

865-875 E. COCHRAN STREET
SIMI VALLEY, CA 93065



DistrictBP.com

COMING 1Q 2021

RARE SMALL INDUSTRIAL CONDOS FOR SALE



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COMMERCIAL REAL ESTATE SERVICES

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SIMI VALLEY, CA 93065

**AVAILABLE
FOR SALE**

PROPERTY SPECIFICATIONS & PRICING

	UNIT	TOTAL SIZE (SF)	WAREHOUSE SIZE (SF)	OFFICE SIZE (SF)	PARKING STALLS	GROUND LEVEL LOADING (10' X 12')	CLEAR HEIGHT	SALE PRICE PSF	SALE PRICE TOTAL
875 E. COCHRAN ST	1	3,432	3,032	400	7	1	18'	\$365	\$1,252,680
	2	5,960	5,211	749	12	1	18'	\$350	\$2,086,000
	3	2,397	1,969	428	5	1	18'	\$365	\$874,905
	4	2,394	1,970	424	5	1	18'	\$365	\$873,810
	5	2,324	1,904	420	5	1	18'	UNDER CONTRACT	
	6	2,579	2,222	357	5	1	18'	UNDER CONTRACT	
	7	2,579	2,222	357	5	1	18'	\$365	\$941,335
	8	2,324	1,907	417	5	1	18'	\$365	\$848,260
	9	2,394	1,966	428	5	1	18'	\$365	\$873,810
	10	2,397	1,966	431	5	1	18'	\$365	\$874,905
	11	2,334	2,020	314	5	1	18'	\$365	\$851,910
	12	2,336	2,022	314	5	1	18'	UNDER CONTRACT	
	13	3,925	3,505	420	7	1	18'	UNDER CONTRACT	
865 E. COCHRAN ST	14	8,355	7,784	571	17	2	18'	\$350	\$2,924,250
	15	3,672	3,339	333	7	1	18'	\$355	\$1,303,560
	16	3,975	3,642	333	8	1	18'	UNDER CONTRACT	
	17	2,395	1,976	419	5	1	18'	UNDER CONTRACT	
	18	2,689	2,376	313	5	1	18'	UNDER CONTRACT	
	19	2,184	1,765	419	4	1	18'	UNDER CONTRACT	
	20	2,126	1,716	410	4	1	18'	\$355	\$754,730
	21	2,156	1,840	316	4	1	18'	UNDER CONTRACT	
	22	1,753	1,358	395	4	1	18'	UNDER CONTRACT	
	23	5,504	4,959	545	11	2	18'	\$350	\$1,926,400

**AVAILABLE
FOR SALE**

PROPERTY HIGHLIGHTS

- CREATE WEALTH THROUGH OWNERSHIP
- EXCEPTIONAL SCENIC VIEWS
- STRATEGICALLY LOCATED ALONG MAIN THOROUGHFARE WITH IMMEDIATE FREEWAY ACCESS
- ADJACENT TO SIMI VALLEY'S AUTO MALL
- HISTORICALLY LOW INTEREST RATES WITH ONLY 10% DOWN



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PROPERTY AERIAL VIEW



RONALD REAGAN FWY



Proposed Hotel

Italian Kitchen Design

865 E. COCHRAN STREET

875 E. COCHRAN STREET

Cochran St

SIMI VALLEY
CHEVROLET

SIMI VALLEY
Ford

First St

THE **DISTRICT**
BUSINESS PARK

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SIMI VALLEY, CA 93065

**AVAILABLE
FOR SALE**

AMENITIES AERIAL

