

FOR LEASE :: SYCAMORE VILLAGE — JR. ANCHOR & ANCHOR SPACES

2868-3090 COCHRAN ST. | SIMI VALLEY, CA 93065 | SEC SYCAMORE DR. & E. COCHRAN ST.

157,543 SF Shopping Center Anchored by Grocery Outlet (Coming Soon), Staples, Home Goods & Dollar Tree



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

ROB DEVERICKS
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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

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

Join these surrounding Tenants



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Available Units

5,000-7,560 SF Junior Anchor Space

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Current Jr. Anchor & Anchor Space Available

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



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Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$128,642	\$124,108	\$129,408
Population:	21,159	88,998	126,456
Daytime Population:	12,942	58,257	79,479

2018 Demographics from Sites USA

Traffic Counts

Cochran Street:	25,000 ADT
Sycamore Drive:	30,000 ADT
118 Fwy. at Cochran St:	113,000 ADT

Traffic Counts from the City of Simi Valley



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