



Civic Center Plaza | Simi Valley, CA

For Lease

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Property Highlights

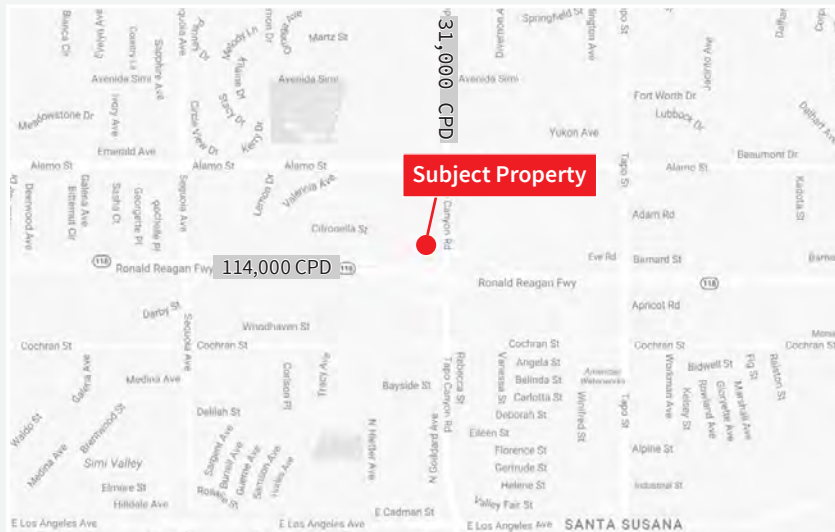
Civic Center Plaza | NWC Tapo Canyon & 118 Freeway

- 1,425 s.f. & 2,792 s.f. spaces available - Now Available
- The center has over 145,000 s.f. of GLA and boasts such national retailers as: Bed Bath & Beyond, Regal Cinemas, Unleashed, Carl's Jr., Bank of America and Starbucks
- Regal recently completed \$4 million remodel including state-of-the-art stadium seating
- Freeway adjacent and visible to the 118 freeway
- Ample parking with approximately 1,088 parking stalls
- Excellent shopping center ingress and egress with easy east/west access to the 118 freeway
- Full refresh of Shopping Center - landscaping, lighting, facade

AREA RETAILERS



Bank of America



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



18,723

Total Population

45,864

Total Population

85,038

Total Population



2.97

Ave. Household Size

3.01

Ave. Household Size

3.05

Ave. Household Size



\$103,739

Ave. HH Income

\$106,821

Ave. HH Income

\$108,834

Ave. HH Income



\$432,235

Median Home Value

\$443,042

Median Home Value

\$443,136

Median Home Value

Site Plan



Available
1,425 s.f. - FOOD OK

Available
2,792 s.f. - RETAIL OR FOOD

List of Tenants

Suite #	Tenant	Suite #	Tenant
2631	Bed Bath & Beyond	2679-A	Baja Fresh
2643-A	Premier America Credit Union	2679-B	Yogurtland
2643-B	Jewel Time	2679-C	Starbucks
2643-C	Petco Unleashed	2691-D	Boba Time
2655-A	Jewelry	2691-A	Beauty Supply
2655-B	Fisher Dental	2691-B	Supercuts
2655-C	Nail Spa	2691-C	Available 2,792 s.f. Food OK
2655-D	Wing Stop	2691-E	Wescom Credit Union
2667-A	Available 1,425 s.f. Food OK	2717-A	Bank of America
2667-B	Daphne's	2717-B2	4G Wireless
2667-D	Subway	2717-C	FedEx
2667-E	Panda Express	2750	Regal Cinemas
2667-F	East Coast Pizza Co.	2795	TGI Fridays
2667-G	Natural Café	2619	Carl's Jr.

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Simi Valley Civic Center

Tapo Canyon Rd

Avenida Simi

Tapo St

COST PLUS
WORLD MARKET **KOHL'S**
PAVILIONS



Alamo St **19,000 CPD**



31,000 CPD



RONALD REAGAN FWY **114,000 CPD**



Aerial

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*Achieve
Ambitions*

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