



*Second-Gen
Restaurant
for Lease*

Civic Center Plaza | 2679 Tapo Canyon Rd, Ste A | Simi Valley, CA

Nick Segal

Associate

License #02030958

Tel +1 310 694 3186

nick.segal@am.jll.com

Austin Bettar

Senior Vice President

License #00808334

Tel +1 310 694 3194

austin.bettar@am.jll.com

jllretail.com

Property Highlights

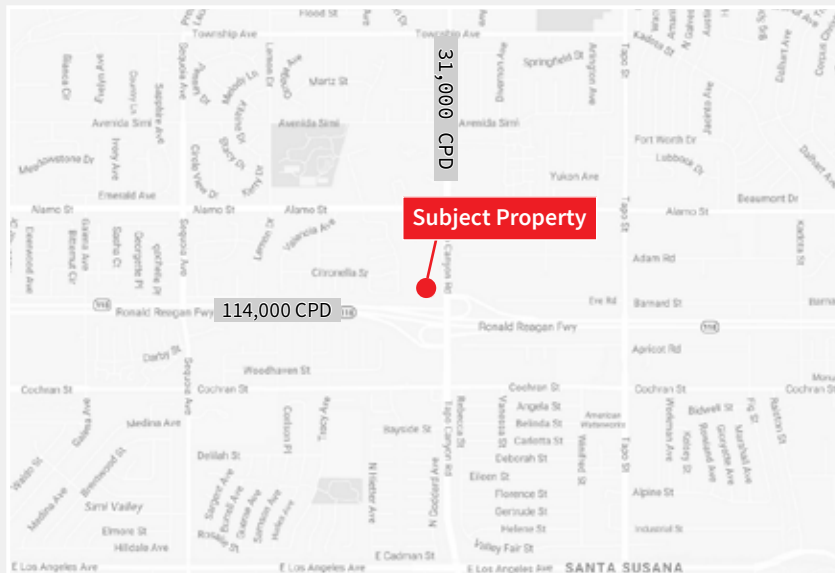
Civic Center Plaza | 2679 Tapo Canyon Rd, Ste. A, Simi Valley, CA

- 3,450 s.f. second generation restaurant space available in the center's food court
- The center has over 145,000 s.f. of GLA and boasts such national retailers as: Bed Bath & Beyond, Regal Cinemas, Unleashed, Carl's Jr., Bank of America and Starbucks
- Regal recently completed \$4 million remodel including state-of-the-art stadium seating
- Freeway adjacent and visible to the 118 freeway
- Ample parking with approximately 1,088 parking stalls
- Excellent shopping center ingress and egress with easy east/west access to the 118 freeway
- Full refresh of Shopping Center - landscaping, lighting, facade

CO-TENANTS



Bank of America



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



18,723

Total Population

45,864

Total Population

85,038

Total Population



2.97

Ave. Household Size

3.01

Ave. Household Size

3.05

Ave. Household Size



\$103,739

Ave. HH Income

\$106,821

Ave. HH Income

\$108,834

Ave. HH Income



\$432,235

Median Home Value

\$443,042

Median Home Value

\$443,136

Median Home Value

2nd Generation Restaurant Space

3,450 s.f.



List of Tenants

Suite #	Tenant	Suite #	Tenant
2631	Bed Bath & Beyond	2679-A	Available 3,450 s.f. Restaurant
2643-A	Premier America Credit Union	2679-B	Yogurtland
2643-B	Jewel Time	2679-C	Starbucks
2643-C	Petco Unleashed	2691-D	Boba Time
2655-A	Available 1,448 s.f.	2691-A	Beauty Supply
2655-B	Fisher Dental	2691-B	Supercuts
2655-C	Nail Spa	2691-C	Available 2,792 s.f. Food OK
2655-D	Wing Stop	2691-E	Wescom Credit Union
2667-A	Available 1,425 s.f. Food OK	2717-A	Bank of America
2667-B	Daphne's	2717-B2	4G Wireless
2667-D	Subway	2717-C	FedEx
2667-E	Panda Express	2750	Regal Cinemas
2667-F	East Coast Pizza Co.	2795	TGI Fridays
2667-G	Natural Café	2619	Carl's Jr.

Site Plan

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Simi Valley Civic Center

Avenida Simi

Tapo Canyon Rd

Tapo Si

WORLD MARKET KOHL'S PAVILIONS



Alamo St 19,000 CPD

KAISER PERMANENTE

REGAL CINEMAS

BED BATH & BEYOND

31,000 CPD

Bank of America

unleashed

RONALD REAGAN FWY 114,000 CPD



Aerial

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*Achieve
Ambitions*

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