



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## SIMI PLAZA

4304-4324 Cochran St, Simi Valley, CA 93063



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RETAIL SPACES  
SIMI VALLEY, CA

**EXCLUSIVELY LISTED BY**

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# PROPERTY FEATURES

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## APPROX. 750-2,250 SF

UNIT 4316:





- ✓ ±1,500-2,250 SF
- ✓ Formerly edible arrangements
- ✓ Walk in cooler + compartment sinks

UNIT 4320:

- ✓ ±750-2,250 SF
- ✓ Standard retail buildout

## AREA AMENITIES

- ✓ Simi Valley is home to a diverse and rapidly growing population
- ✓ Close access to the 118 Freeway via Tapo Canyon
- ✓ Nearby slated developments underway
- ✓ Busy and proximal Los Angeles Ave commercial corridor
- ✓ Santa Susana Elementary School located across the street

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,456	79,614	112,181
 Avg. HH Income	\$122,425	\$128,358	\$126,930
 Daytime Pop	13,743	77,222	109,113
 Traffic Count	± 19,813 CPD ON COCHRAN ST & WINIFRED ST		

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# SUITE 4320

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# SUITE 4316

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**AVAILABLE**



**AERIAL MAP**



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