

A large, modern, two-story office building with a glass facade and a white exterior. The building is surrounded by a parking lot and some landscaping. The sky is blue with scattered white clouds.

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

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SIMI VALLEY BUSINESS CENTER

40 W COCHRAN STREET | SIMI VALLEY | CALIFORNIA

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

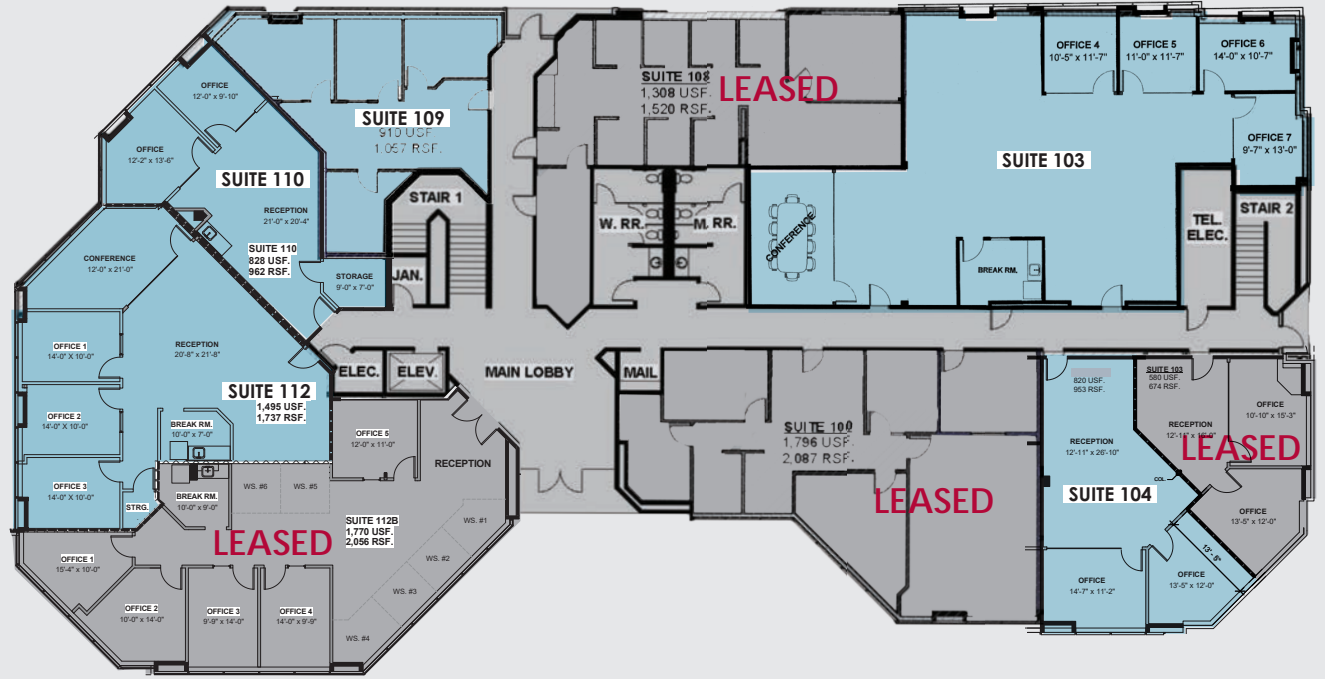
FOR LEASE
±953 - 2,959 RSF
HIGH IMAGE OFFICE SUITES

SIMI VALLEY BUSINESS CENTER

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



SIMI VALLEY
BUSINESS CENTER



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

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY
EXECUTIVE VICE PRESIDENT
P: 805.384.8830
E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM
CA LICENSE: #00773787

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	\$2.35 RSF PER MONTH, FSG
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

SIMI VALLEY BUSINESS CENTER

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

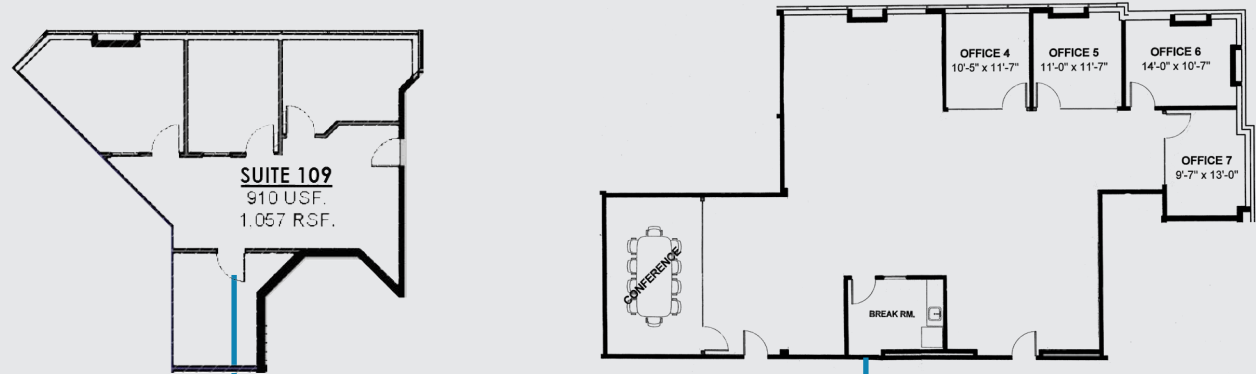
FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY
EXECUTIVE VICE PRESIDENT

P: 805.384.8830

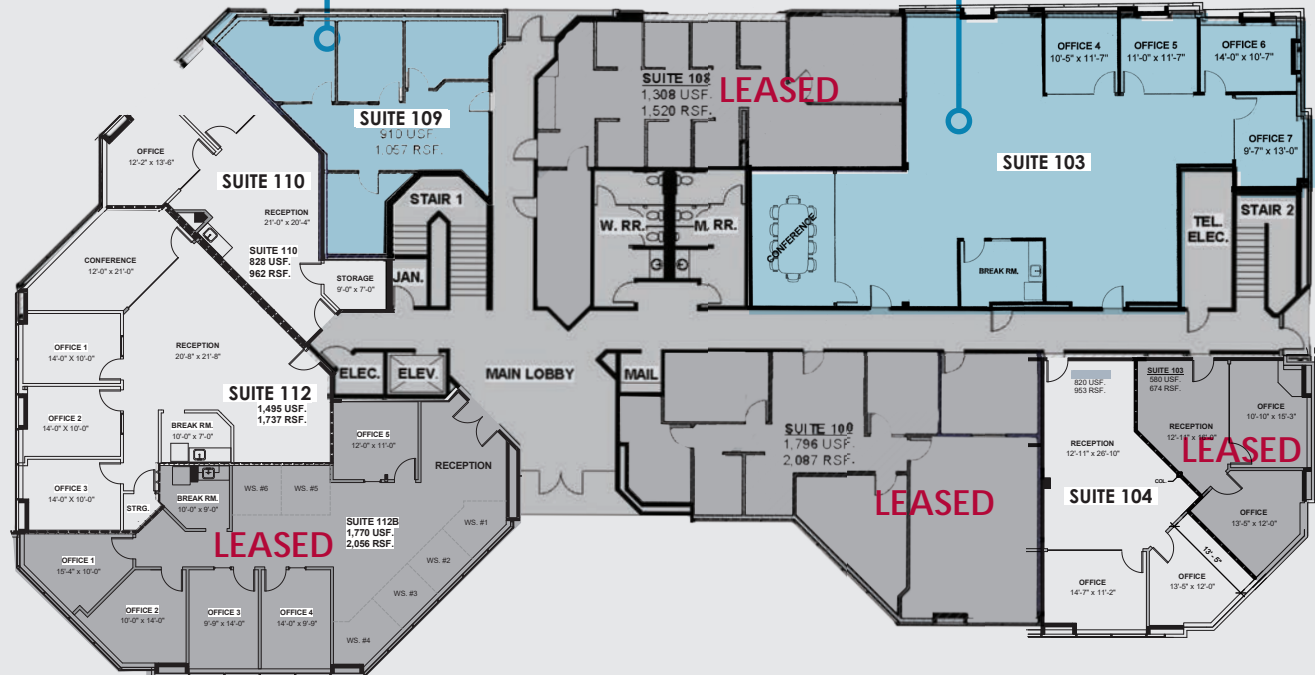
E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787



SUITE 109
1,057 RSF
\$2.35 RSF PER MONTH, FSG

SUITE 103
2,959 RSF
\$2.35 RSF PER MONTH, FSG





Suite 103



Suite 103

SIMI VALLEY
BUSINESS CENTER

SUITE 103
FOR LEASE
±2,959 RSF
HIGH IMAGE
OFFICE SUITES



Suite 103



Suite 103



Suite 103

SIMI VALLEY BUSINESS CENTER

FOR LEASE
±953 RSF
HIGH IMAGE
OFFICE SUITES

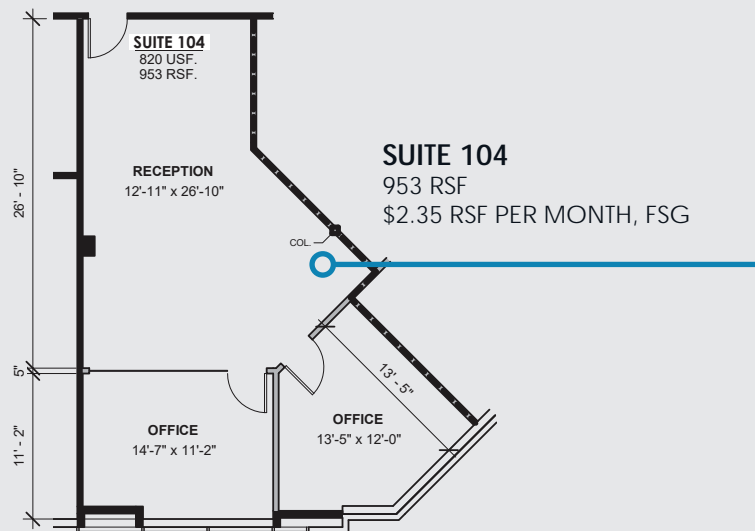
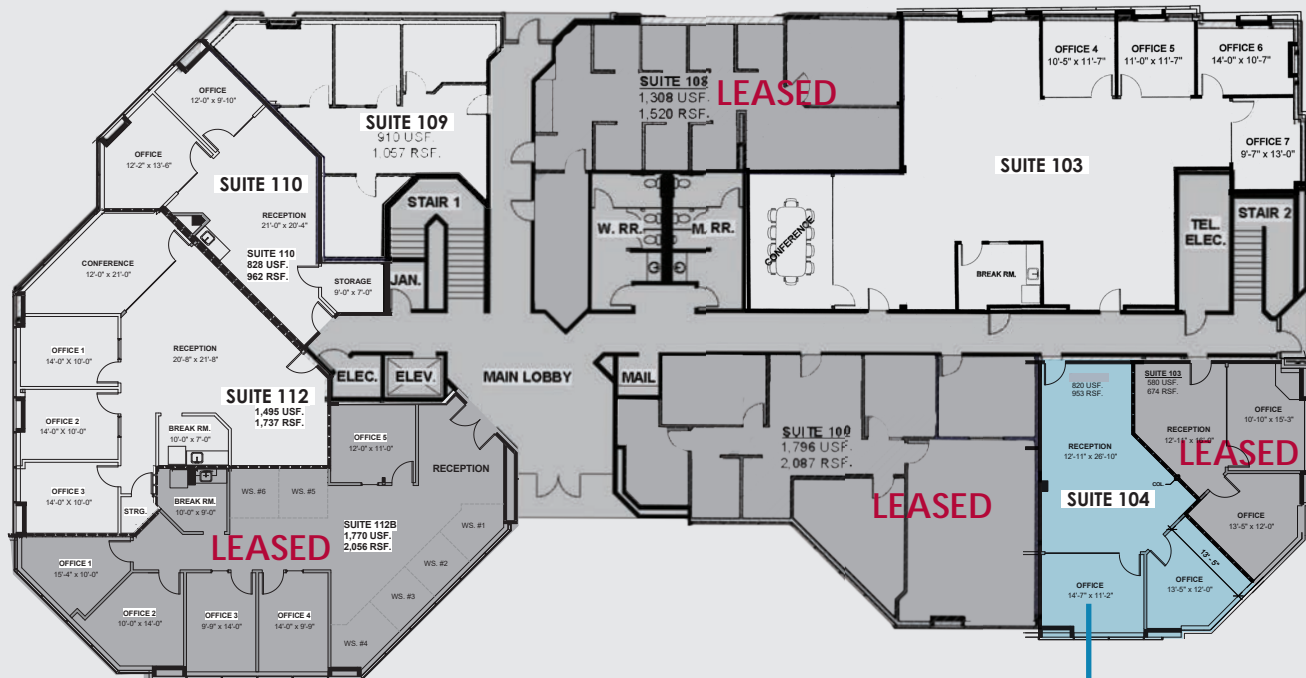
FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY
EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787





Suite 112



Suite 112



Suite 112

SIMI VALLEY ±962 - 1,737 RSF
BUSINESS CENTER

SUITE 110 & 112
FOR LEASE
HIGH IMAGE
OFFICE SUITES



Suite 112



Suite 112

SIMI VALLEY BUSINESS CENTER

FOR LEASE
±962 - 1,737 RSF
HIGH IMAGE
OFFICE SUITES

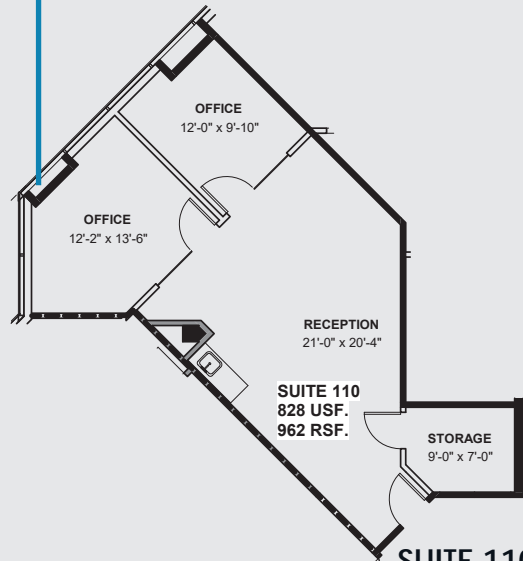
FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY
EXECUTIVE VICE PRESIDENT

P: 805.384.8830

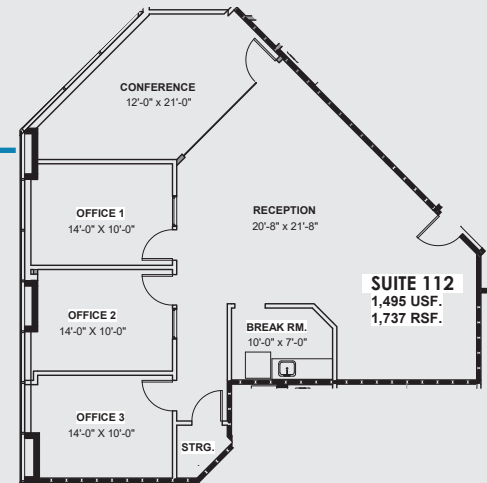
E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787



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



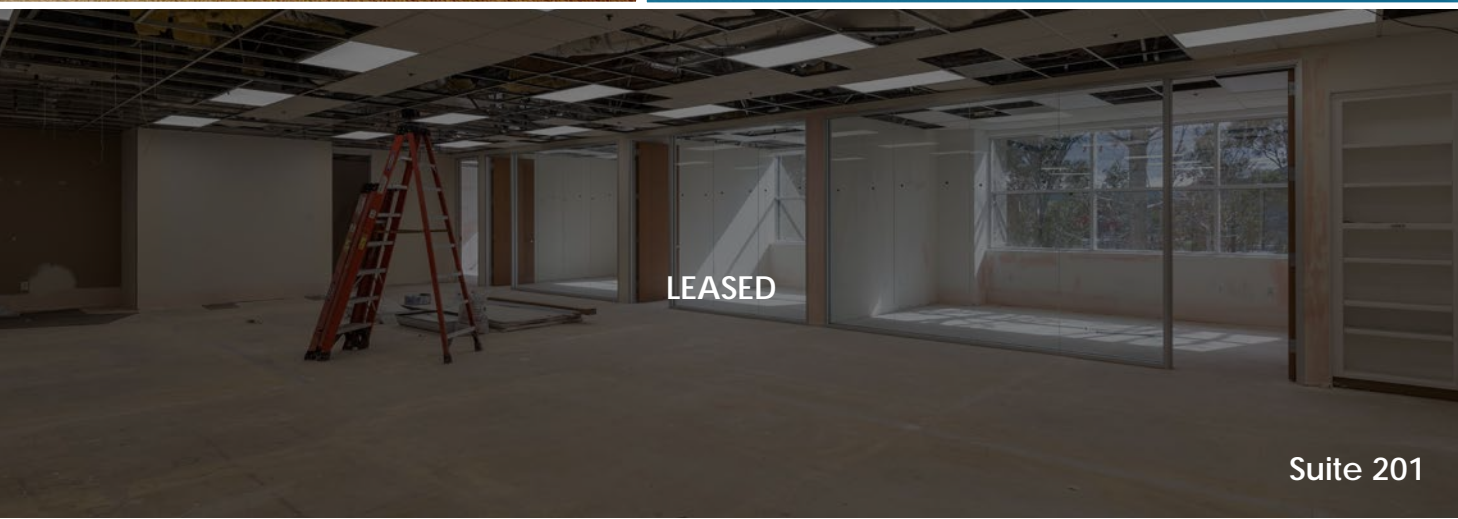
Suite 200

**SIMI
VALLEY**
BUSINESS
CENTER

SUITE 200
FOR LEASE
±1,142 RSF
HIGH IMAGE
OFFICE SUITES

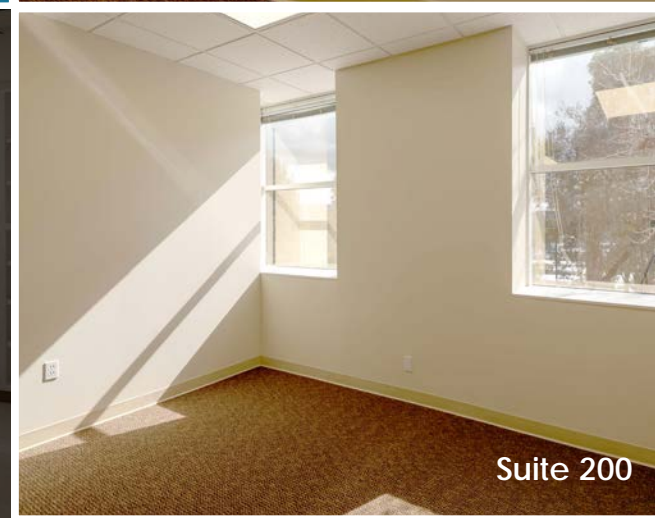


Suite 200



LEASED

Suite 201



Suite 200

SIMI VALLEY
BUSINESS CENTER

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

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY
EXECUTIVE VICE PRESIDENT

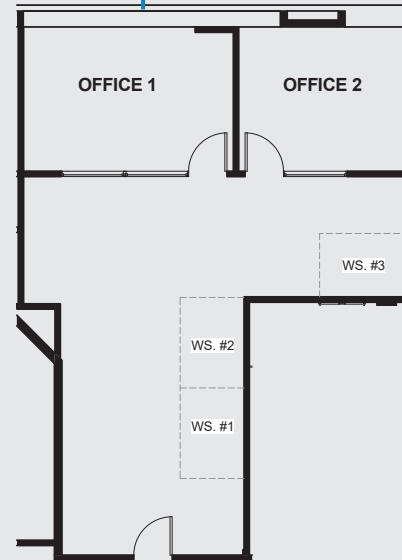
P: 805.384.8830

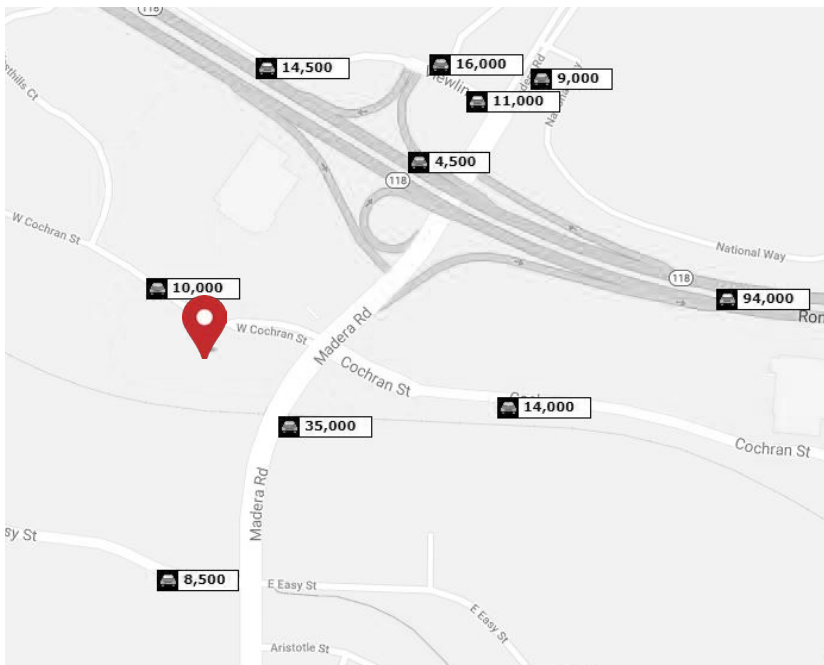
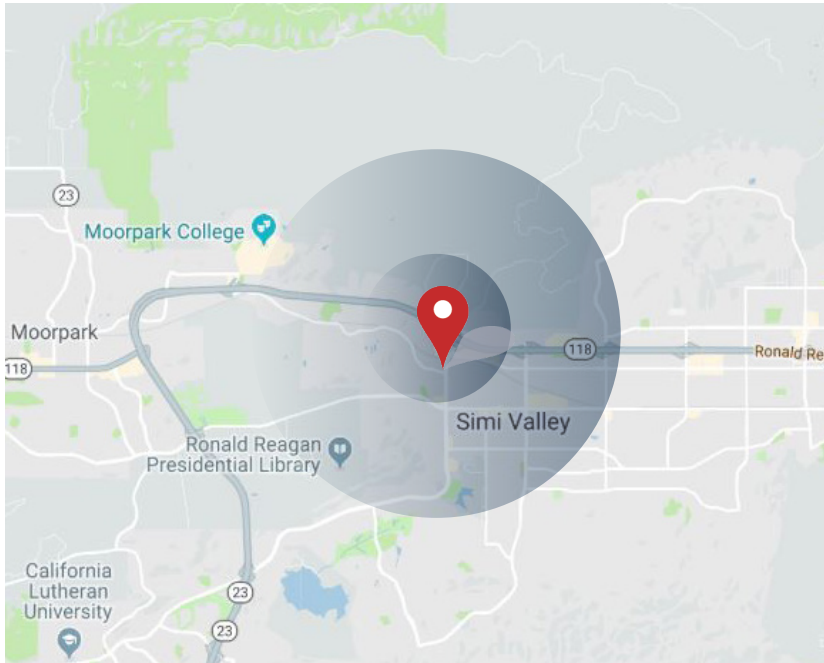
E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787



SUITE 200 - 1,142 RSF
\$2.35 RSF PER MONTH, FSG





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

SIMI VALLEY BUSINESS CENTER

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



SUBJECT PROPERTY
40 W COCHRAN



MADERA RD

COCHRAN STREET



Google



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

HIGHLY DESIRABLE LOCATION IN SIMI VALLEY

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

SIMI VALLEY

BUSINESS CENTER

40 W COCHRAN STREET | SIMI VALLEY | CALIFORNIA



FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: MIKE.FOXWORTHY@DAUMCOMMERCIAL.COM

CA LICENSE: #00773787

D/AO Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.