

FOR LEASE | SIMI VALLEY MARKETPLACE

1928 Erringer Rd. | Simi Valley, CA 93065 | SEC Los Angeles Ave. & Erringer Rd.

Rob Devericks

805.879.9641

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Lic. 01349816

Lisa Shields

805.879.9639

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CA Lic. 01742786

Bill Hagelis

805.654.9300

bhagelis@radiusgroup.com

CA Lic. 00898756



Pad & Shop Space Available

- Multiple Retail spaces with excellent exposure on Erringer Road
- Major remodel and redevelopment of shopping center recently completed
- Monument sign position available
- Strong daytime and residential population within 3-mile radius



Join these tenants



2775 N. VENTURA RD. SUITE 201
OXNARD CA 93036
805.654.9300
WWW.RADIUSGROUP.COM

Available Spaces

2,430 SF Unit

1,388 SF Unit

2,687 SF Unit (Divisible)

1,635 SF Unit

822 SF Unit

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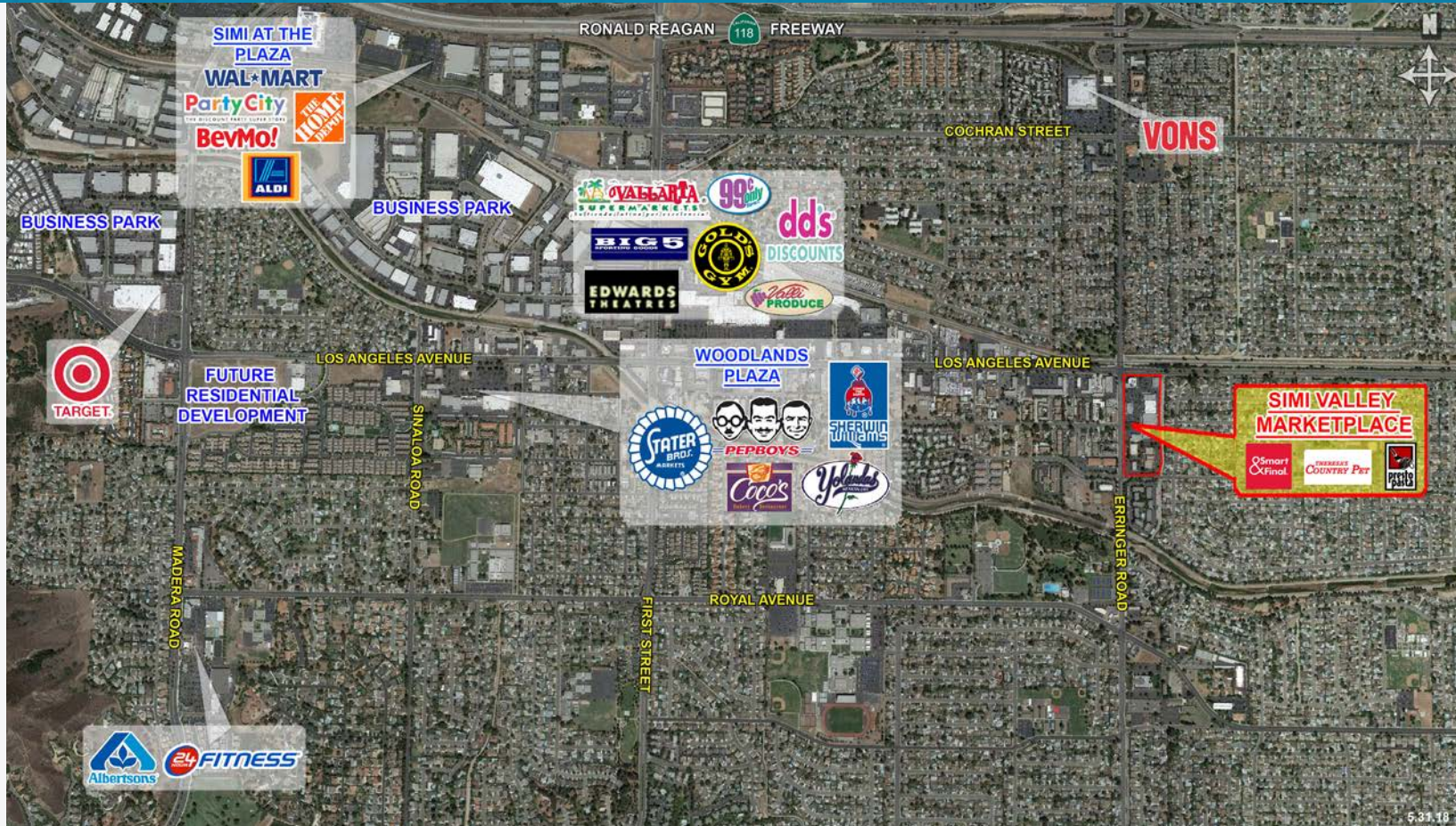
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Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$107,395	\$128,678	\$130,984
Population:	25,502	86,619	123,375
Daytime Population:	12,557	59,827	80,740

2019 Demographics from Sites USA

Traffic Counts

Los Angeles Avenue:	23,000 ADT
Erringer Road:	24,000 ADT

Traffic Counts from the City of Simi Valley



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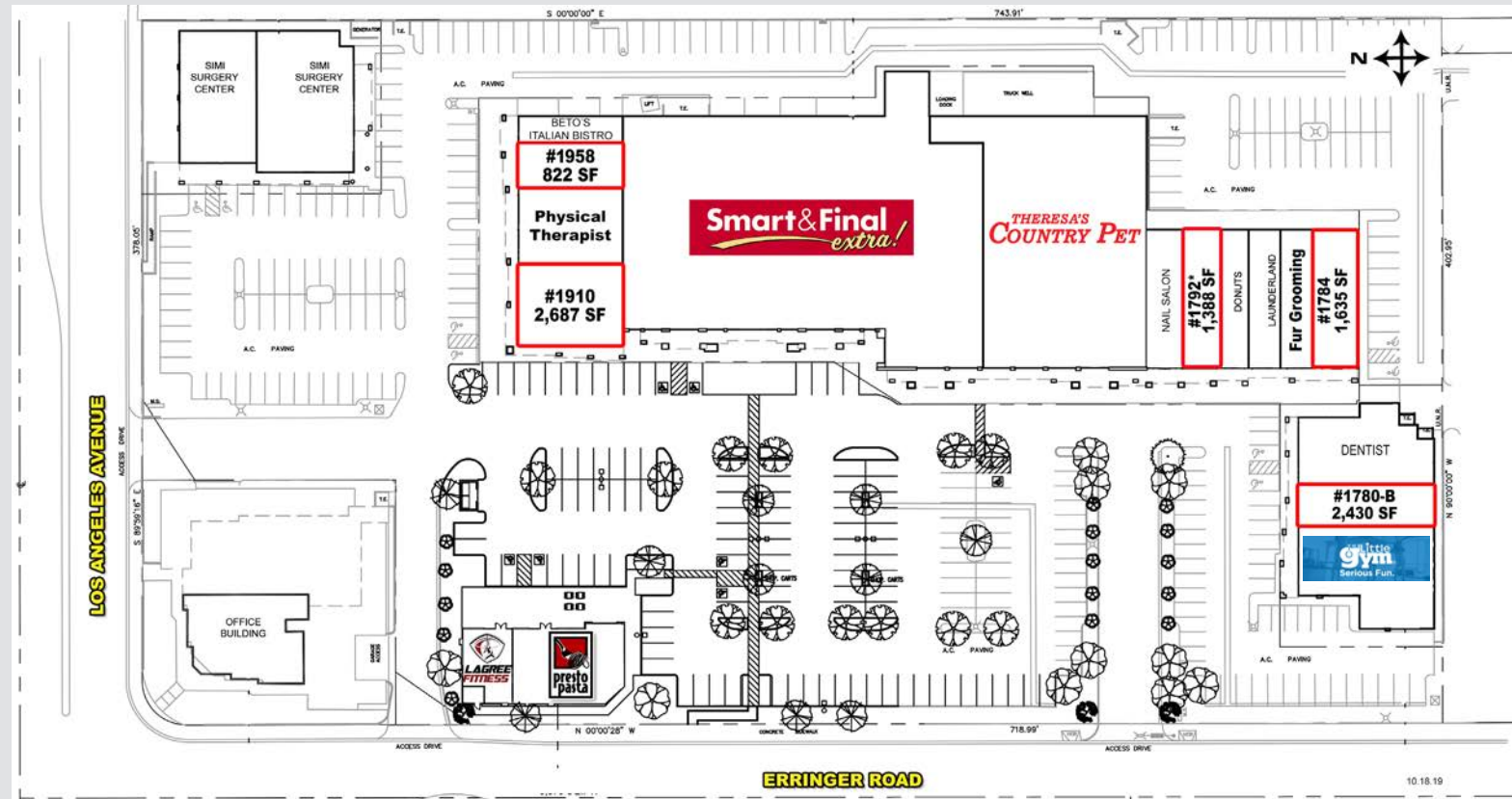
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Rents

(NNN's = \$0.86)

Suite #	Size	Lease Rate	Suite #	Size	Lease Rate	Suite #	Size	Lease Rate
1958	822 SF	\$2.25/SF	1784	1,635 SF	\$1.50/SF	1792	1,388 SF	\$2.00/SF
1910	2,687 SF	\$2.05/SF	1780-B	2,430 SF	\$2.25/SF			

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11.20.19