

530-690 E. Los Angeles Avenue

Simi Valley, California 93065

Property Description

2017 Remodeled Stater Bros. Market Anchored Center Located Directly Along Major Thoroughfare of E. Los Angeles Avenue

Great Visibility Along E. Los Angeles Avenue with Monument Signage Available for Major Tenant

Easy Access to Woodland Plaza with Multiple Entry Points. Quick Access to 118 Freeway & Close Proximity to Moorpark, Thousand Oaks, and LA

National Co-Tenants Include Stater Bros, Pepboys Auto, and Goodwill Industries

1,200 SF to 5,950 SF Available Space. Ideal for Fitness/Gyms, Restaurants, and Medical Users

\$1.75 / SF NNN / Month. NNN's +/- \$0.79 / SF

Property Highlights

- Average HH Income Exceeds \$112,000 (5 mile)
- Signalized Intersection with Large Monument Sign
- Strong Supermarket Anchor, Recently Remodeled
- Yolanda's Mexican Restaurant Sales Reportedly Exceed \$800 / SF

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|-----------|
| Total Households | 3,568 | 21,738 | 38,951 |
| Total Population | 10,891 | 68,379 | 120,371 |
| Average HH Income | \$88,397 | \$103,691 | \$112,853 |



For more information

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For Lease

530-690 E. Los Angeles Avenue



| SUITE # | TENANT NAME | SIZE SF | SUITE # | TENANT NAME | SIZE SF |
|---------|-----------------------------------|-----------|---------|-----------------------|----------|
| 540A | Sherwin Williams | 4,952 SF | 660G | Cig Store | 1,200 SF |
| 540B | Vacant | 2,496 SF | 660H | Vacant | 1,200 SF |
| 590 | Yolanda's Mexican Café | 6,632 SF | 660I&J | Palapa Mexican Food | 2,400 SF |
| 530A | Goodwill Thrift Store | 10,086 SF | 660K | Marie's Café | 1,200 SF |
| 660B | Salon Centric | 3,000 SF | 660L | The Mentoring Network | 5,950 SF |
| 660B1 | Aegis Treatment | 4,000 SF | 690A | Optometrist | 1,200 SF |
| 660B2 | Vacant can be Demised to 2,000 SF | 5,057 SF | 690B | Sushi Bar | 1,800 SF |
| 660C | Vacant | 1,200 SF | 690C | Vacant | 1,200 SF |
| 660D | H&R Block | 1,200 SF | 690D | Vacant | 1,600 SF |
| 660E | Fantastic Sams | 1,200 SF | 690E | Sunshine Foot Spa | 1,100 SF |
| 660F | Nguyen Nail Spa | 1,200 SF | 690F | C&S Laundry | 1,500 SF |

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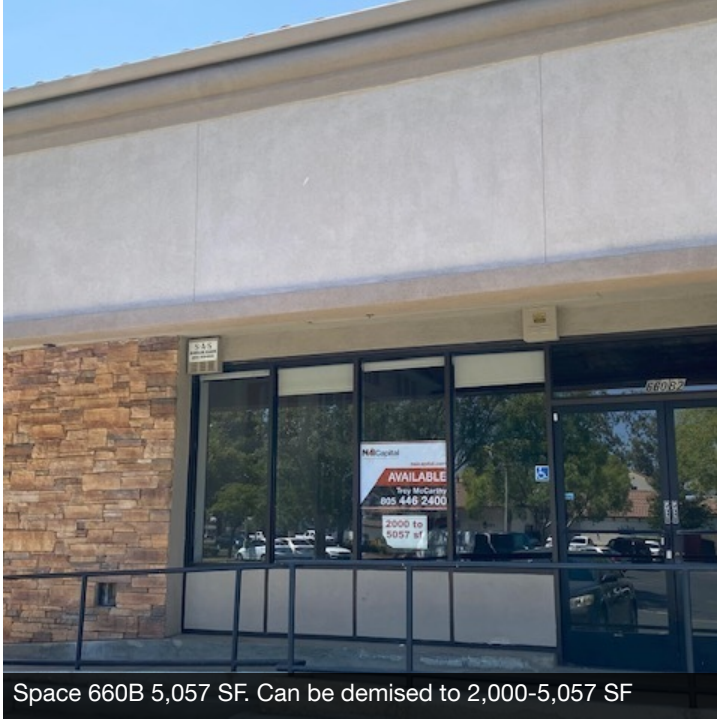
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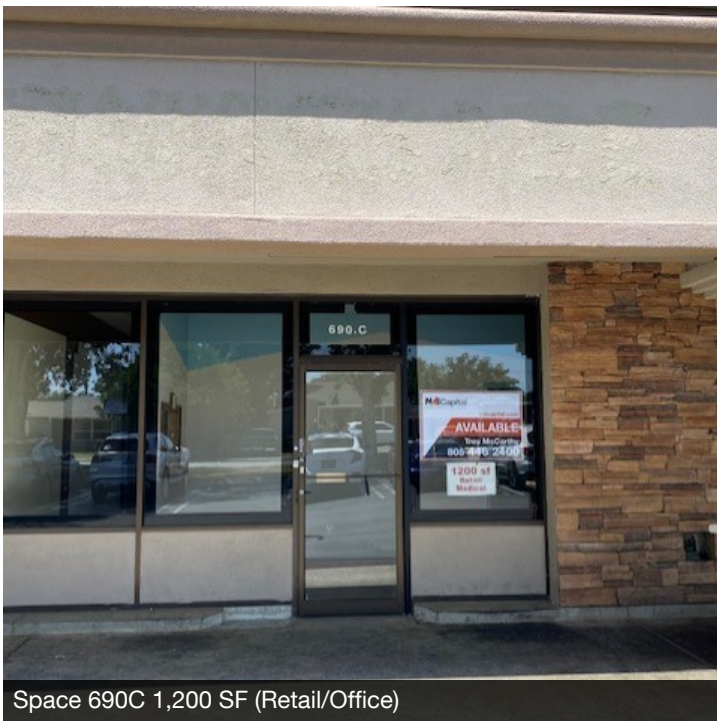
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Space 660B 5,057 SF. Can be demised to 2,000-5,057 SF



(Newly Installed Fire Sprinklers)



Space 690C 1,200 SF (Retail/Office)



Space 660H 1,200 SF (Retail/Office)

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

530-690 E. Los Angeles Avenue



Space 540B 2,496 SF Hair Salon or Barber Shop



(Excellent Condition)



Space 690D 1,600 SF Yoga or Dance Studio



(Excellent Condition)

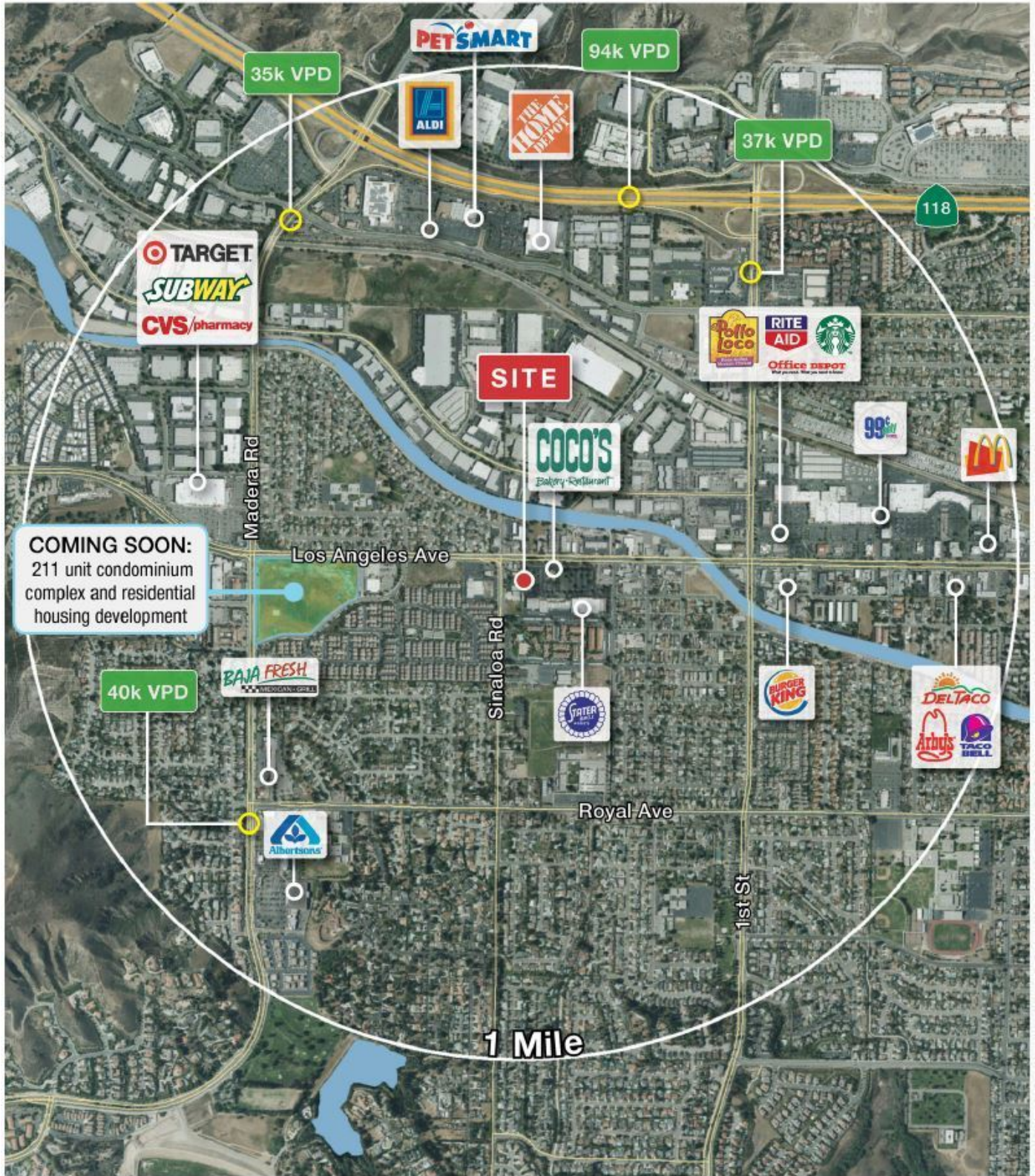
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