# FOR LEASE & SHOPS AT TARGET CENTER

2931-2941 COCHRAN ST. | SIMI VALLEY, CA 93065

### ROB DEVERICKS

Vice President Lic. 01349816 805.654.9300 Ext. 103 rdevericks@radiusgroup.com

#### LISA SHIELDS

Senior Associate Lic. 01742786 805.654.9300 Ext. 105 lshields@radiusgroup.com







# PROPERTY BRIEF

- 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

Join these neighboring tenants













4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
805.654.9300
WWW.RADIUSGROUP.COM

Hagelis Retail Advisors

Available Spaces Suite:

Suite 2A-5 — 1,300 SF Unit

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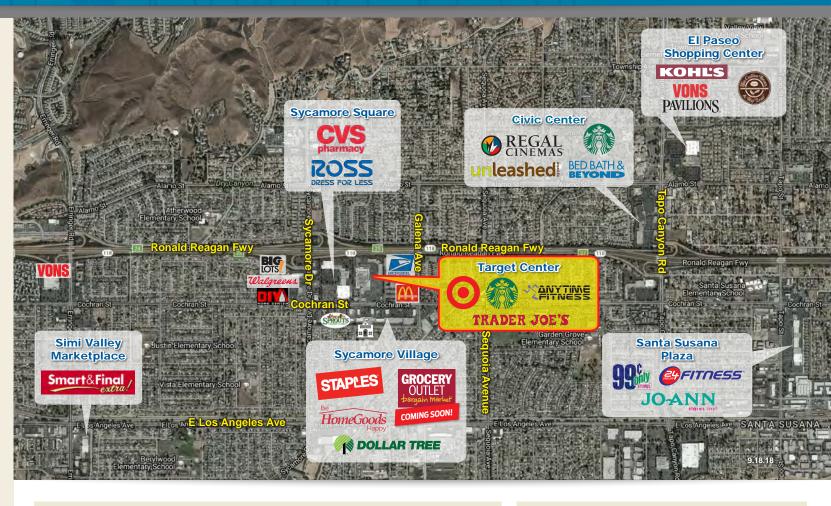
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2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$131,022	\$124,392	\$124,642
Population:	20,090	61,759	87,094
Daytime Population:	12,383	38,986	57,493

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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