

FOR LEASE | 3355 COCHRAN ST.

# SIMI VALLEY

CALIFORNIA 93063

LAK DENTAL  
& ORTHODONTICS

OFFICE | MEDICAL

For More Information, Contact:

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Associate

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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES





## PROPERTY FEATURES:

### AMENITIES

- Extensive Window Line
- Elevator Serviced
- Good Ingress / Egress
- Excellent 4/1,000 On-Site Parking

### LOCATION

- Centrally located in Simi Valley one Block from Sycamore, walking distance to Retail, Restaurants, and Fitness Amenities

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3355 COCHRAN STREET | FLOOR PLAN



3355 COCHRAN STREET

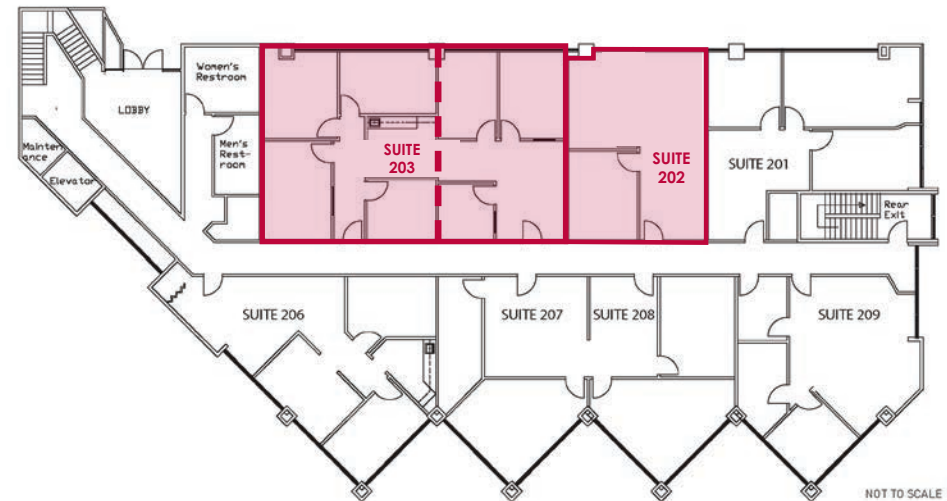
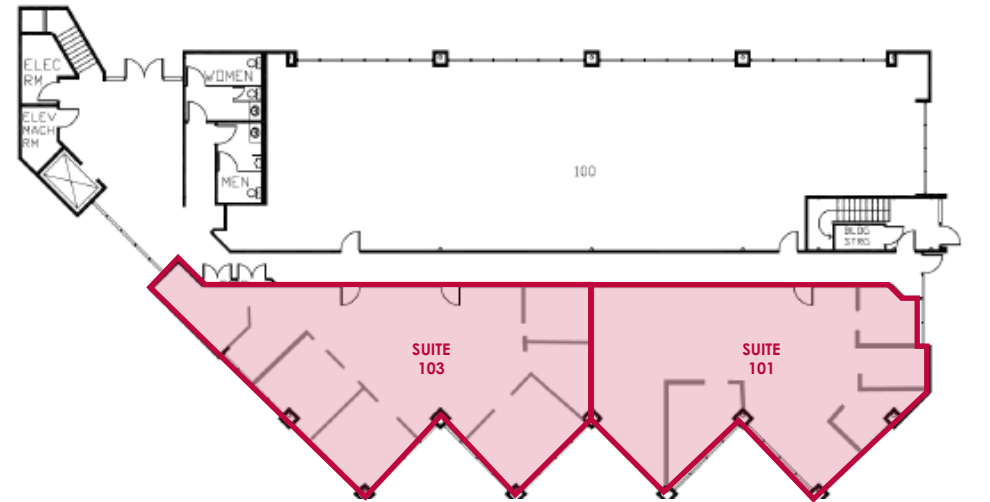
SUITE	RSF	USF	SPACE DESCRIPTION
101	1,927	1,562	
103	1,739	1,420	
202	803	651	
203	1,810	1,467	

Suites 101 and 103 can be combined for a total of 3,666 RSF  
Suites 202 and 203 can be combined for a total of 2,613 RSF  
Suite 203 can be demised to 1,007 and 803 RSF

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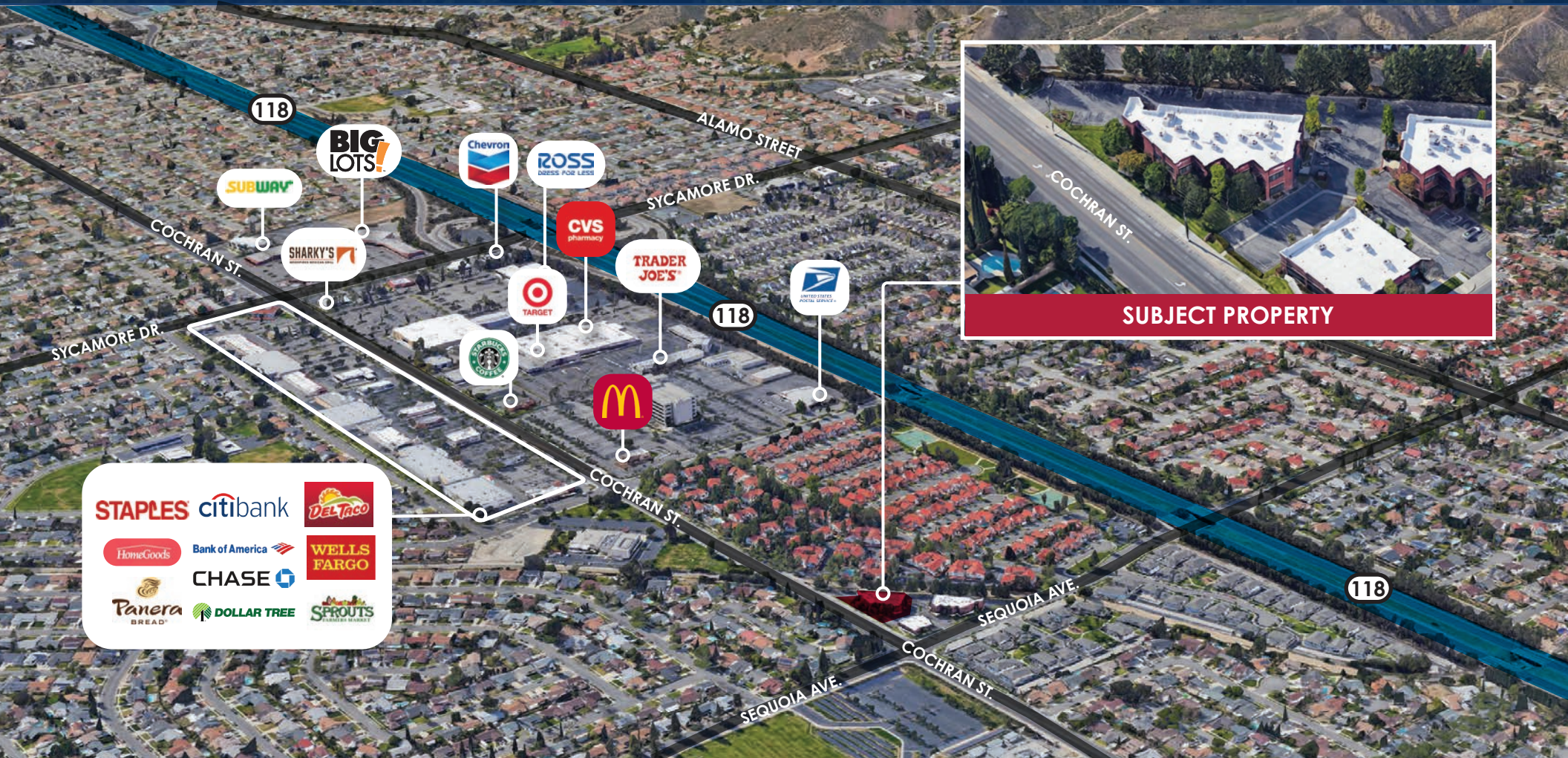


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OFFICE | MEDICAL  
LOCATION MAP



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# SIMI VALLEY

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OFFICE | MEDICAL  
AMENITIES MAP



## AMENITIES MAP

1. HomeGoods
2. Dollar Tree
3. Play It Again Sports
4. Sprouts Farmers Market
5. Wells Fargo Bank
6. AutoZone
7. Junkyard Cafe
8. Sharkey's Woodfire & Grill
9. Sycamore Square
10. Ross Dress for Less
11. CVS
12. Target
13. Eggs N Things
14. Trader Joe's
15. United States Postal Service
16. Starbucks
17. McDonald's
18. 76 Gas Station
19. Ralphs
20. O'Reilly Auto Parts
21. Green Acres Farm Market and Catering
22. Simi Valley Cultural Arts Center
23. 7-Eleven
24. Mobil
25. McDonald's
26. Taco Bell
27. 24 Hour Fitness
28. 99 Cents Only Store
29. Joann Fabrics & Crafts
30. Enterprise Rent-A-Car
31. Jiffy Lube
32. Public Storage
33. Big Lots

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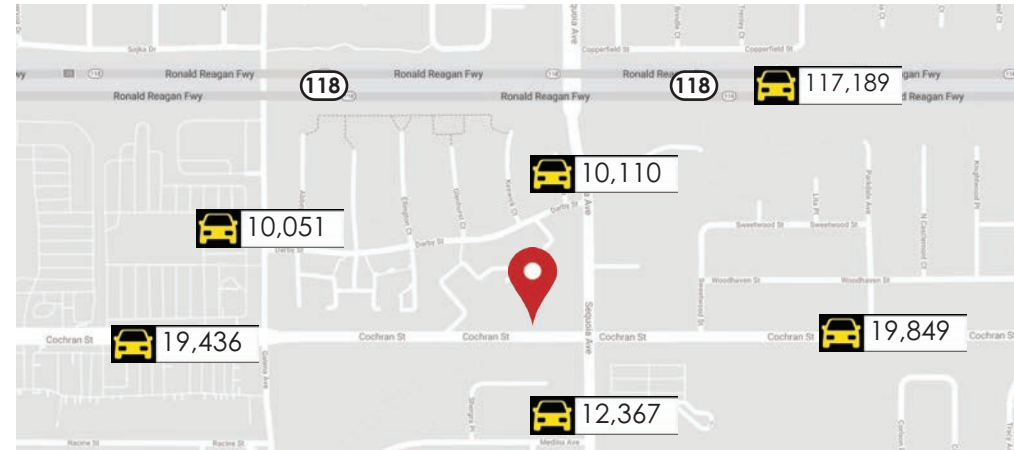
# SIMI VALLEY

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## OFFICE | MEDICAL DEMOGRAPHICS

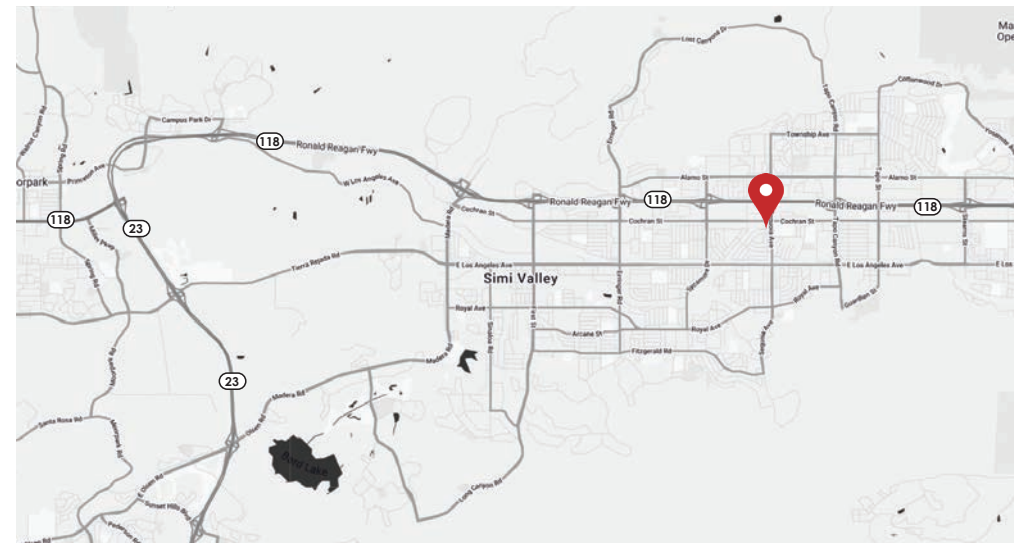
### Traffic Count

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Sequoia Ave	Darby St	0.03 N	10,110	0.09
Sequoia Ave	Delilah St	0.04 S	12,367	0.19
Galena Ave	Darby St	0.03 S	10,051	0.26
Cochran St	Galena Ave	0.09 E	19,436	0.33
Cochran St	Parkdale Ave	0.04 W	19,829	0.35
Cochran St	Parkdale Ave	0.06 W	19,849	0.37
Ronald Reagan Fwy	Sequoia Ave	0.35 W	117,189	0.44
Alamo St	Sequoia Ave	0.13 E	17,528	0.49
E Los Angeles Ave	Darrah Ave	0.11 E	21,092	0.66
Alamo St	Valencia Ave	0.01 E	18,655	0.67



### Radius 1 Mile 3 Mile 5 Mile

Population:	1 Mile	3 Mile	5 Mile
2023 Projection	20,723	60,839	88,737
2019 Estimate	20,237	59,904	87,627
2010 Census	18,429	57,266	85,164
Average Age:	39.40	38.70	38.60
HH Growth 2019-2024:	2.44%	1.63%	1.31%
Median Home Value:	\$552,371	\$530,615	\$536,913
2018 Avg Household Income	\$98,528	\$96,888	\$93,650
Employment:			
Total Businesses	876	2,292	3,649
Employees	8,395	22,086	33,642



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