



1625 Tierra Rejada Road, Simi Valley, CA 93065

3.69 Acre Private School Campus

5,728 square feet of improvements consisting of classrooms, lab space, offices, kitchen, restrooms, storage, basketball court and large open field.

CONDITIONAL USE PERMIT IN PLACE FOR INSTRUCTIONAL USES

Zone: RA10AC (Simi Valley)

CALL (661)295-9300

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Quick Overview:

- 4 Classrooms
- 1 Science Laboratory
- 4 Offices
- 7 Restrooms
- Kitchen
- Laundry Room
- 2 Storage Rooms
- Large Open Field
- Basketball Court
- Long Driveway/Pick Up Area



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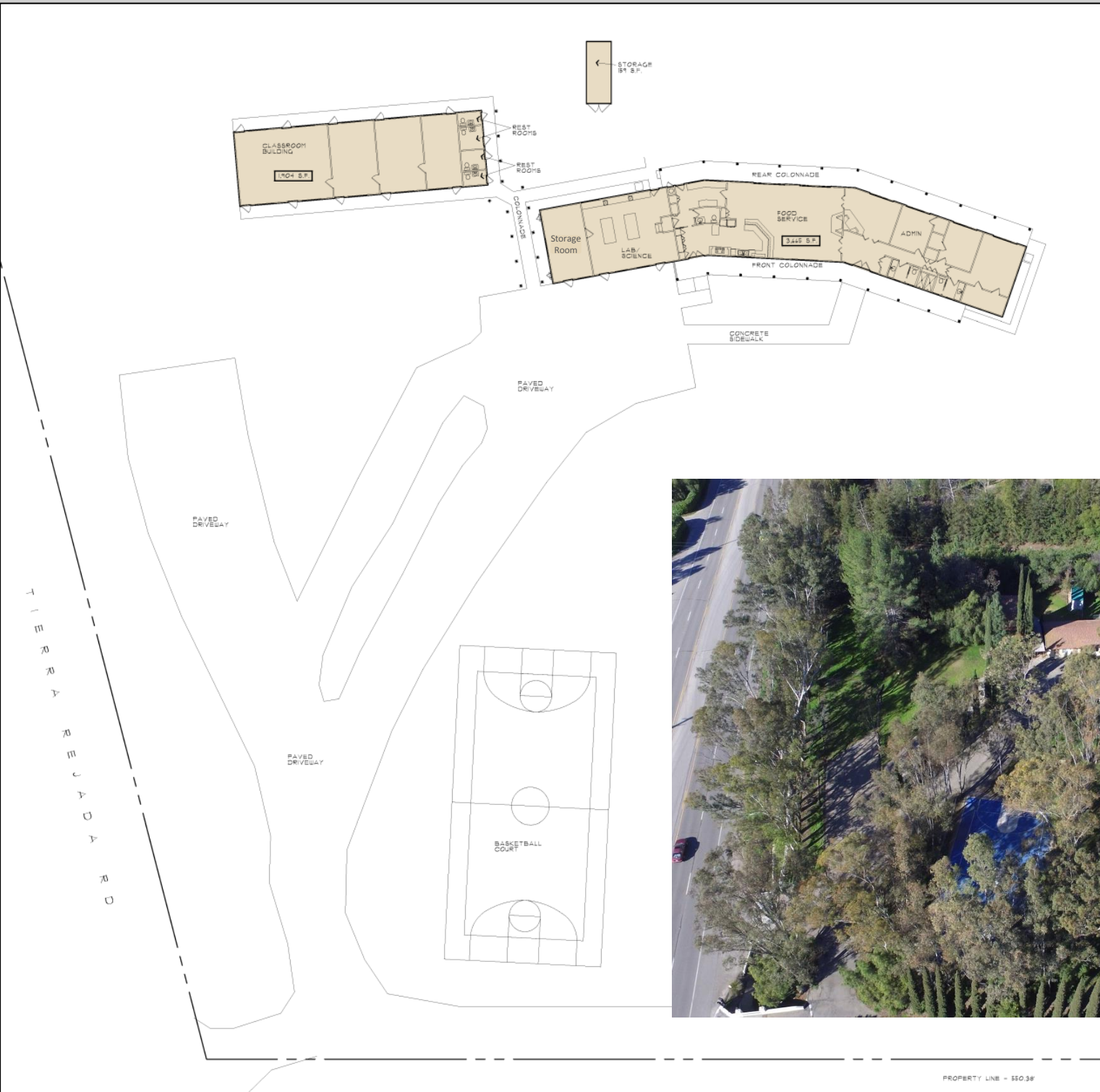
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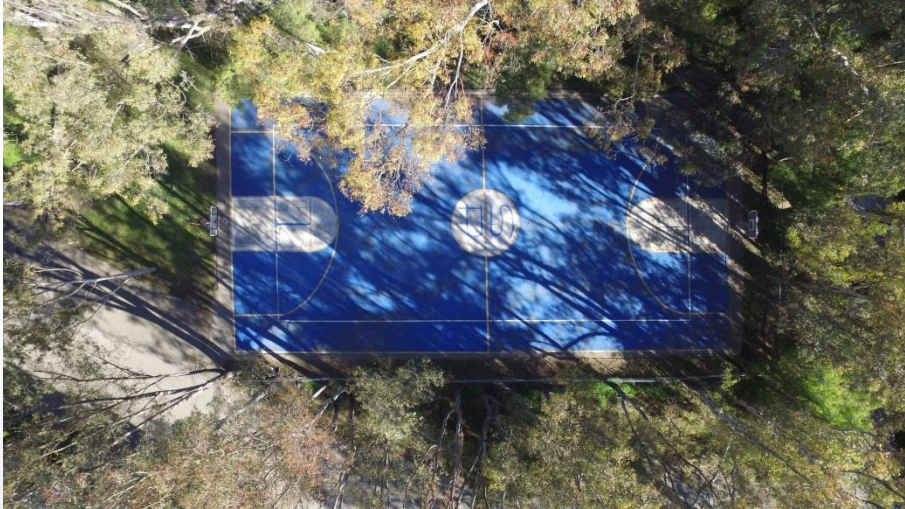
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PROPERTY LINE - 550.36'





- A study done by the University of Vermont in 2017 ranked Simi Valley the fifth happiest place in the United States.
- According to the FBI's crime stats in 2013, Simi Valley was the 7th safest city with a population of 100,000+ in the nation
- Simi Valley's median household income is approx. \$91,196. \$9,187 higher than the state of California's median of \$82,009

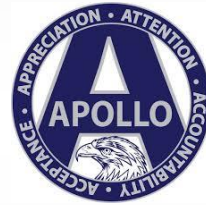


Simi Valley High School

- Ranked among MSNBC's top 1,000 high schools in the country!



Santa Susana High School



Apollo High School



Grace Brethren High School



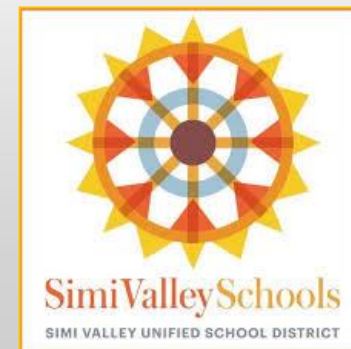
Royal High School

Middle Schools of Simi Valley:

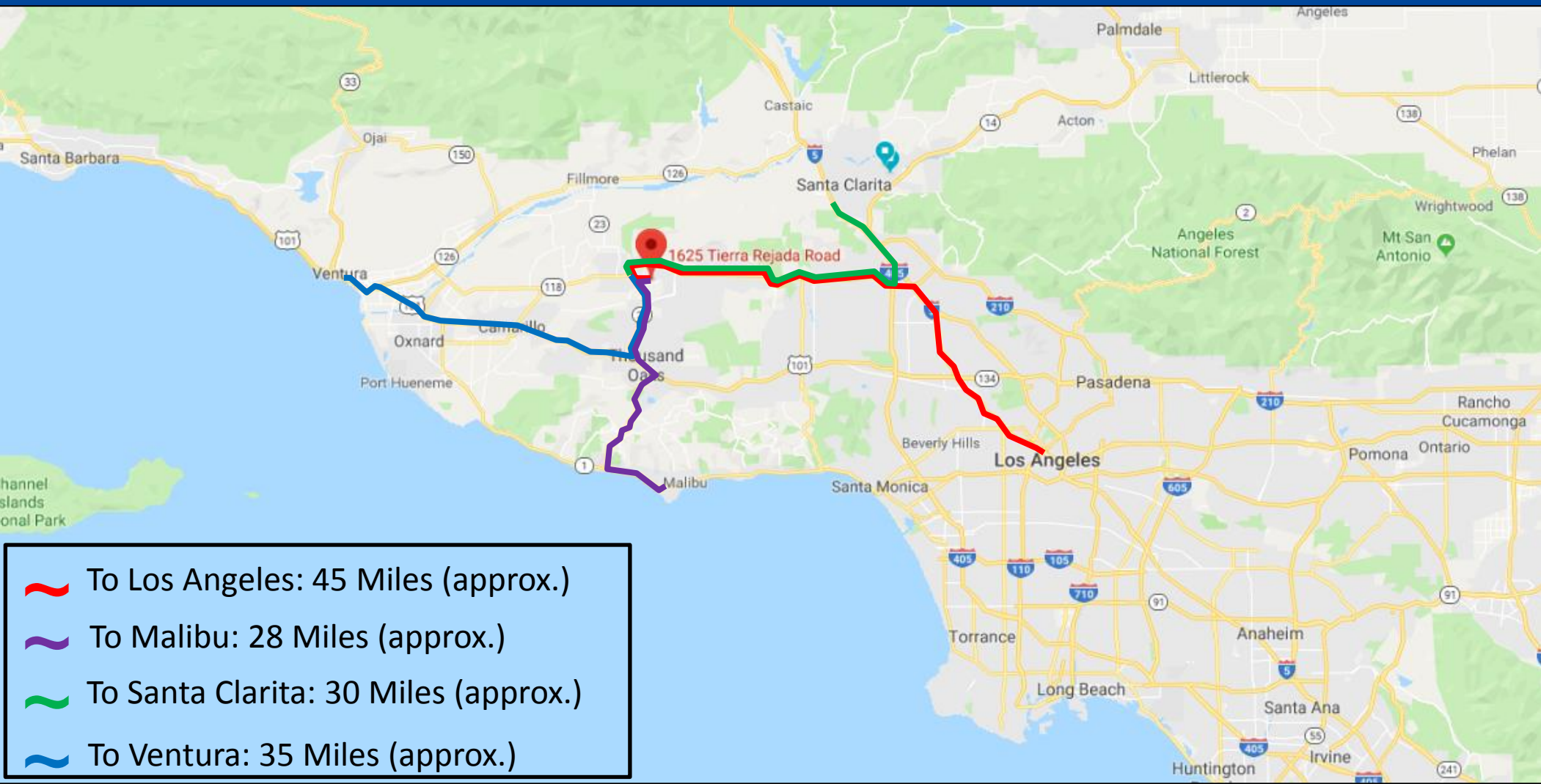
- Valley View Middle School
- Hillside Middle School
- Sinaloa Middle School
- Phoenix Ranch School
- Good Shephard Lutheran School

Elementary Schools of Simi Valley:


- Big Springs Elementary
- Berylwood Elementary
- Sycamore Elementary
- Vista Elementary
- White Oak Elementary
- & More

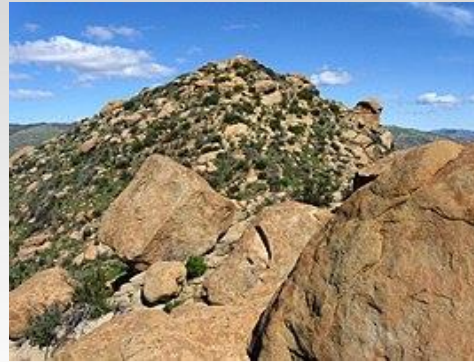


Simi Valley - Demographics



Demographic	1 Mile Radius	3 Mile Radius	10 Mile Radius
Population	122	45,107	360,202
Population Ages 0-9	15	5,724	40,964
Population Ages 10-19	19	6,068	45,694
Households	36	15,041	124,722
Avg. Household Income	156,500	125,010	129,332

 14,000 Cars per day on Tierra Rejada Rd.



Ronald Reagan Library & Museum:

- Approximately 125,000 square feet of exhibits including Air Force One and the full size replica of the Oval Office.
- Official burial site of Ronald Reagan.
- Currently home to the Pompeii Exhibition(open until April 21, 2019)

Hiking Trails:

- Simi Valley is home to dozens of scenic hiking and mountain biking trails available for public use.

Tierra Rejada Golf Course:

- 18 holes, 72 par course designed by Bob Cupp.
- Rated 4.5 out of 5 stars by Golf Digest.
- Home to TJ's Bar & Grill rated 4 out of 5 stars on Yelp.com!
- Large driving range, putting green, and chipping green.