

Freeway Visible Retail Shopping Center

2495 Sycamore Drive, Simi Valley, CA 93065



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PROPERTY FEATURES

- ±43,150 SF of retail space
- ±163,481 lot size
- Prime Retail Signalized Intersection
- Excellent signage visibility
- Superb Parking

AVAILABLE SPACES

- ±23,200 SF Available | End cap space with high ceiling, loading dock, truck delivery access (Previously Big Lots)
- ±975 SF Inline space
- ±1,300 SF Inline space
- ±1,625 SF Inline space

AREA AMENITIES

- Adjacent to Ronald Reagan (118) Freeway with ±132,649 cars per day
- Seasoned Co-Tenants: Walgreens, DIY Center, Subway
- Neighboring Tenants: Chick-fil-A, CVS Pharmacy, Ross Dress For Less, Sharky's, Jersey Mike's Subs, Sprouts Farmers Market, Planet Fitness, Starbucks Coffee
- High density retail location
- Household Income (1 mile) is \$133,350



DEMOS	1 Mile	3 Mile	5 Mile
Population	18,371	85,533	127,116
Avg. HH Income	\$133,350	\$123,814	\$126,981
Daytime Pop	14,913	68,919	102,822
Traffic Count	± 132,649 cars per day (118 Freeway)		

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Neighboring Tenants



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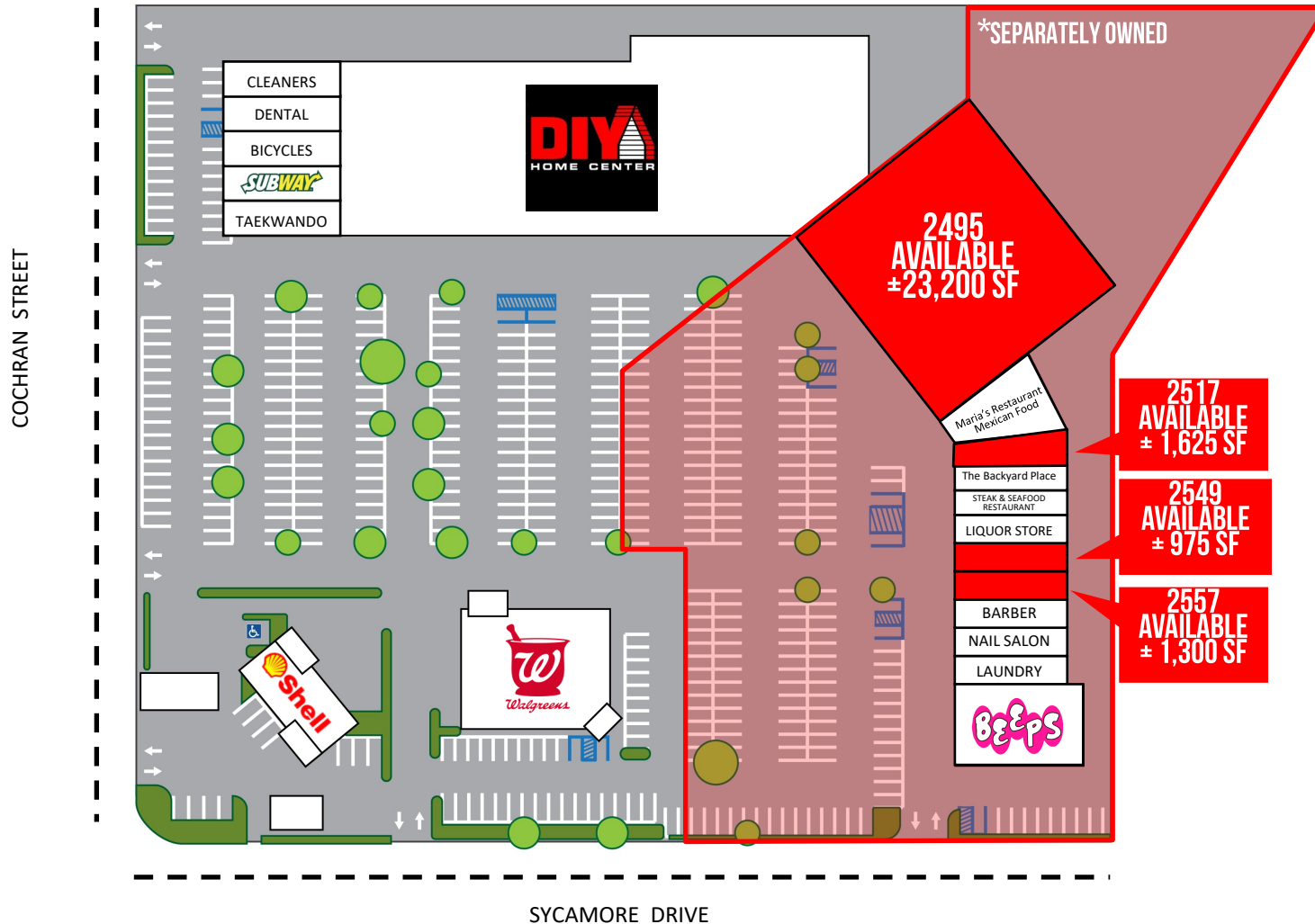
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