

1189 Simi Town
Center Way



±29,925 SF RETAIL SPACE AVAILABLE
FOR SALE & FOR LEASE

CBRE

Property Highlights



Asking Rate for Rent: \$1.50PSF + \$0.64NNN.

Asking Rate for Sale: \$6,000,000



Prime Big- Box Opportunity: Former Big Lots space ideal for retail, fitness, entertainment, or specialty use



High-Visibility Location: Situated along Simi Town Center Way with Strong Street presence and signage opportunities



Strategic Retail Corridor: Positioned near retailers that drive consumer traffic



Excellent Parking Ratio: Abundant surface parking with easy access



Strong Co-Tenancy Synergy: Benefits from surrounding retail, grocery, dining, and service-oriented tenants



Affluent Trade Area: Located in a well-established community with solid household incomes and daytime population



Property Photos



Site Plan



The Local Area

AVALON
APARTMENTS
500 Apartments



SIMI VALLEY TOWN CENTER

Logos for Buffalo Wild Wings, ULTA Beauty, Red Robin, Studio Movie Grill, Larsen's, California Pizza Kitchen, Bath & Body Works, and Vans.

1189
Simi Town
Center Way

±94,000 VPD

Ronald Reagan Fwy

Demographics



2025 POPULATION

5,930	37,974	68,673
1 Mile	2 Miles	3 Miles



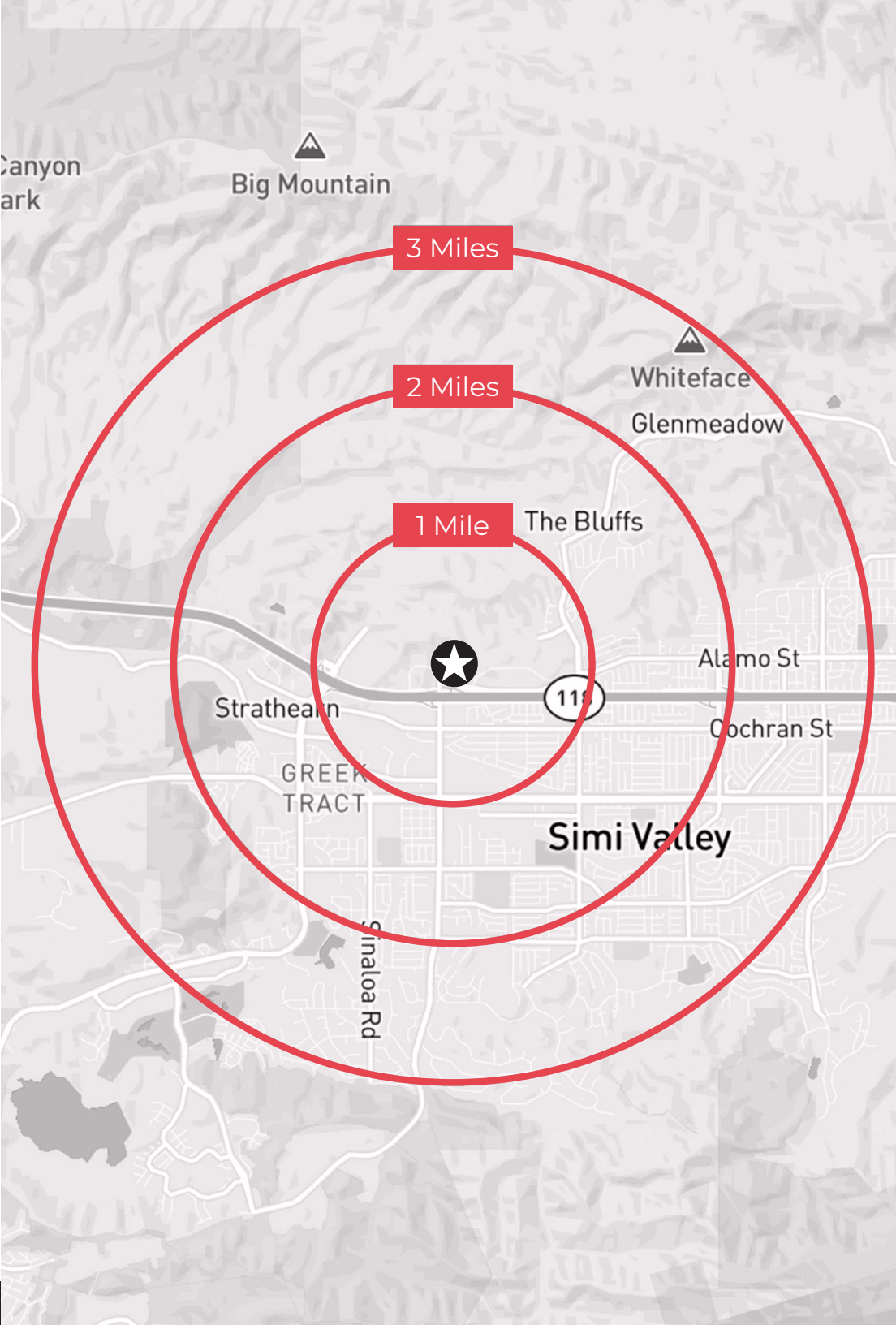
2025 AVERAGE INCOME

\$144,033	\$147,203	\$153,458
1 Mile	2 Miles	3 Miles



2025 EMPLOYEES

7,974	21,746	30,246
1 Mile	2 Miles	3 Miles



1189 Simi Town
Center Way



SIMI VALLEY, CA

FOR MORE INFORMATION, PLEASE CONTACT:

SAM AARON

Vice President

Lic. 01828428

+1 310 550 2571

sam.aaron@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.