

For Sale | Simi Valley Towncenter Gateway Land

±46,173 SF and/or ±31,798 SF Commercial Lot with regional access to the 118 Freeway. Located at the Gateway to Simi Valley Towncenter anchored by Marshall's, Lowe's, Best Buy, Ulta and Studio Movie Grill.



FOR SALE :: SIMI VALLEY TOWNCENTER GATEWAY PADS

SIMI VALLEY, CA 93065 | SWC ERRINGER ROAD & SIMI TOWNCENTER WAY

ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

rdevericks@radiusgroup.com



Parcel #	Size	Price/SF	Price
2	±46,173 Square Feet	\$45/SF	\$2,077,785
3	±31,798 Square Feet	\$50/SF	\$1,589,900
2 & 3	±77,971 Square Feet	\$45/SF	\$3,508,695

Parcel map is preliminary and in the process of being recorded with the City of Simi Valley.



4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
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Demographics

2018 Estimates	1 Mile	2 Mile	3 Mile
Average Household Income:	\$123,420	\$123,152	\$130,142
Population:	10,584	43,649	78,792
Daytime Population:	11,141	36,002	54,494

2018 Demographics from SitesUSA

Traffic Counts

Erringer Road:	19,000 ADT
Simi Town Center Way:	17,600 ADT
US 118 @ Erringer Road:	108,000 ADT

Traffic Counts from City of Simi Valley 2013