

ROB DEVERICKS

Vice President Lic. 01349816 805.879.9641 rdevericks@radiusgroup.com

LISA SHIELDS

Senior Associate Lic. 01742786 805.879.9639 lshields@radiusgroup.com



PROPERTY BRIEF

- 157,543 SF Community Shopping Center anchored by Staples, Home Goods & Dollar Tree as well as many national retailers
- **Retail opportunity with excellent exposure on Cochran Street**

Join these surrounding Tenants

- *Potential Pylon & Monument signage positions available*
- **Strong daytime & residential population within 3-mile radius**
- Easy access to Ronald Reagan 118 Fwy



Available Units

5,000–7,560 SF Junior Anchor Space

2775 N VENTURA RD SUITE 201 OXNARD CA 93036 805.654.9300 WWW.RADIUSGROUP.COM

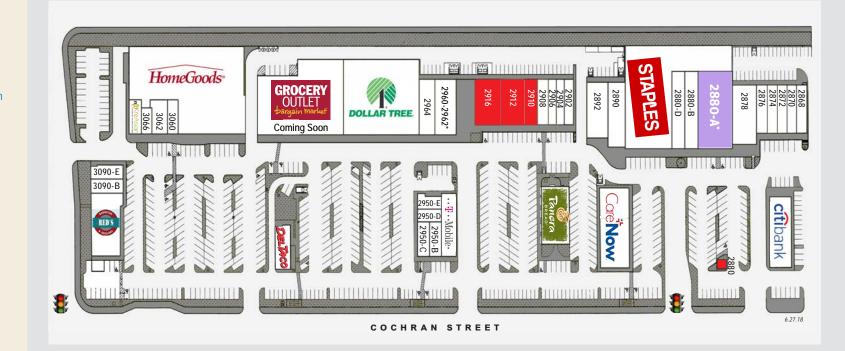
RADIUS Hagelis Retail Advisors

ROB DEVERICKS

Vice President Lic. 01349816 805.879.9641 rdevericks@radiusgroup.com

LISA SHIELDS

Senior Associate Lic. 01742786 805.879.9639 lshields@radiusgroup.com



Current Jr. Anchor & Anchor Space Available

Suite #	Tenant	Size	
2910 - 2916	AVAILABLE	7,560 SF	
2880-A*	AVAILABLE 30 DAYS	4,966 SF	



2775 N VENTURA RD SUITE 201 OXNARD CA 93036 805.654.9300 WWW.RADIUSGROUP.COM

ROB DEVERICKS

Vice President Lic. 01349816 805.879.9641 rdevericks@radiusgroup.com

LISA SHIELDS Senior Associate

Lic. 01742786 805.879.9639 lshields@radiusgroup.com







2775 N VENTURA RD SUITE 201 OXNARD CA 93036 805.654.9300 WWW.RADIUSGROUP.COM

Traffic Counts Demographics 1 Mile 3 Mile 2018 Estimates 5 Mile Cochran Street: Average Household Income: \$128,642 \$124,108 \$129,408 Sycamore Drive: 88,998 Population: 21,159 126,456 118 Fwy. at Cochran St: Daytime Population: 12,942 58,257 79,479

2018 Demographics from Sites USA

Traffic Counts from the City of Simi Valley

25,000 ADT

30,000 ADT

113,000 ADT