

FOR LEASE



GRIFFIN PLAZA

3885-3897 COCHRAN ST

SIMI VALLEY, CA 93063

PROPERTY SUMMARY



GRIFFIN PLAZA

PROPERTY DESCRIPTION

Anchored by ALDI and CVS, Griffin Plaza is a high-traffic neighborhood center positioned at a signalized intersection within Simi Valley's primary retail corridor. The property benefits from strong demographics, excellent visibility, and consistent daily consumer traffic.

PROPERTY INFORMATION

ADDRESS: 3885-97 Cochran Street
Simi Valley, CA 93063

LOT SIZE: 331,492 SF / 7.61 AC

BUILDING SIZE: 85,022 SF

AVAILABLE SPACES

SUITE	LEASE RATE	SPACE SIZE
3949B	\$3.00 PSF + 0.60 NNN	1,500 SF
3963C	\$3.00 PSF + 0.60 NNN	1,100 SF
3963D	\$1.00 PSF + 0.60 NNN	2,487 SF
3977B1	\$3.00 PSF + 0.60 NNN	1,000 SF

PROPERTY HIGHLIGHTS



PRIME ANCHORED CENTER

High-traffic center anchored by ALDI & CVS



SIGNALIZED HARD CORNER LOCATION

Located at Cochran & Tapo Canyon (50,000+ CPD)



FLEXIBLE SHOP SPACE AVAILABILITY

Immediate availability for 1,000–1,500 SF spaces



STRONG STREET FRONTAGE & ACCESS

Excellent visibility with multiple access points



AFFLUENT TRADE AREA DEMOGRAPHICS

Avg. household income exceeds \$130,000 within 3 miles



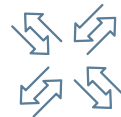
PRIME RETAIL CORRIDOR LOCATION

Positioned within Simi Valley's primary retail corridor



REGIONAL FREEWAY CONNECTIVITY

Close proximity to I-10 and CA-118 Freeways



MULTIPLE SIGNALIZED ACCESS POINTS

Ingress/egress from Cochran St & Tapo Canyon Rd



STABLE DAILY TRAFFIC GENERATORS

Grocery, pharmacy, and service-oriented tenant mix



SITE PLAN





AVAILABLE FOR LEASE

SUITE 3949B

SPACE SIZE 1,500 SF

LEASE RATE \$3.00 PSF + 0.60 NNN

- 1,500 SF shell space positioned directly between high-performing anchors ALDI and CVS.
- Maximum visibility and foot traffic exposure from dual anchor draw in a high-income market.
- Ideal build-out opportunity for quick-service restaurant (QSR), medical use, or premium service retail.
- Strategic location ensures constant pedestrian flow from customers visiting both major anchors throughout the day.





AVAILABLE FOR LEASE

SUITE 3963C

SPACE SIZE 1,100 SF

LEASE RATE \$3.00 PSF + 0.60 NNN

- 1,100 SF former leasing office, move-in ready with reception area and private offices.
- Excellent visibility adjacent to Murata Eye Care and corner-positioned Donut Time.
- Prime location near a main pedestrian entry point, ensuring consistent customer exposure.
- Flexible layout perfect for professional services, medical/dental, or boutique retail.





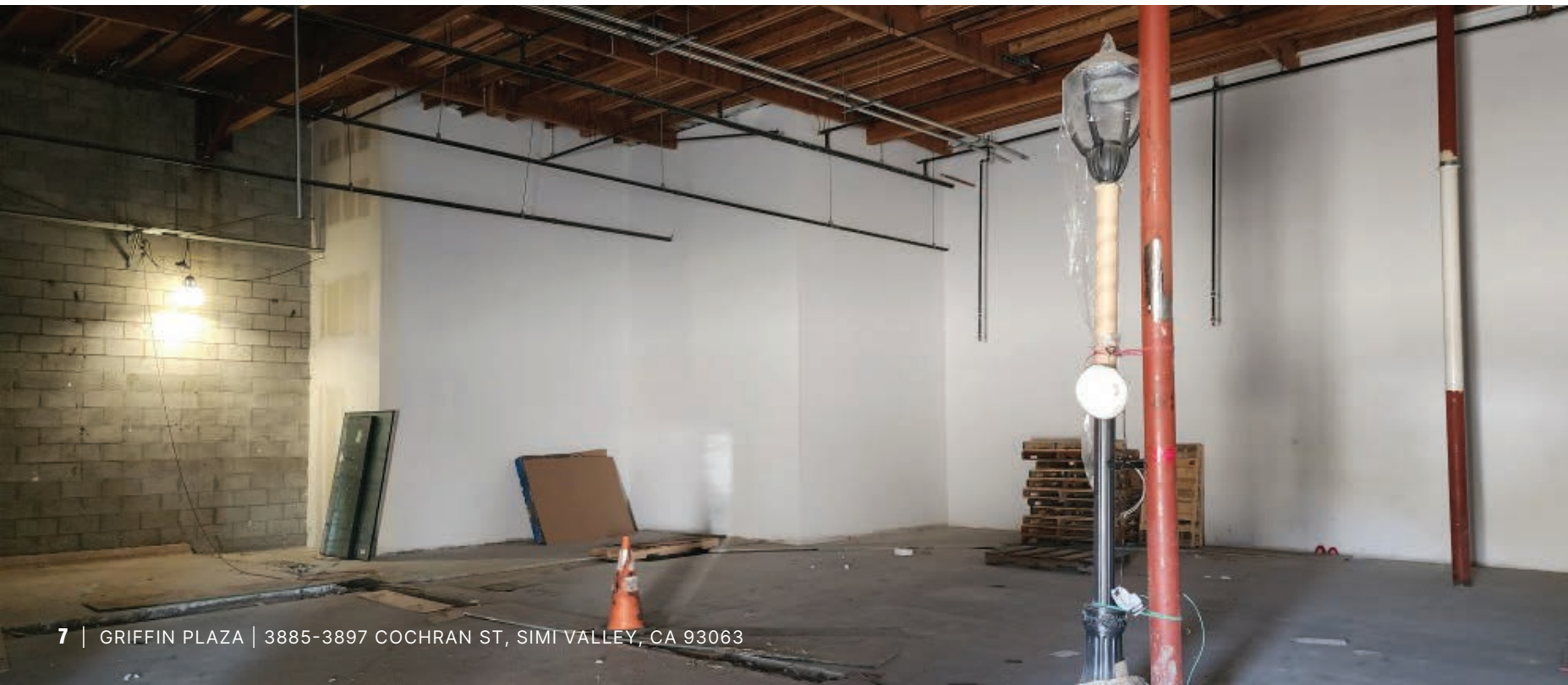
AVAILABLE FOR LEASE

SUITE 3963D (STORAGE)

SPACE SIZE 2,487 SF

LEASE RATE \$1.00 PSF + 0.60 NNN

- 2,487 SF deep storage space priced aggressively at \$1.00 PSF NNN (lowest rate in the center).
- Exclusive access via a secured rear loading door, ideal for inventory, equipment, or non-retail operational needs.
- Located directly behind high-traffic anchor tenants ALDI and Murata Eye Care, offering convenient logistics support.
- Perfect for an existing tenant needing overflow storage or a new user requiring cost-effective back-of-house space.





AVAILABLE FOR LEASE

SUITE 3977B1

SPACE SIZE 1,000 SF

LEASE RATE \$3.00 PSF + 0.60 NNN

- 1,000 SF former Screen Golf Instruction office, maximizing efficiency for a new user.
- Excellent visibility adjacent to high-traffic tenants and easily accessible from the main parking field.
- Ready-to-go space suitable for professional services, fitness/wellness concepts, or specialized retail.
- Will be available for occupancy starting August 1, 2026, offering ideal planning time for a seamless transition.



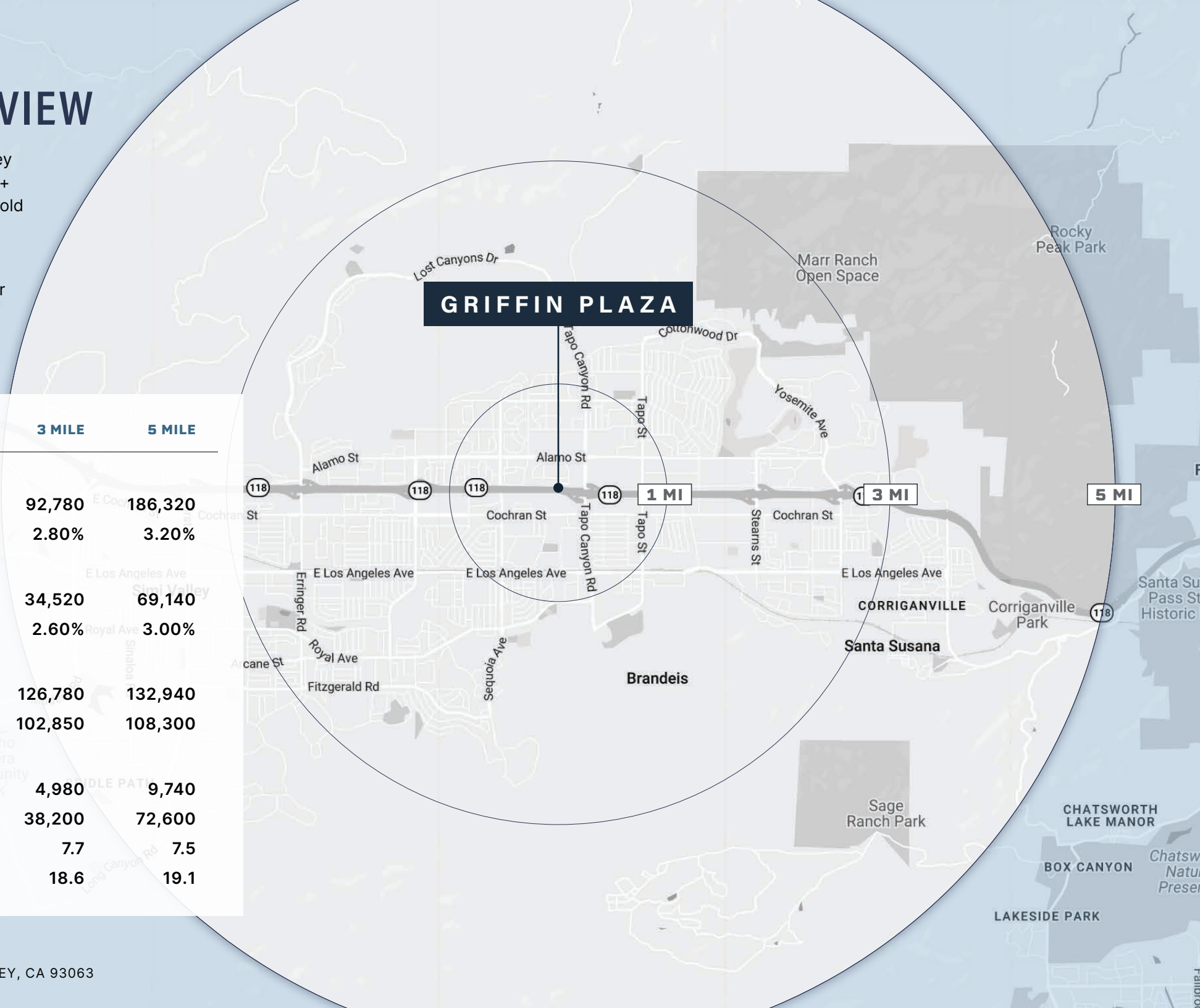


DEMOGRAPHIC OVERVIEW

The property is located within an affluent Simi Valley trade area with over 186,000 residents and 69,000+ households within a 5-mile radius. Average household incomes exceed \$130,000, supporting strong consumer spending.

A daytime population of 72,000+ employees further drives consistent traffic, reinforcing the location's strength as a high-performing retail corridor.

	1 MILE	3 MILE	5 MILE
POPULATION			
Population	18,245	92,780	186,320
Population Growth (2020-2025)	2.10%	2.80%	3.20%
HOUSEHOLDS			
Households	6,980	34,520	69,140
Household Growth (2020-2025)	2.00%	2.60%	3.00%
INCOME			
Avg. Household Income	118,450	126,780	132,940
Median Household Income	96,200	102,850	108,300
DAYTIME DEMOS			
Total # of Businesses	1,120	4,980	9,740
Total # of Employees	9,850	38,200	72,600
Employees per Business	8.8	7.7	7.5
Residential Pop. per Business	16.3	18.6	19.1



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