1317-1457 Los Angeles Avenue, Simi Valley, CA 93065



JESSE KNIGHT · (818) 514-2208 jesse@illicre.com · DRE #02058999

JOE MANDRACCHIA · (818) 697-9377 jman@illicre.com · DRE #02004032



1317-1457 Los Angeles Avenue, Simi Valley, CA 93065





FEATURES

- Prime Simi Valley anchor location available: ±37,000 SF with 26 FT clear height
- Second generation restaurant available for lease: ± 1,146 SF (Unit X)
- Simi Valley Plaza anchored by national tenants including Vallarta, Gold's Gym, Chase, and more
- ±1,200 ±3,100 SF shop space available
- Great End-Cap and potential restaurant options
- High visibility pylon and sign opportunities
- High ceilings

AREA AMENITIES

- Located near the busy intersection of E. Los Angeles Ave and 1st, central to all of Simi Valley with close proximity to the 118 Freeway
- In the heart of Simi Valley's main retail thoroughfare

JESSE KNIGHT · (818) 514-2208 jesse@illicre.com · DRE #02058999

JOE MANDRACCHIA · (818) 697-9377 jman@illicre.com · DRE #02004032



1317-1457 Los Angeles Avenue, Simi Valley, CA 93065



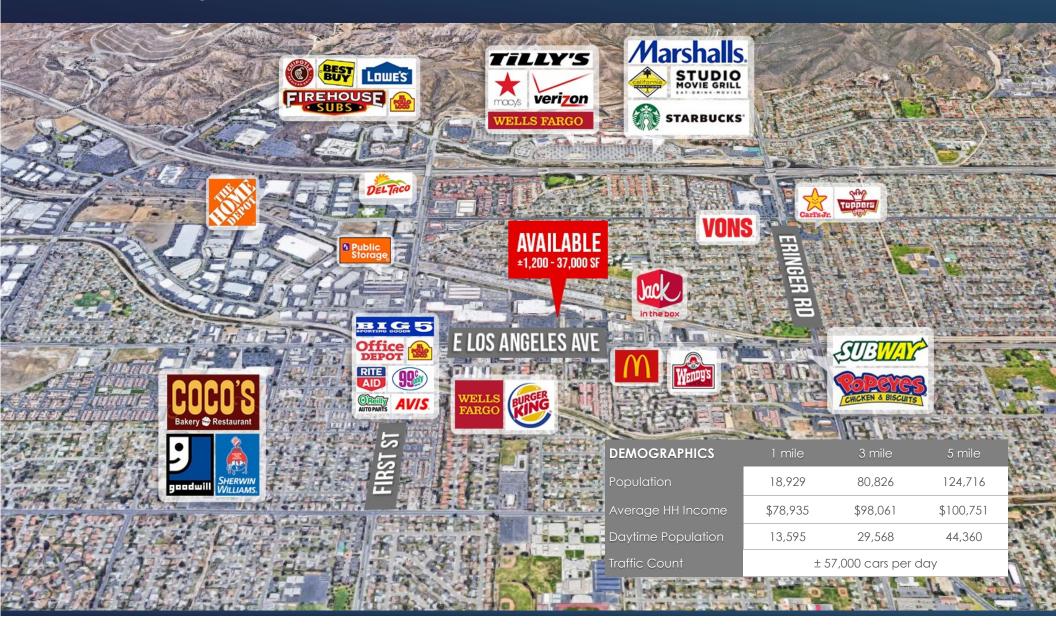
UNIT#		TENANT	SQ FT
1317	A1, A2	Animal Hospital	±2,950
1317	А3	Ulises Jaramilo	±1,474
1317	В	AVAILABLE	±1,466
1317	С	AVAILABLE	±1,157
1357		VALLARTA SUPERMARKET	±75,040
1357	В	GOLD'S GYM	±38,892
1377		CHASE BANK	±3,666
1397	Α	RDP Restaurants, Inc	±2,926
1397	В	Elegant Nails	±1,186
1397	С	Ruby One Investments, Inc	±1,068
1397	D	Ramiro R. Alvarez Insurance	±1,053
1397	E	Western Dental #138	±3,469
1407	A & B	Simi Valley Laundry LLC	±5,985
1407	С	AVAILABLE	±2,927
1407	D	Little Ceasars Pizza	±2,435
1407	E & F	Schezuan Garden	±2,800
1407	G&H	Simi Dialysis Center, LLC	±5,034
1407	1 & J	Mark Frank Mireless	±2,660
1407	K	AVAILABLE	±1,446
1407	L,M,N	Vista Real Public Charter	±6,150
1407	0	Tomodachi Sushi Restaurant	±1,600
1407	P	AVAILABLE	±1,600
1407	Q&R	La Michoacana	±2,404
1407	s	AVAILABLE	±1,200
1407	T	The Salvation Army	±2,431
1407	U	Kannikar Nate & Robert B Nate	±2,065
1407	v	Wei Ming Wang	±1,200
		AVAILABLE	±2,798
1407	W		
1407 1407	w x	AVAILABLE -2ND GEN RESTAURANT	±1,146
		AVAILABLE -2ND GEN RESTAURANT AVAILABLE	±1,146 ±37,000

JESSE KNIGHT · (818) 514-2208 jesse@illicre.com · DRE #02058999

JOE MANDRACCHIA · (818) 697-9377 iman@illicre.com · DRE #02004032



1317-1457 Los Angeles Avenue, Simi Valley, CA 93065



JESSE KNIGHT · (818) 514-2208 jesse@illicre.com · DRE #02058999

JOE MANDRACCHIA · (818) 697-9377 jman@illicre.com · DRE #02004032

