

FREESTANDING RETAIL/OFFICE/MEDICAL SPACE AVAILABLE

4288 E Los Angeles Ave., Simi Valley, CA 93063



LEASING AGENTS:

AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

FREESTANDING RETAIL/OFFICE/MEDICAL SPACE AVAILABLE

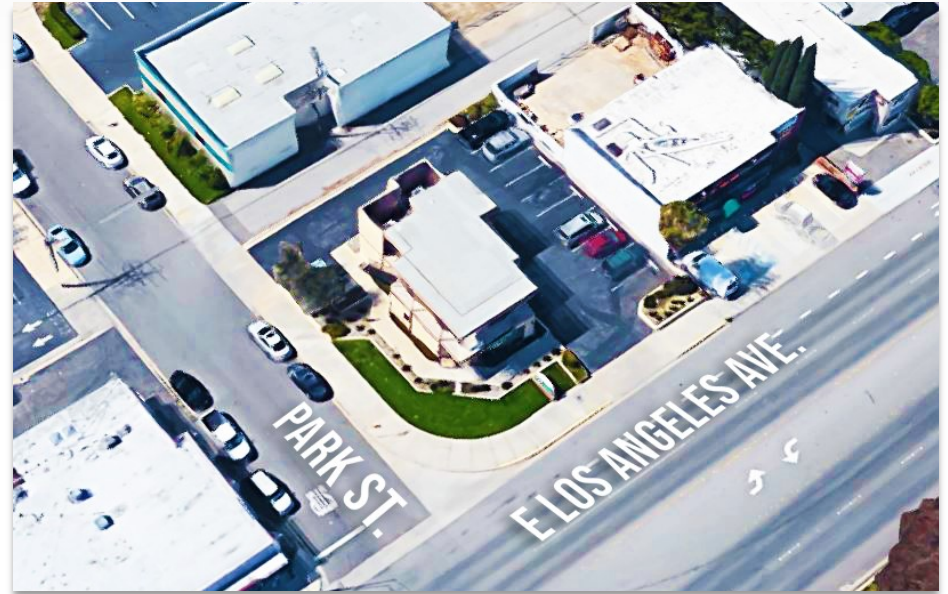
4288 E Los Angeles Ave., Simi Valley, CA 93063

PROPERTY FEATURES

- ±1,500 SF Ground Floor
- Rare free standing building
- Former Veterinary Clinic
- Potential Medical / Dental use
- Onsite parking available
- Fantastic Building and Monument Signage Available

AREA AMENITIES

- Located on main thoroughfare of East Los Angeles Ave
- Easy access from the 118 Freeway
- Just blocks from Walmart, McDonald's, 99 Cents Store, IMAX Movie Theatre, and Taco Bell
- Conveniently located near Simi Valley Civic Center, DMV, Post Office, Sprouts, Ralph's, Target, and Trader Joe's



DEMOS	1 mile	3 mile	5 mile
Population	10,495	82,526	118,658
Avg. HH Income	\$105,418	\$117,248	\$117,979
Daytime Pop.	8,363	66,693	95,782
Traffic Count	±43,268 cars per day		

LEASING AGENTS:

AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

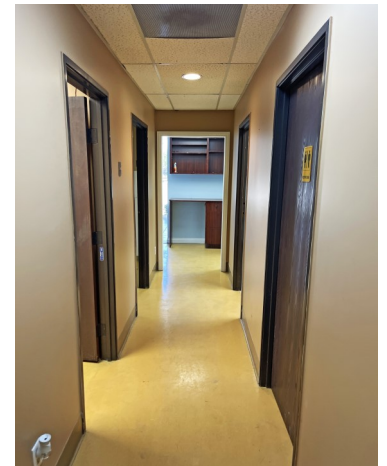


5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

FREESTANDING RETAIL/OFFICE/MEDICAL SPACE AVAILABLE

4288 E Los Angeles Ave., Simi Valley, CA 93063



LEASING AGENTS:

AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

FREESTANDING RETAIL/OFFICE/MEDICAL SPACE AVAILABLE

4288 E Los Angeles Ave., Simi Valley, CA 93063



LEASING AGENTS:

AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779



5990 Sepulveda Blvd., Suite 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.