

FOR LEASE | SIMI VALLEY MARKETPLACE

1778-1928 Erringer Rd. | Simi Valley, CA 93065 | SEC Los Angeles Ave. & Erringer Rd.

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

Lic. 01349816

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA Lic. 01742786

Bill Hagelis

805.654.9300

bhagelis@radiusgroup.com

CA Lic. 00898756



Shop Space Available

- Multiple Retail spaces with excellent exposure on Erringer Road
- Major remodel and redevelopment of shopping center completed
- Monument sign position available
- Strong daytime and residential population within 3-mile radius

Join these tenants



2775 N. VENTURA RD. SUITE 201

OXNARD CA 93036

805.654.9300

WWW.RADIUSGROUP.COM

Available Spaces

2,389 SF Unit

1,388 SF Unit

2,687 SF Unit (Divisible)

1,635 SF Unit

822 SF Unit

661 SF Unit (Available w/notice)

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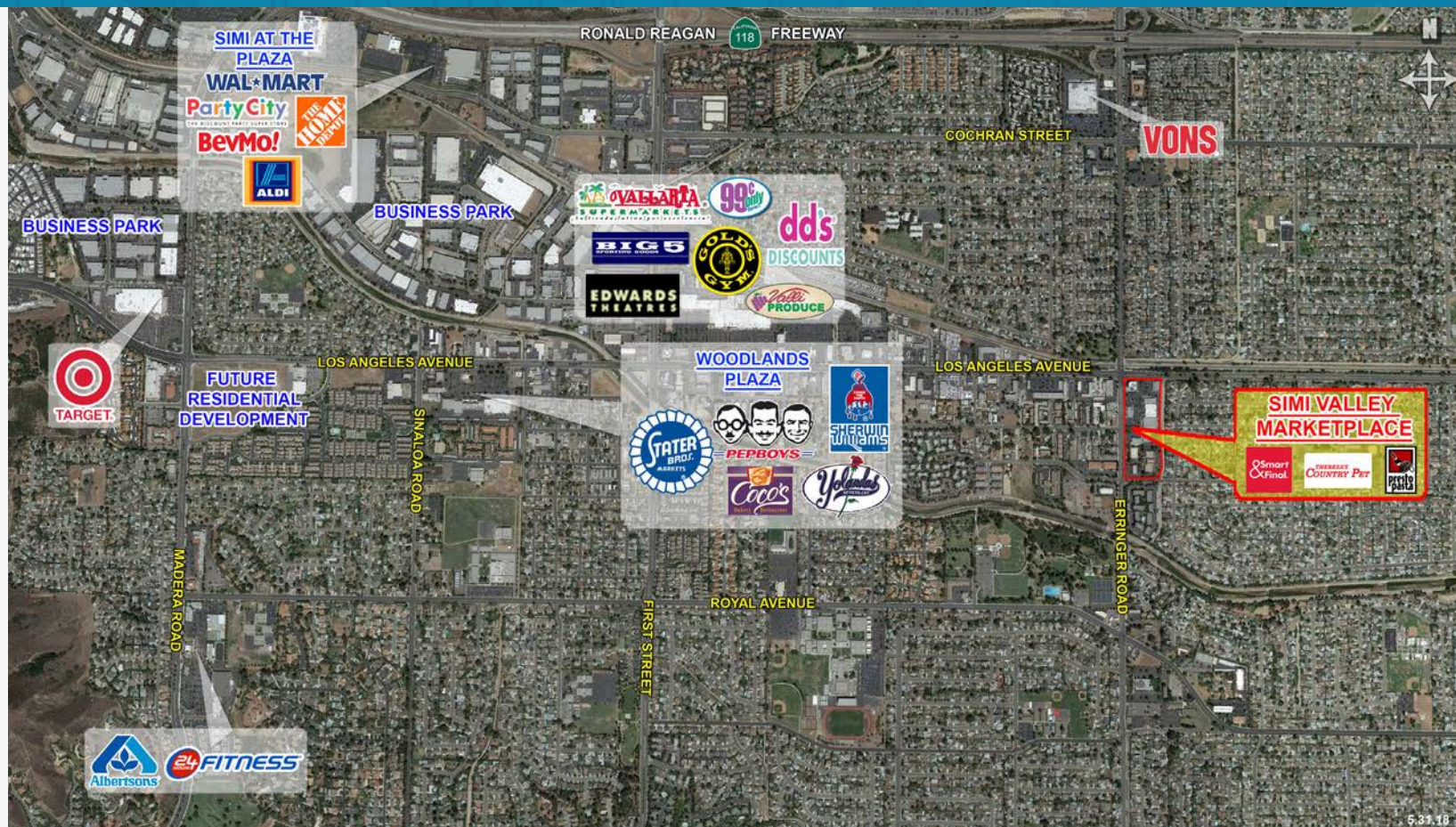
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Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$107,395	\$128,678	\$130,984
Population:	25,502	86,619	123,375
Daytime Population:	12,557	59,827	80,740

2019 Demographics from Sites USA

Traffic Counts

Los Angeles Avenue: 23,000 ADT

Erringer Road: 24,000 ADT

Traffic Counts from the City of Simi Valley



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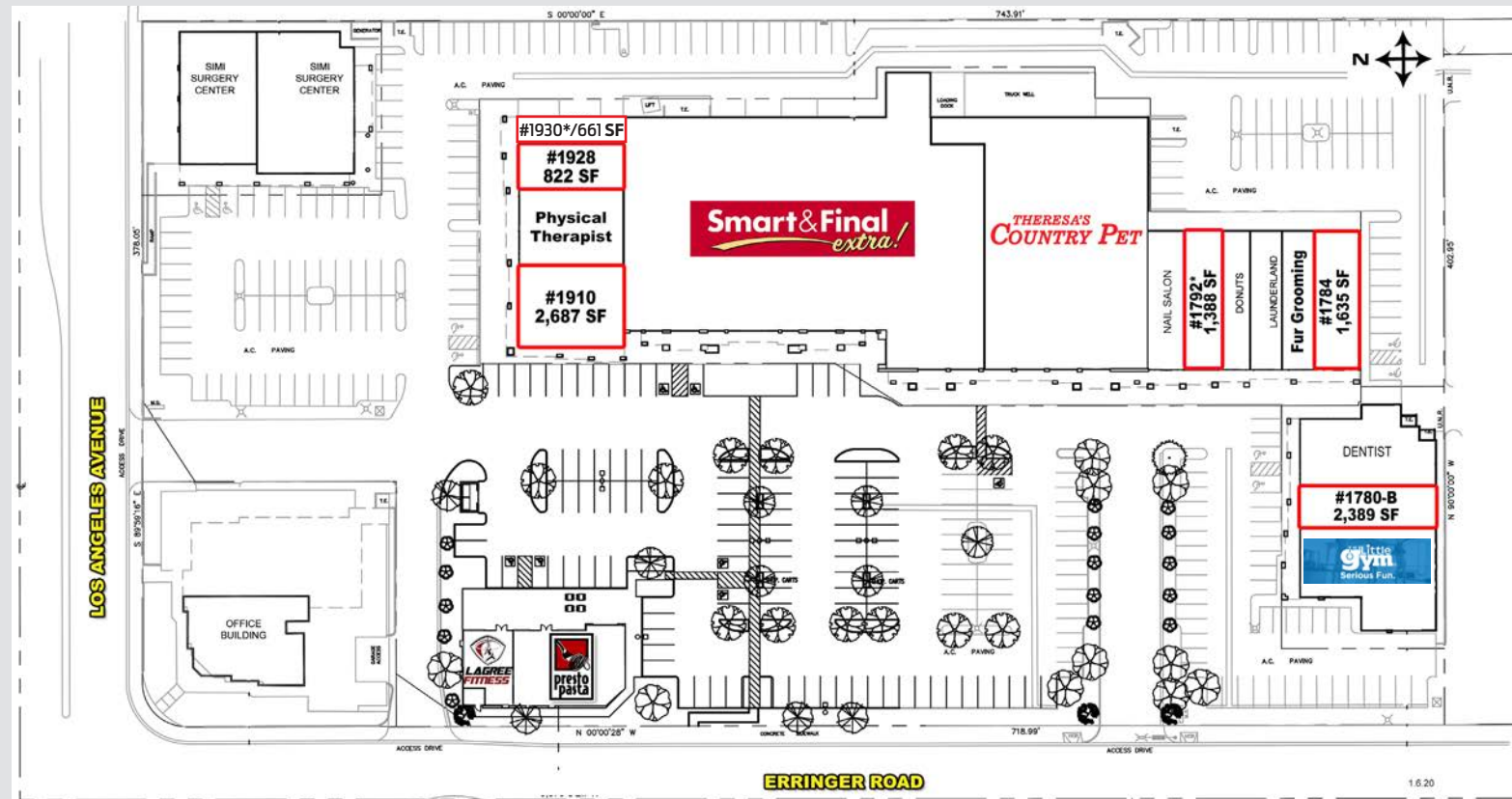
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Rents

(NNN's = \$0.74)

Suite #	Size	Lease Rate	Suite #	Size	Lease Rate	Suite #	Size	Lease Rate
1928	822 SF	\$2.25/SF	1784	1,635 SF	\$1.50/SF	1792	1,388 SF	\$2.00/SF
1910	2,687 SF	\$2.05/SF	1780-B	2,389 SF	\$2.25/SF	1930*	601 SF	\$1.65/SF

*Space available w/notice