

865 E. COCHRAN STREET, UNIT 19
SIMI VALLEY, CA 93065



INDUSTRIAL CONDO FOR SALE

CLYDE CLIFFORD
Principal
805.490.0959
cclifford@lee-re.com
License ID # 02073794

BRETT SAUNDERS
Principal
818.581.7061
bsaunders@lee-re.com
License ID # 01991011



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

INDUSTRIAL CONDO FOR SALE

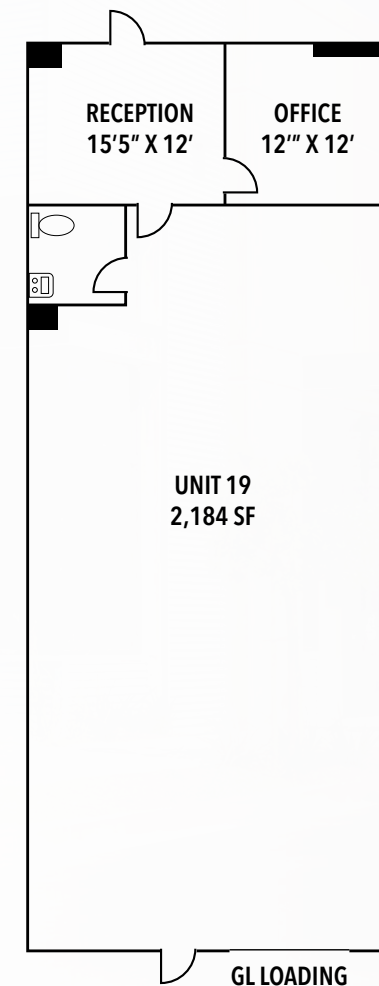
PROPERTY DETAILS

UNIT NUMBER	19
SALES PRICE	\$928,000 (±\$425 PSF)
TOTAL SIZE	2,184 SF
WAREHOUSE	1,765 SF
OFFICE	410 SF
PARKING	4 Stalls
GL LOADING	1 (10'x12')
CLEAR HEIGHT	18'

PROPERTY HIGHLIGHTS

- CREATE WEALTH THROUGH OWNERSHIP
- EXCEPTIONAL SCENIC VIEWS
- STRATEGICALLY LOCATED ALONG MAIN THOROUGHFARE WITH IMMEDIATE FREEWAY ACCESS
- ADJACENT TO SIMI VALLEY'S AUTO MALL

FLOOR PLAN



PROPERTY AERIAL



AMENITIES AERIAL



Callout box containing logos for: Lowe's, Best Buy, Studio Movie Grill, Marshall's, Larsen's, Premier America, Jared, Chipotle, Tilly's, Red Robin, Vans, Brighton, Market Broker, ULTA, Verizon, Huarache, Firehouse Subs, AT&T, Mac, Five Below, and LensCrafters.

Callout box containing logos for: BevMo!, PetSmart, Party City, Aldi, and Boot Barn.

Grand Vista
Hotel Simi Valley

COSTCO
WHOLESALE

Walmart

SUBJECT
865 E Cochran St
Simi Valley, CA

Simi Valley Town Center

Callout box containing logos for: Dunkin', Chevron, Jack in the Box, Dairy Queen, and Makenna Coffee Company.

Callout box containing logos for: Big 5, NutriShop, Starbucks, Thai Foods, Firestone, Bank of America, Bomb Hoagie, Shell, and others.

Callout box containing logos for: Target, CVS pharmacy, Starbucks, Urbane Cafe, Subway, Arco, Pizza Hut, Habit Burger Grill, and Marco's Pizzeria.

Callout box containing logos for: Stater Bros. Markets, Palapa Grill, 7-Eleven, Pep Boys Auto, Yogi's, Hikari, Fantastic Sams, Sams, Sherwin Williams, 76, Enterprise, Auto Zone, and Midas.

Callout box containing logos for: Ovationa Supermarkets, Choy's, Jack in the Box, McDonald's, Thai, TACO BELL, Szechuan Garden Chinese, KFC, Wendy's, BP, Arby's, US Bank, Ocean Air, Tomodachi Sushi, Dunkin' Donuts, and others.

Best Western



CLYDE CLIFFORD
Principal
805.490.0959
cclifford@lee-re.com
License ID # 02073794

BRETT SAUNDERS
Principal
818.581.7061
bsaunders@lee-re.com
License ID # 01991011

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.