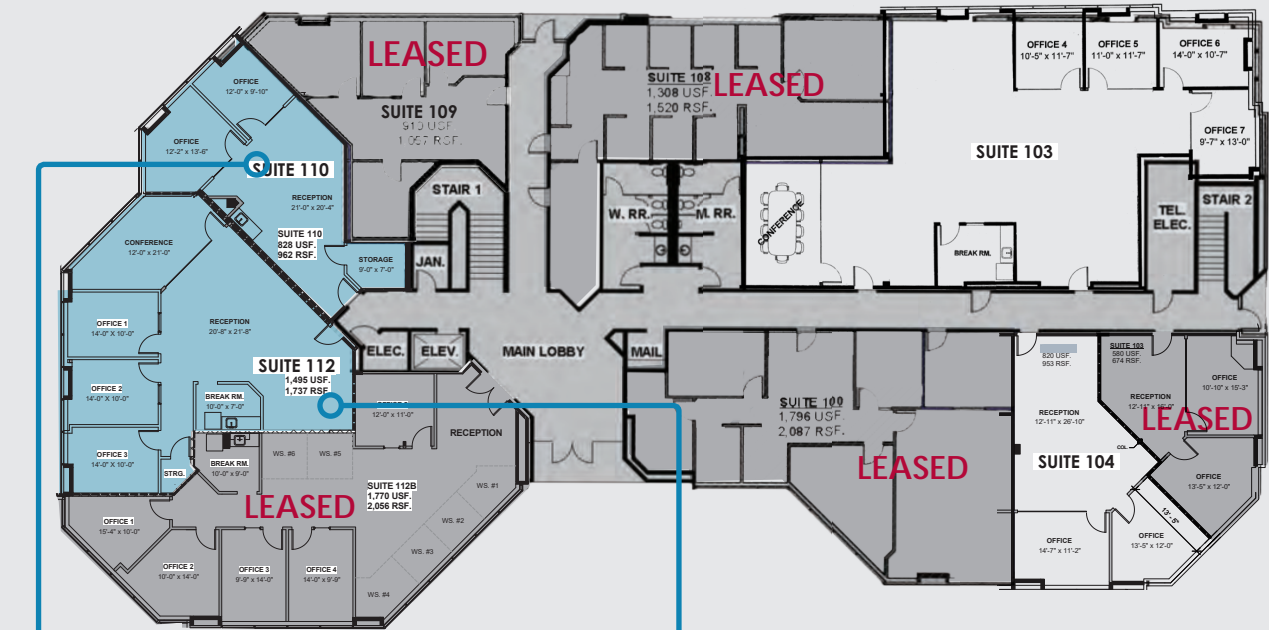
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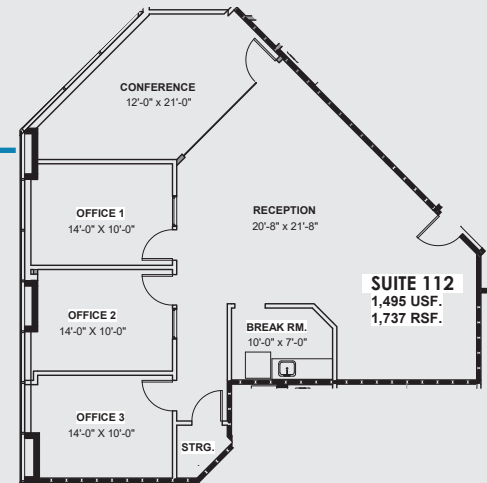
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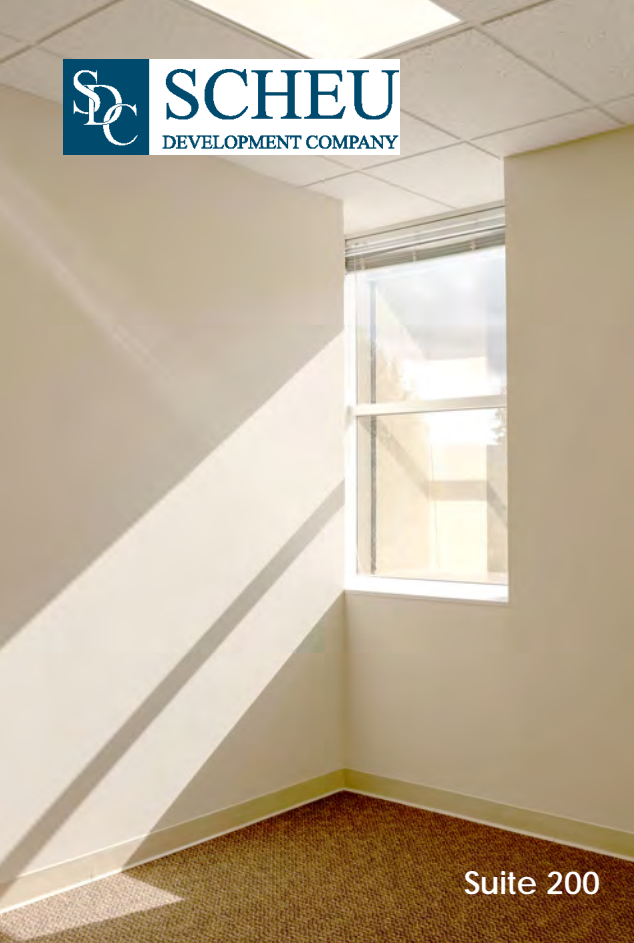


SUITE 110
962 RSF
\$2.35 RSF PER MONTH, FSG

SUITE 112
1,737 RSF
\$2.35 RSF PER MONTH, FSG



SUITE 109



Suite 200



Suite 200

**SIMI
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SUITE 200
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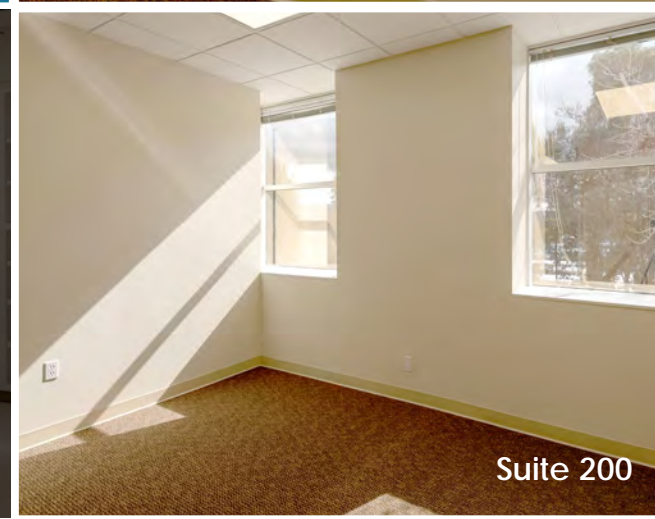


Suite 200



LEASED

Suite 201



Suite 200

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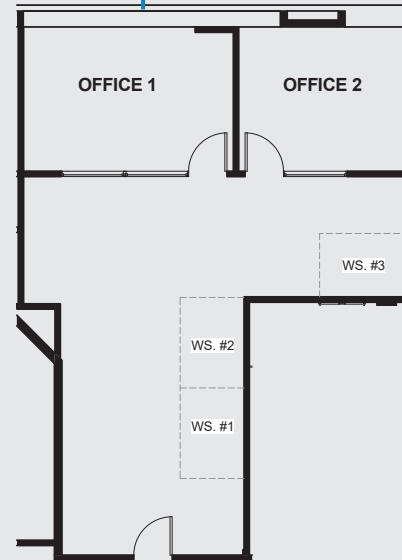
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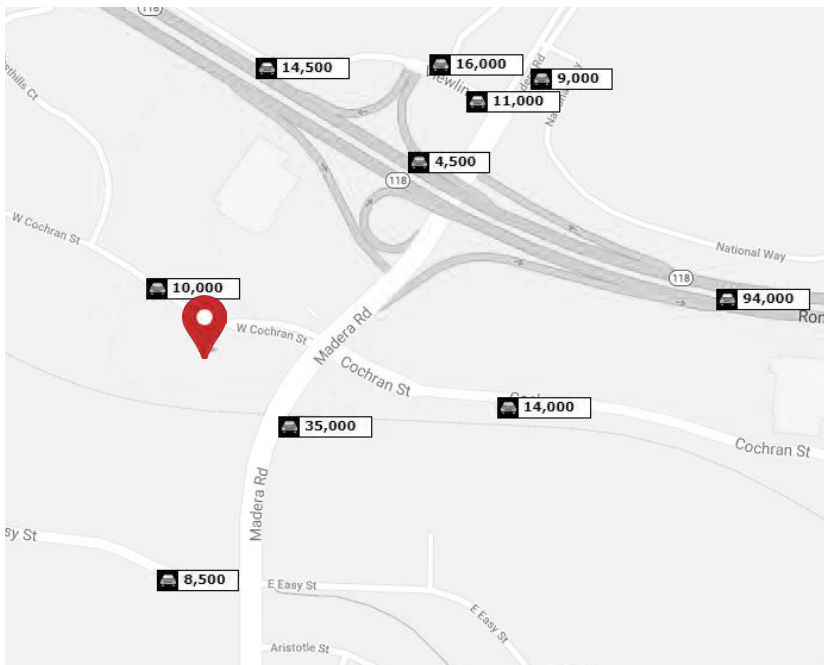
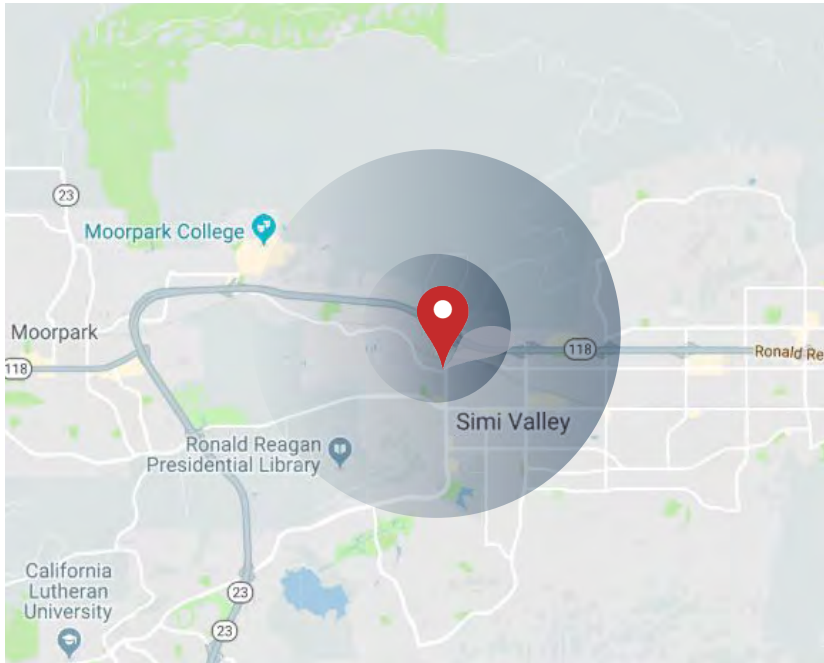
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SUITE 200 - 1,142 RSF
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	5,683	58,228	131,937
2018 Estimate	5,583	57,355	129,680
2010 Census	5,381	56,070	125,263
Average Age:			
	38.60	38.30	38.40
Pop Growth 2018-2023:	1.79%	1.52%	1.74%
HH Growth 2018-2023:	1.81%	1.58%	1.77%
2018 Avg Household Income	\$112,303	\$116,404	\$124,269
2018 Med Household Income	\$95,121	\$94,284	\$101,296
Total Specified Consumer Spending (\$)			
	\$64,815	\$660,987	\$1,541,287
Employment:			
Total Businesses	752	2,833	5,030
Employees	9,749	25,862	49,479

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Madera Rd	Cochran St	0.09 NE	35,000	0.1
Cochran St	Park Center Dr	0.04 SE	10,000	0.1
W Easy St	Madera Rd	0.10 E	8,500	0.23
Ronald Reagan Fwy	Madera Rd	0.07 SE	4,500	0.29
Cochran St	Freedom Way	0.07 E	14,000	0.3
View Lane Dr	Brea Canyon Rd	0.17 E	14,500	0.3
View Lane Dr	Madera Rd	0.05 SE	11,000	0.38
Brea Canyon Rd	View Lane Dr	0.02 SW	16,000	0.38
Madera Rd	View Lane Dr	0.06 SW	9,000	0.44
Madera Rd	Strathearn Pl	0.08 S	33,000	0.45

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SUBJECT PROPERTY
40 W COCHRAN



MADERA RD

COCHRAN STREET



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