



Colliers

# For Lease | Industrial

2665 Park Center Drive Unit B, Simi Valley, CA



Accelerating success.

**John Erickson**

License No. 00977578

661.253.5202

[John.Erickson@colliers.com](mailto:John.Erickson@colliers.com)

**Christopher Erickson**

License No. 01966495

661.253.5207

[Christopher.Erickson@colliers.com](mailto:Christopher.Erickson@colliers.com)

**Cole Taylor**

License No. 02042569

661.253.5271

[Cole.Taylor@colliers.com](mailto:Cole.Taylor@colliers.com)

**Colliers**

6324 Canoga Ave

Suite 100

Woodland Hills, CA 91367

[www.colliers.com](http://www.colliers.com)

# Building Highlights



## Suite Highlights:

- **Square Footage:** ± 9,300 SF
- **Lease Rate:** \$1.25/SF, NNN
- High Image Industrial /R&D Space
- 17' clearance
- 1 Ground level loading door (12 X 14)
- 400 AMPs, 277/480 Volts
- Immediate Access to 118 Freeway

1 MILE

Subject



118

W Los Angeles Ave

Simi Town Center Way



Easy St

N Madara Rd

Cochran St

Park View Elementary

Tierra Rejada Rd

Arroyo Elementary

E Los Angeles Ave



Royal Ave



# Market Overview

2665 Park Center Dr, Simi Valley, California, 93065  
1 mile radius

## Household & population characteristics



\$104,856

Median household income



\$597,000

Median home value



78.9%

Owner occupied housing units



40.3

Median age



51.0%

Female population



51.0%

% Married (age 15 or older)

## Annual lifestyle spending



\$3,440

Travel



70

Tickets to Movies



\$127

Theatre/Operas/Concerts



\$89

Admission to Sports Events



\$7

Online Gaming Services

## Households & population



2,443

Current total population



2,438

5 Year total population



859

Current total households



860

5 year total households

## Education

5%

No high school diploma



22%

High school graduate



34%

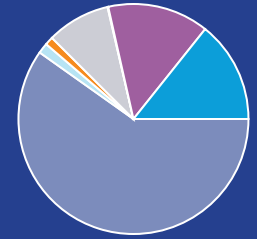
Some college



39%

Bachelor's/graduate/prof degree

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



698

Total businesses



7,841

Total employees

## Annual household spending



\$2,718

Apparel & Services



\$224

Computers & Hardware



\$4,786

Eating Out



\$6,849

Groceries



\$7,426

Health Care

## Employment



80%

White collar



13%

Blue collar



8%

Services

4.4%

Unemployment rate

Contact info:

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