

FOR LEASE

# El Paseo Simi Shopping Center

2902-2916 Tapo Canyon Rd, Simi Valley, CA 93063



Retail & Improved Restaurant + Patio Available

7,149 SF Pad with Drive-Thru Redevelopment Potential



## Property Highlights

- Prominent community center with strong national co-tenancy: Vons, Habit Burger, Jersey Mikes, Coffee Bean & Tea Leaf & more!
- Strategically positioned center in the heart of Simi Valley with easy access to the 118 freeway (±114,000 CPD), the main arterial for the trade area
- Dynamic mix of soft goods, grocery, daily needs and service retailers catering to the affluent demographic
- Multiple convenient points of ingress/egress with convenient parking

2,800 SF Improved Restaurant & Patio Available!



## Contact

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## Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	17,509	83,964	117,716
Average Household Income	\$116,657	\$118,929	\$120,382
Daytime Population	6,555	24,748	41,067

Source: Esri

## TRAFFIC COUNT

Tapo Canyon Rd. @ Alamo St.                      approx. 50,000 cars per day  
118 Freeway    approx. 114,000 cars per day

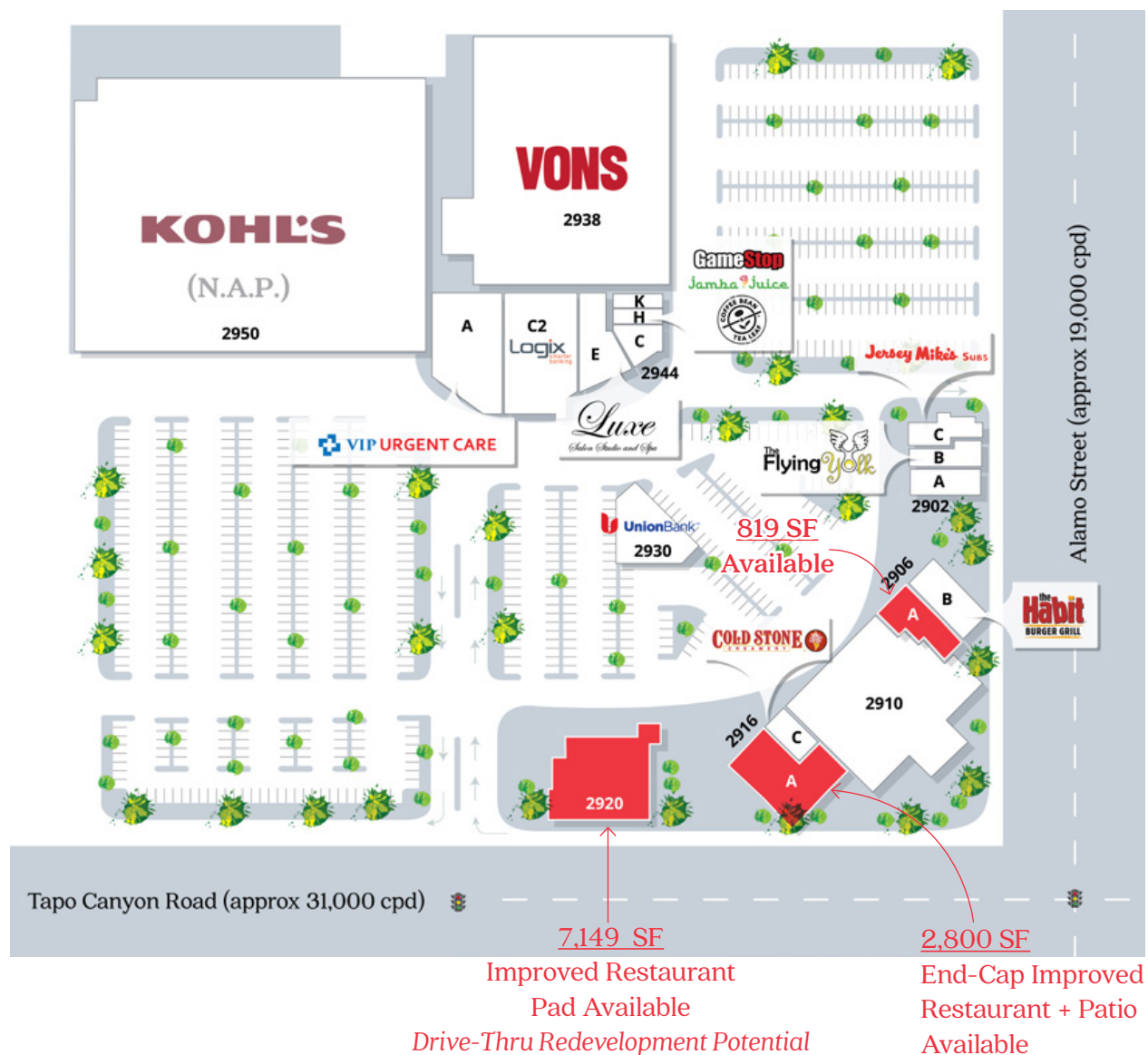
Source: CoStar

Managed and Owned by:



El Paseo Simi Shopping Center Tenant Directory Total GLA: 196,737		
NO.	TENANT	(SF)
2938	Vons	44,104
2930	Kohl's (N.A.P)	88,003
<b>Building 2944</b>		
A	VIP Urgent Care	5,850
C2	Logix Banking	5,772
E	Luxe Salon Studio & Spa	3,822
G	Coffee Bean & Tea Leaf	1,702
H	Jamba Juice	1,232
K	Gamestop	1,191
2920	Improved Restaurant Pad Available	7,149
<b>Building 2916</b>		
A	Improved Restaurant + Patio Available	2,800
C	Coldstone Creamery	1,200
<b>Building 2906</b>		
A	Available	819
B	The Habit	2,388
<b>Building 2902</b>		
A	O2 Sushi Seafood	2,928
B	The Flying Yolk	1,590
C	Jersey Mike's	1,660
2910	Cost Plus World Market	20,027
2930	Union Bank	4,500

Managed and Owned by: SHOPCORE PROPERTIES



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