

# FOR LEASE | SHOPS AT TARGET CENTER

2931-2941 Cochran St. | Simi Valley, CA 93065

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- Retail Pad opportunity with excellent exposure on Cochran Street
- Located at one of Simi Valley's strongest regional retail intersections with tenants including Target, Trader Joe's, HomeGoods, Ross and Sprouts.
- Strong daytime and residential population within 3-mile radius



2775 N. VENTURA RD. SUITE 201  
OXNARD CA 93036  
805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

Join these neighboring tenants



**Available**

Suite 2A-5 — 1,300 SF

*No warranty or representation, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.*

11.26.19



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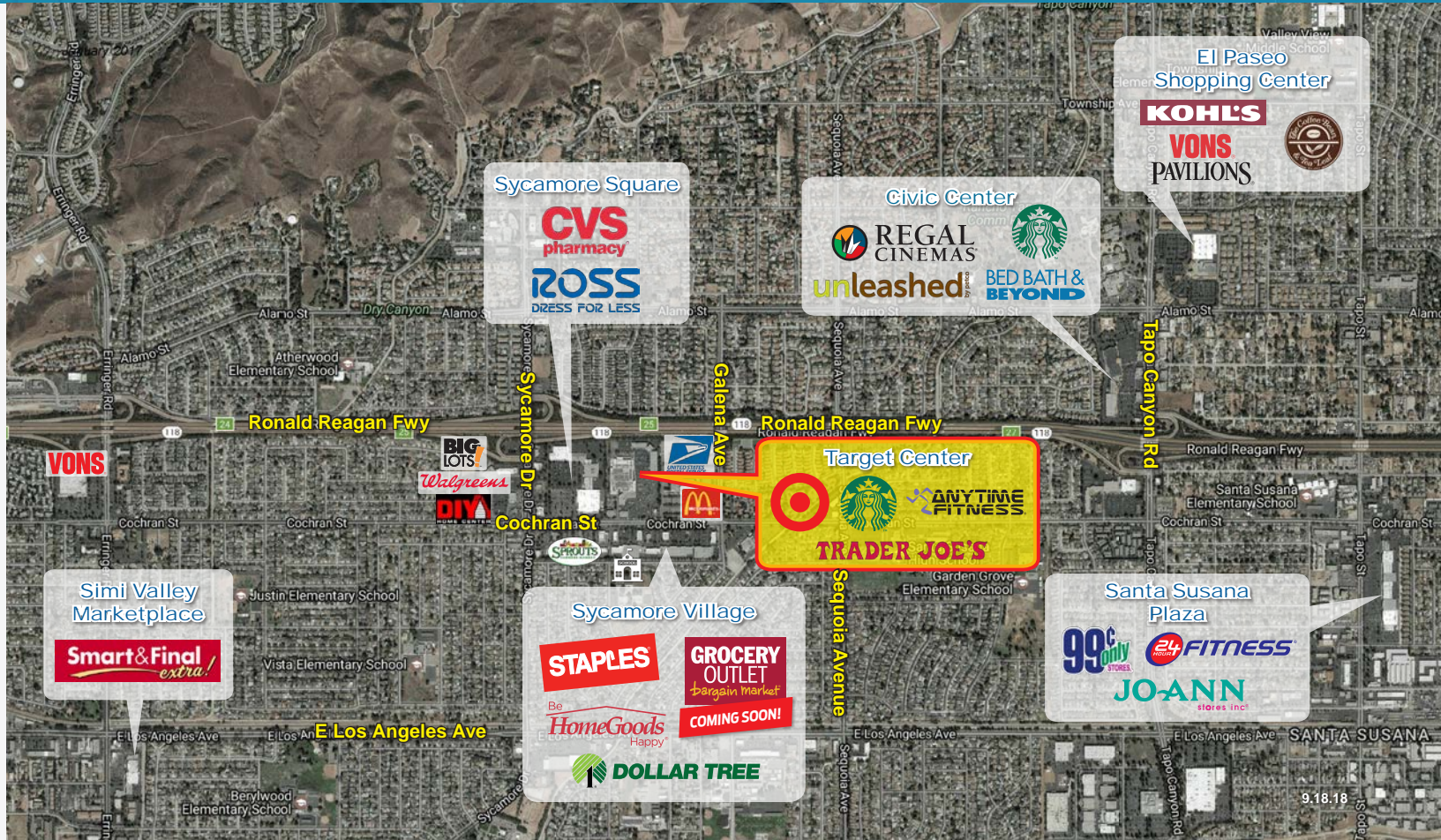
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## Demographics

2018 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$131,022	\$124,392	\$124,642
Population:	20,090	61,759	87,094
Daytime Population:	12,383	38,986	57,493

2018 Demographics from Sites USA (0515)

## Traffic Counts

Sycamore Drive:	30,000 ADT
Cochran Street:	25,000 ADT

Traffic Counts from The City of Simi Valley



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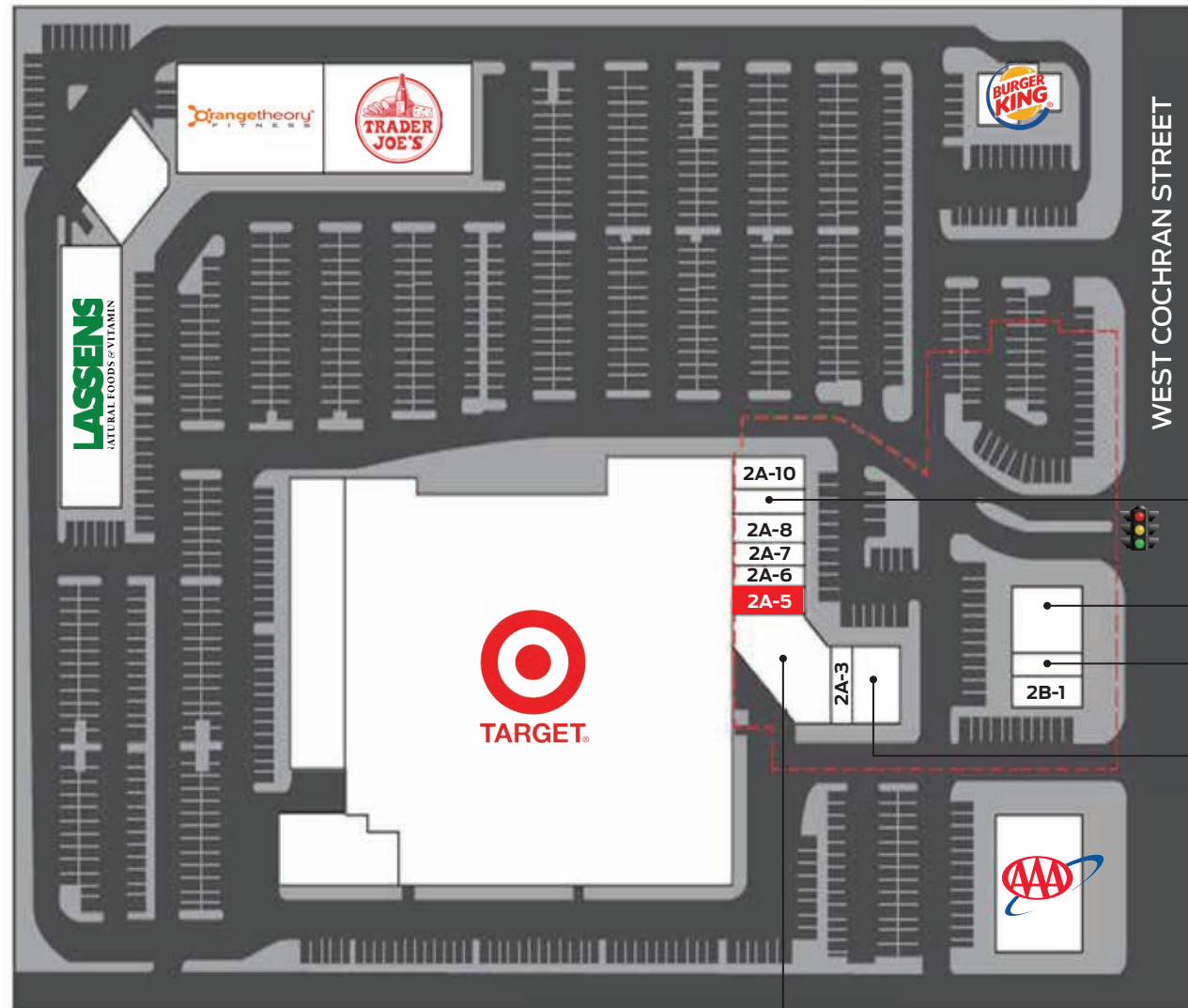
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WEST COCHRAN STREET



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