

# PRIME VALLARTA / GOLD'S GYM ANCHORED SHOPPING CENTER

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



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## 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

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UNIT #		TENANT	SQ FT
1317	A1, A2	Animal Hospital	±2,950
1317	A3	Ulises Jaramilo	±1,474
1317	B	AVAILABLE	±1,466
1317	C	AVAILABLE	±1,157
1357		VALLARTA SUPERMARKET	±75,040
1357	B	GOLD'S GYM	±38,892
1377		CHASE BANK	±3,666
1397	A	RDP Restaurants, Inc	±2,926
1397	B	Elegant Nails	±1,186
1397	C	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	C	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	I & J	Mark Frank Mireless	±2,660
1407	K	AVAILABLE	±1,446
1407	L,M,N	Vista Real Public Charter	±6,150
1407	O	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
1407	W	AVAILABLE	±2,798
1407	X	AVAILABLE -2ND GEN RESTAURANT	±1,146
1457		AVAILABLE	±37,000
		TOTAL	±218,698

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DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	18,929	80,826	124,716
Average HH Income	\$78,935	\$98,061	\$100,751
Daytime Population	13,595	29,568	44,360
Traffic Count	± 57,000 cars per day		

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