

FOR LEASE



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

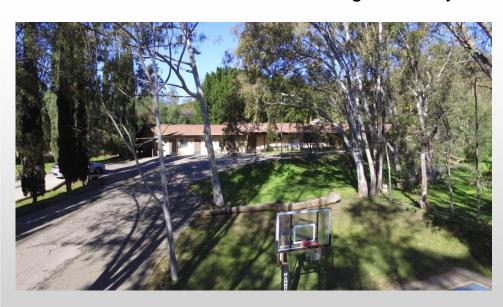
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Quick Overview:

 4 Cla 	ssrooms	•	Laundry	/ Room
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- 1 Science Laboratory 2 Storage Rooms
- 4 Offices
 7 Restrooms
 Basketball Court
- Kitchen
 Long Driveway/Pick Up Area





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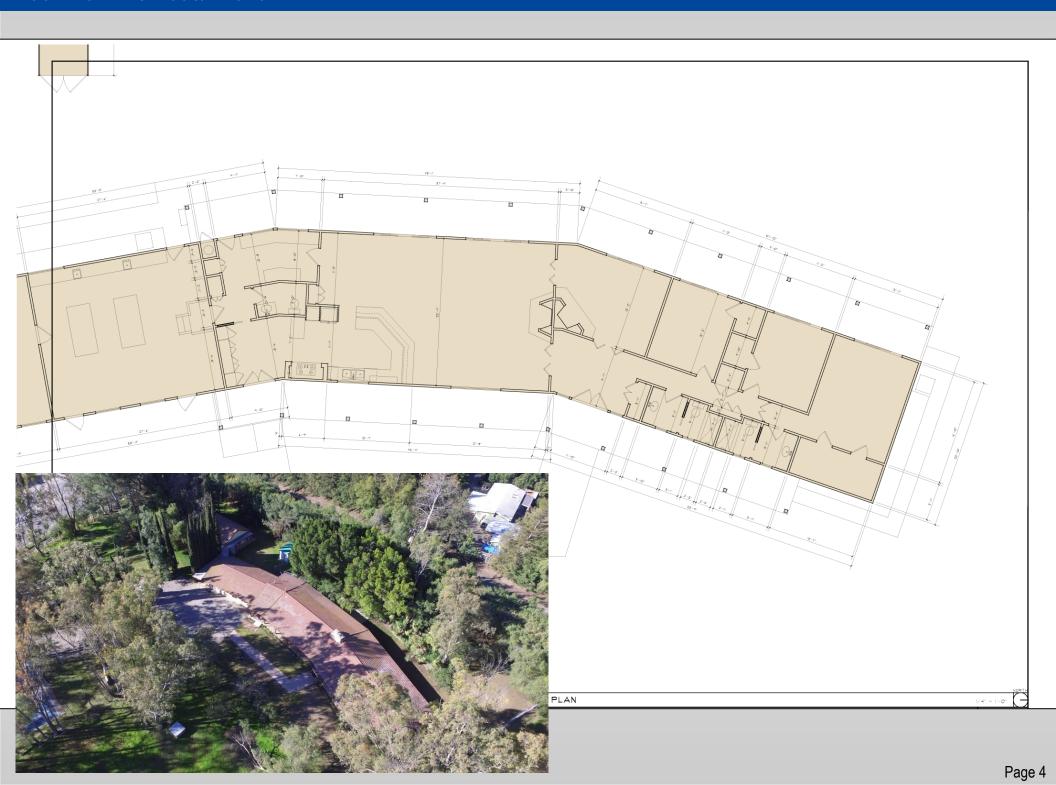
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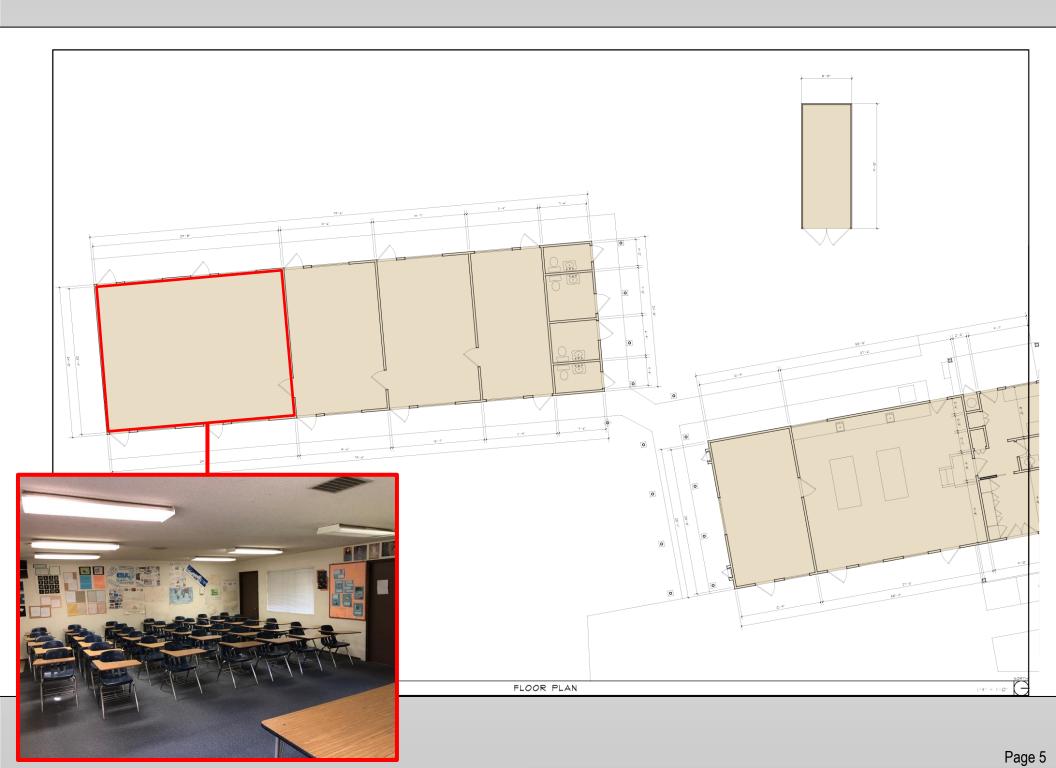
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Floor Plan – Offices/Kitchen





Aerial Photos













Photos

















- 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 Santa Susana High School

Apollo High School

Grace Bretheren High School

Royal High School

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

Middle Schools of Simi Valley:

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

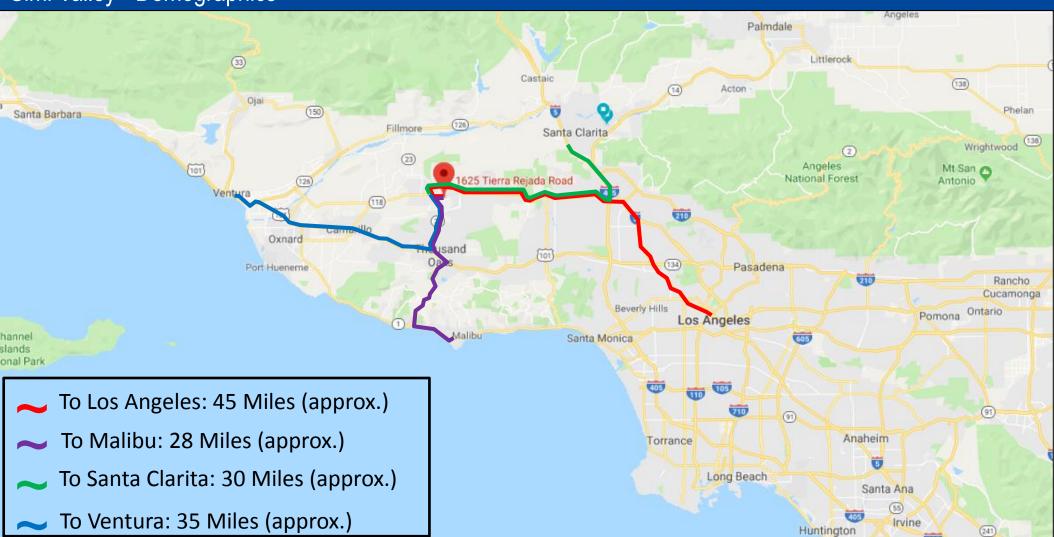
Elementary Schools of Simi Valley:

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





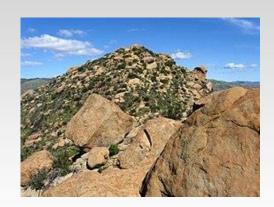
Simi Valley - Demographics



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









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.