

# FOR LEASE | SYCAMORE VILLAGE

2868-3090 Cochran St. | Simi Valley, CA 93065 | SEC Sycamore Dr. & E. Cochran St.

157,543 SF Shopping Center  
Anchored by Grocery Outlet,  
Staples & Home Goods

AVAILABLE SPACES

998 SF – 1,500 SF (4 Spaces)

2,000 SF – 3,650 SF (6 Spaces)

Some units can be combined.  
Smaller units are move-in ready!

Sycamore Square

CVS  
pharmacy  
ROSS  
DRESS FOR LESS

Civic Center

REGAL CINEMAS  
unleashed  
STARBUCKS  
BED BATH & BEYOND

El Paseo Shopping Center

KOHL'S  
VONS  
PAVILIONS

Ronald Reagan Fwy

Ronald Reagan Fwy

Target Center

Target  
STARBUCKS  
ANYTIME FITNESS  
TRADER JOE'S

Simi Valley Marketplace

Smart & Final  
extra!

Sycamore Village

STAPLES  
GROCERY OUTLET  
bargain market  
HomeGoods  
DOLLAR TREE

Santa Susana Plaza

99c only STORES  
24 FITNESS  
JOANN stores inc.



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- 157,543 SF Community Shopping Center anchored by Staples, Home Goods & Dollar Tree as well as many national retailers
- Retail opportunity with excellent exposure on Cochran Street
- Potential Pylon & Monument signage positions available
- Strong daytime & residential population within 3-mile radius
- Easy access to Ronald Reagan 118 Fwy

Join these surrounding tenants



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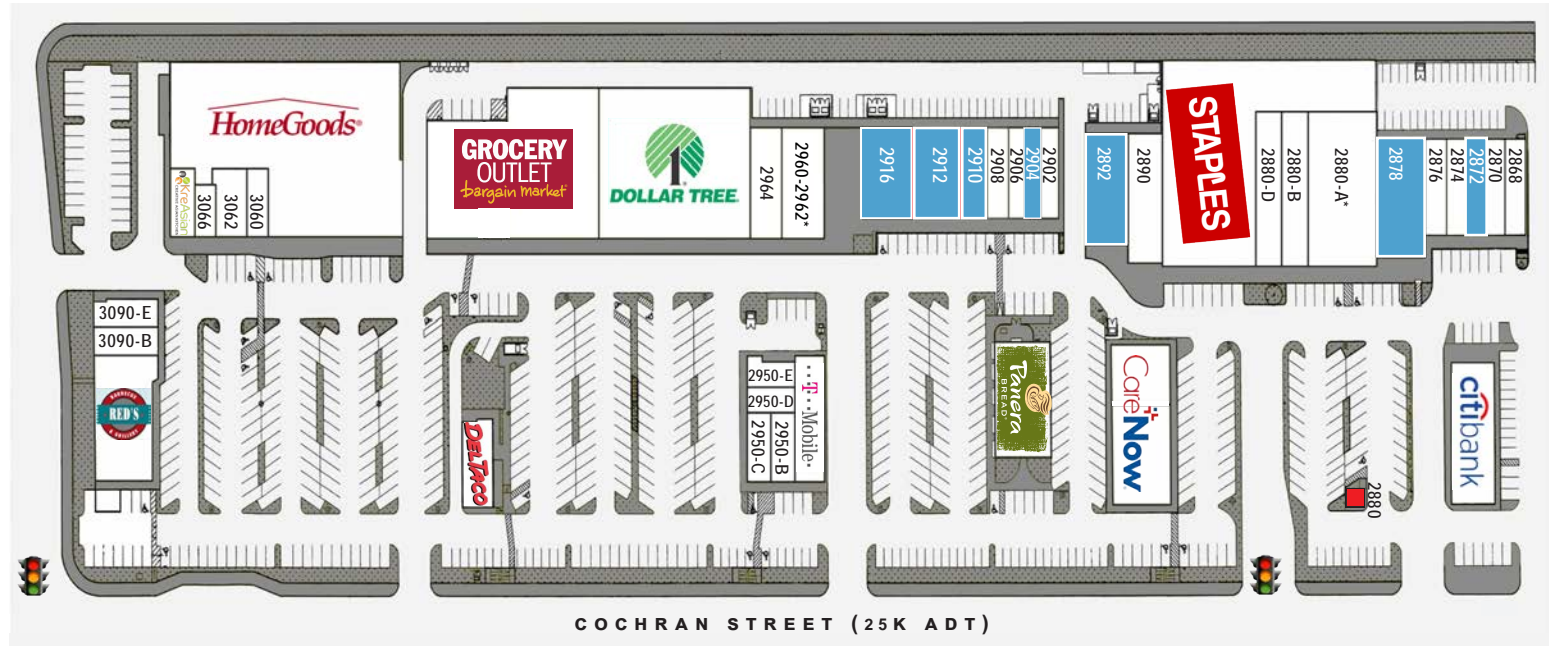
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## Current Retailers

Suite #	Tenant	Size	Suite #	Tenant	Size
2868	Sushi		2912	AVAILABLE	3,150 SF
2870	Foot Massage		2916	AVAILABLE (Restaurant)	3,010 SF
2872	AVAILABLE	1,173 SF	2950-A	T-Mobile	
2874	Ubreakifx		2950-B	New Panda (Chinese)	
2876	Weight Watchers		2950-C	Tutti Frutti (Yogurt)	
2878	AVAILABLE	3,612 SF	2950-D	Check Cashing	
2880	Available (Kiosk Area)	300 SF	2950-E	iThread	
2880-A	\$5 Bookstore*	4,966 SF	2960-2962	For The Troops (30 Days)*	3,654 SF
2880-B	Play It Again Sports		2964	Gracie Barra Brazilian Jiu-Jitsu	
2880-D	GNC		2970-2974	Dollar Tree	
2880-E	Staples		2982-2986	GROCERY OUTLET	
2888-A	Carenow Urgent Care		2990	Del Taco	
2888-B	Carenow Urgent Care		3050	Home Goods	
2890	Dry Cleaner		3060	Sandwich Spot	
2892	AVAILABLE	3,230 SF	3062	Rogers Optometry	
2900	Panera Bread & Cafe		3066	Rita's Italian Ice	
2902	Tobacco		3068	Kreasian Kitchen	
2904	AVAILABLE	998 SF	3090-A	Red's Barbeque & Grillery	
2906 & 2908	Fit Body Boot Camp		3090-B	Nail Salon	
2910	AVAILABLE	1,400 SF	3090-E	AV Dental	

\*Available w/notice



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## Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$128,642	\$124,108	\$129,408
Population:	21,159	88,998	126,456
Daytime Population:	12,942	58,257	79,479

*2018 Demographics from Sites USA*

## Traffic Counts

Cochran Street:	25,000 ADT
Sycamore Drive:	30,000 ADT
118 Fwy. at Cochran St:	113,000 ADT

*Traffic Counts from the City of Simi Valley*



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