

# FOR LEASE :: SIMI VALLEY MARKETPLACE

1778-1928 ERRINGER RD. | SIMI VALLEY, CA 93065 | SEC LOS ANGELES AVE. & ERRINGER RD.

## ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

rdevericks@radiusgroup.com

## LISA ENGEL SHIELDS

Senior Associate

Lic. 01742786

805.654.9300 Ext. 105

lshields@radiusgroup.com

## BILL HAGELIS

Senior Vice President

Lic. 00898756

805.654.9300 Ext. 101

bhagelis@radiusgroup.com



## Shopping Center Redevelopment

### PROPERTY BRIEF

- ▄ Retail Pad opportunity with excellent exposure on Erringer Road
- ▄ Major remodel and redevelopment of shopping center recently completed
- ▄ Monument sign position available
- ▄ Strong daytime and residential population within 3-mile radius
- ▄ Smart & Final expanding into their "Extra" concept



4227 E. MAIN ST. SUITE 220  
VENTURA CA 93003  
805.654.9300  
WWW.RADIUSGROUP.COM

<b>Available Spaces</b>	<b>3,989 SF Unit</b>	<b>1,635 SF Unit</b>	<b>1,328 SF Unit</b>
	<b>3,506 SF Unit (Divisible)</b>	<b>1,622 SF Unit</b>	<b>822 SF Unit (Available w/Notice)</b>
	<b>2,687 SF Unit (Divisible)</b>	<b>1,601 SF Unit</b>	

# FOR LEASE :: SIMI VALLEY MARKETPLACE

1778-1928 ERRINGER RD. | SIMI VALLEY, CA 93065 | SEC LOS ANGELES AVE. & ERRINGER RD.

## ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

rdevericks@radiusgroup.com

## LISA ENGEL SHIELDS

Senior Associate

Lic. 01742786

805.654.9300 Ext. 105

lshields@radiusgroup.com

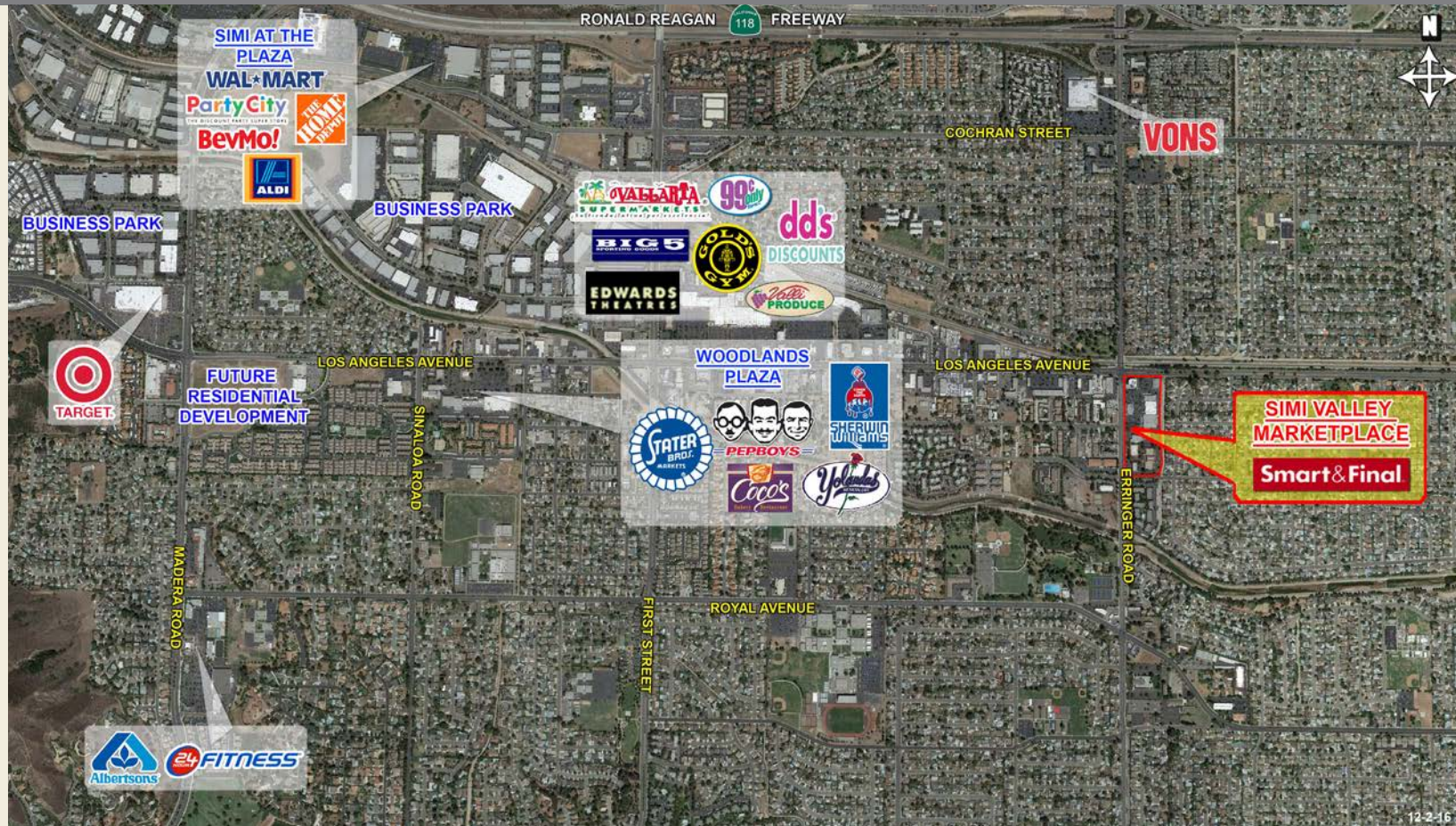
## BILL HAGELIS

Senior Vice President

Lic. 00898756

805.654.9300 Ext. 101

bhagelis@radiusgroup.com



### Demographics

2017 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$106,578	\$127,390	\$129,083
Population:	25,429	85,967	123,903
Daytime Population:	12,344	59,067	80,337

2017 Demographics from Sites USA (0515)

### Traffic Counts

Los Angeles Avenue:	21,700 ADT
Erringer Road:	24,500 ADT

Traffic Counts from the City of Simi Valley



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM

# FOR LEASE :: SIMI VALLEY MARKETPLACE

1778-1928 ERRINGER RD. | SIMI VALLEY, CA 93065 | SEC LOS ANGELES AVE. & ERRINGER RD.

## ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

rdevericks@radiusgroup.com

## LISA ENGEL SHIELDS

Senior Associate

Lic. 01742786

805.654.9300 Ext. 105

lshields@radiusgroup.com

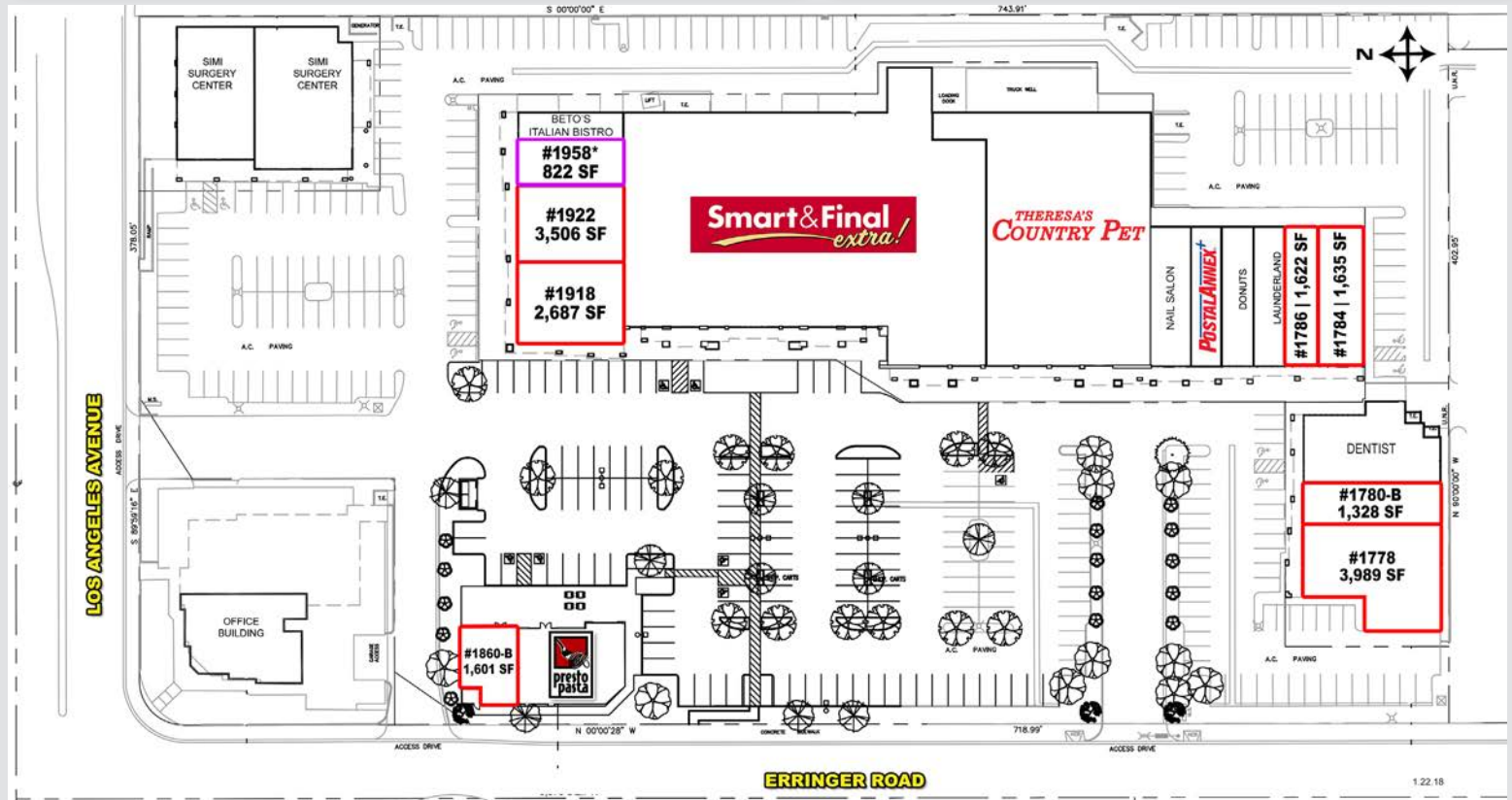
## BILL HAGELIS

Senior Vice President

Lic. 00898756

805.654.9300 Ext. 101

bhagelis@radiusgroup.com



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM

Rents	Suite #	Size	Lease Rate	Suite #	Size	Lease Rate	Suite #	Size	Lease Rate
(NNN's = \$0.48)	1860-B	1,601 SF	\$3.00/SF	1918	2,687 SF	\$2.05/SF	1780-B	1,328 SF	\$2.25/SF
	1958*	822 SF	\$1.75/SF	1784	1,635 SF	\$1.50/SF	1778	3,989 SF	\$2.15/SF
	1922	3,506 SF	\$1.75/SF	1786	1,622 SF	\$1.50/SF			

\*Available with notice

No warranty or representation, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1.25.18