

# FOR LEASE :: SHOPS AT TARGET CENTER

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

## ROB DEVERICKS

Vice President

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805.654.9300 Ext. 103

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## LISA SHIELDS

Senior Associate

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## 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



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM

Join these neighboring tenants



Available Spaces

Suite 2A-5 – 1,300 SF Unit

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### Demographics

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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