

Mountaingate Plaza

1117 E Los Angeles Avenue, Simi Valley, CA 93065



Property Highlights

281,240 Gross Leasable Area

24.78 Total Acres

122,649 5 Mile Population

- Average household incomes of \$125,000 with over 77,000 residents within a 3-mile radius, demonstrating the strength of the immediate retail trade area.
- Located at one of the top intersections in Simi Valley with over 66,000 cars passing the intersection of E Los Angeles Avenue and First Street daily.
- Anchored by Valley Marketplace, Rite Aid, 99 Cents Only, dd's Discounts, Fitness 19, Big 5 Sporting Goods and the Ventura County Health Care Agency, enhancing the "daily needs" draw at the property.



Demographics

	1-Mile	3-Mile	5-Mile
Population	17,036	77,931	122,649
Households	5,240	25,146	39,728
Avg HH Income	\$99,822	\$125,733	\$132,656

Source: Esri, 2020

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Current Tenants

3	OneMain Financial	1,875 SF	60	CPR - Cell Phone Repair	1,430 SF
4	dd's Discounts	19,687 SF	61	Great Central Steak and H...	1,100 SF
6	99 Cents Only	24,066 SF	62	The Donut Cafe	1,100 SF
15	Fitness 19	17,000 SF	64	Office Depot	6,053 SF
20	Rite Aid	19,170 SF	66	Pizza Hut	1,332 SF
25	Ace Cash Express	990 SF	67	Fred Loya Insurance	1,200 SF
26	Westway Cleaner	1,019 SF	68	Pro Beauty Center	3,293 SF
27	Mountaingate Barber Shop	522 SF	70	Black Bear Diner - Coming...	6,089 SF
30	County of Ventura / Sierr...	35,004 SF	74	First Street Dental Group	3,050 SF
35	Ventura County Public Hea...	4,896 SF	77	The UPS Store	1,440 SF
50	Valley Marketplace	30,331 SF	79	Starbucks Coffee	1,650 SF
53	El Pollo Loco	2,400 SF	80	Nutrishop	970 SF
54	Dave Janssen's School of ...	2,621 SF	81	Jersey Mike's Subs	1,787 SF
55	Mountaingate Coin Laundry	1,487 SF	82	Big 5 Sporting Goods	10,000 SF
56	Hai Sushi	1,880 SF	84	O'Reilly Auto Parts	5,555 SF
58	Thai Noodles	986 SF	86	Armed Forces Career Cente...	6,178 SF
59	Rockstar Nails & Spa	770 SF	88	Larwin Liquor	1,875 SF

Available/Coming Soon

1	Available	2,088 SF
10	Available	19,000 SF
18	Available	5,270 SF
24	Available	1,380 SF
28	Available	3,231 SF
38	Available	6,841 SF
40	Available	10,825 SF
45	Available	3,600 SF
47	Available	2,432 SF
52	Available	1,200 SF
72	Available	2,175 SF
76	Available	1,408 SF
78	Available	2,160 SF
89	Available	904 SF