

Sycamore Village

Property Information:

- Available Space: ±7,020 SF
- Lease Rate: \$4.35/SF, NNN (\$0.56/sf,mo)
- Term through 3-31-2030
- Fully built out medical clinic
- Freestanding building in well anchored community shopping center, centrally located in Simi Valley

Neighboring Retailers:







CONTACT US

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2888 COCHRAN STREET
 SIMI VALLEY, CALIFORNIA



DEMOGRAPHICS (2025 Est) Source: Esri

	1-Mile	2-Mile	3-Mile
Residential Population	20,839	61,005	87,737
Daytime Population	18,347	55,025	79,894
Average Household Income	\$150,042	\$152,682	\$154,463

TRAFFIC COUNTS

Cochran St	28,074 ADT
Sycamore Dr	32,254 ADT

Source: Placer (2021 Volumes)

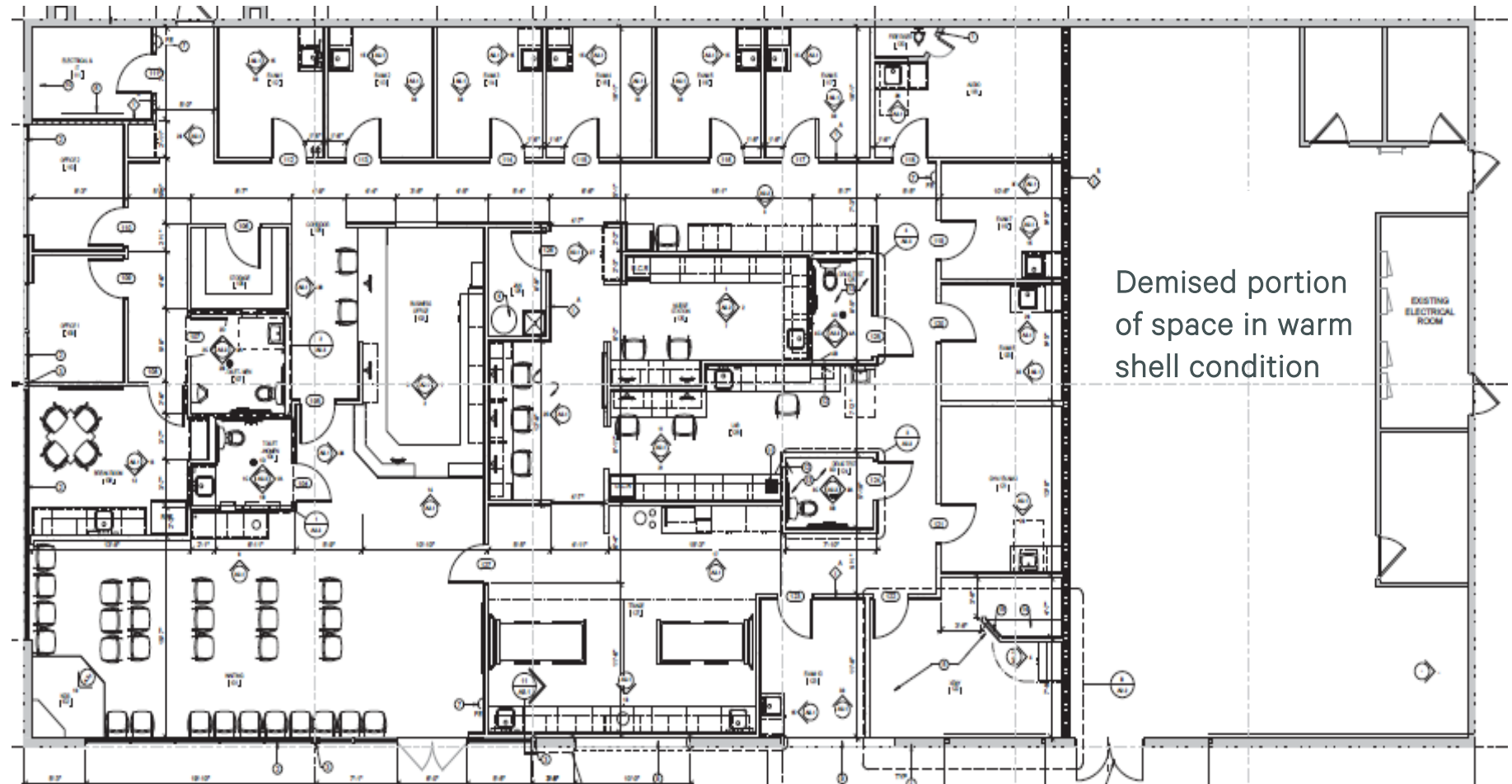
SITE PLAN



Current Retailers					
Suite #	Tenant	Suite #	Tenant	Suite #	Tenant
2868	Sushi	2902	Tobacco	2990	Del Taco
2872	Christian Eid Agency	2906/08	Fit Body Boot Camp	3050	Home Goods
2874	Ubreakifix	2950-A	T-Mobile	3060	Sandwich Spot
2876	Weight Watchers	2950-B	New Panda	3062-3064	Rogers Optometry
2880-A	\$5 Bookstore	2950-C	Tutti Frutti	3066	What's Rolln, Inc.
2880-B	Play it Again Sports	2950-D	Check Cashing	3068	Pokitomic
2880-D	GNC	2950-E	iThread	3090-A	Red's BBQ & Grillery
2880-E	Staples	2960-62	For the Troops	3090-B	Nail Salon
2890	Dry Cleaner	2970	Dollar Tree	3090-E	AV Dental
2900	Panera Bread & Cafe	2982	Grocery Outlet		

±7,020 SF

FLOOR PLAN - $\pm 7,020$ SF ($\pm 5,186$ SF improved space & $\pm 1,834$ SF warm shell)



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For Sublease

INTERIOR PHOTOS



SYCAMORE VILLAGE
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For Sublease

AERIAL

