



THE SHOPS AT SIMI VALLEY TOWN CENTER

1263 SIMI TOWN CENTER WAY | SIMI VALLEY | CA 93065

FOR LEASE
RETAIL PROPERTY

FOR MORE INFORMATION PLEASE CONTACT:

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CABRE #01916821

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.

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

RETAIL PROPERTY

1263

SIMI TOWN CENTER WAY
SIMI VALLEY | CA



PROPERTY DESCRIPTION

5,506 SF Retail Space for Lease in Simi Valley

PROPERTY HIGHLIGHTS

- Shadow Anchored by Lowes and Best Buy
- Good Co-Tenancy - Fire House Subs, Chipotle, Simi Valley Aquatics, AT&T, Massage Envy
- 50 Feet of Window Line
- Large Showroom Area and Warehouse Area with large ground level double doors
- Two (2) Restrooms
- Excellent Parking Field

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/yr (NNN)
Available SF:	5,506 SF
Lot Size:	2.58 Acres
Building Size:	5,506 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,865	36,454	114,652
Total Population	8,944	112,546	337,294
Average HH Income	\$84,903	\$106,168	\$119,207



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(Not to Scale)



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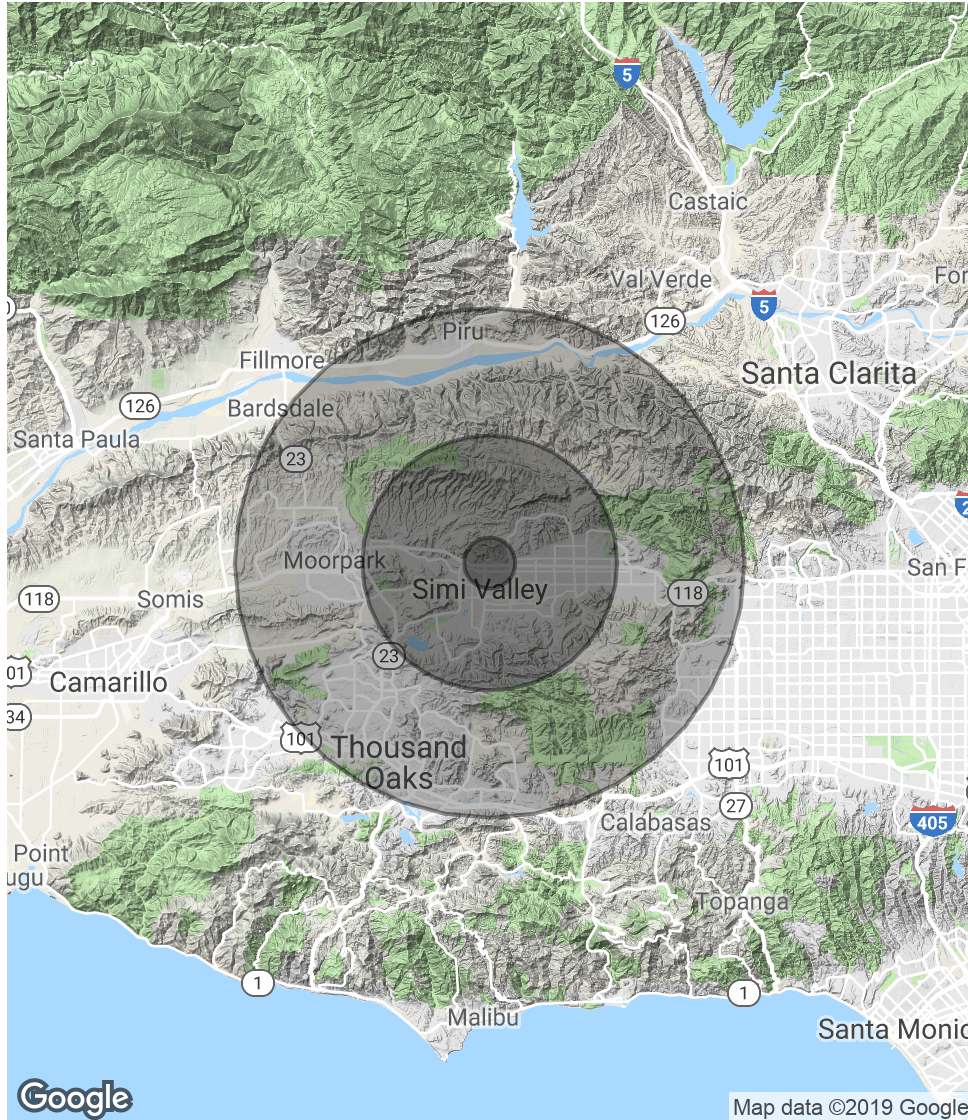
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,944	112,546	337,294
Median age	32.2	36.8	38.7
Median age (Male)	30.9	36.1	37.9
Median age (Female)	35.7	37.2	39.3

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Ronald Reagan Freeway	First St.	100,266/day

** Enter Traffic Count Disclaimer Here*



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