

# 4100 GUARDIAN ST.

SIMI VALLEY\_CA



Watch Property Video

UNDER CONSTRUCTION  
**ESTIMATED DELIVERY | Q1 2027**

**179,490 SF / CLASS-A**  
INDUSTRIAL FACILITY



**NEWMARK**

**CROW  
HOLDINGS**  
DEVELOPMENT



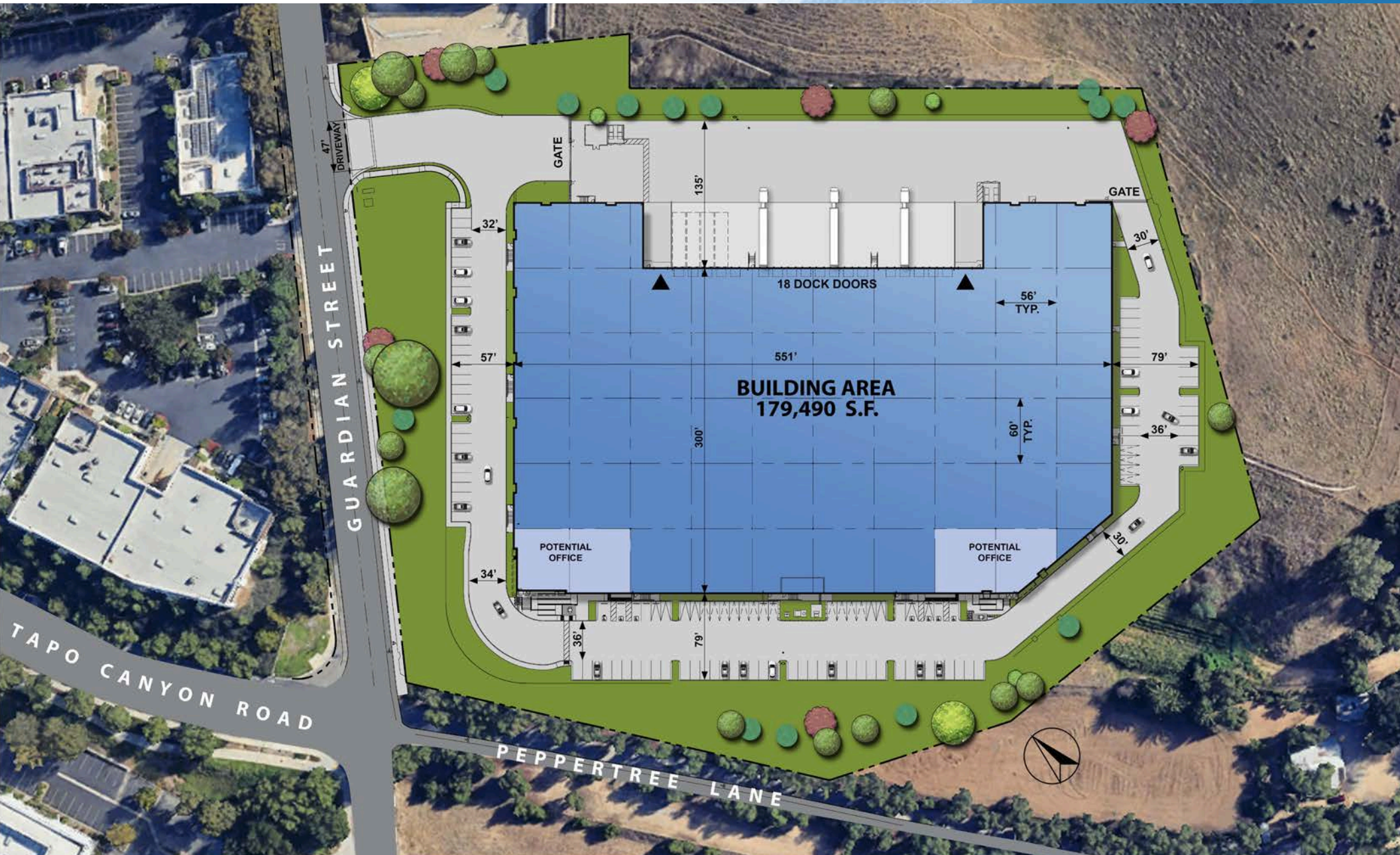
# PROPERTY SUMMARY

<b>Premises</b>	179,490 SF Class A Industrial Facility Free-Standing
<b>Site</b>	10.3 acres zoned SP-BP
<b>Clear Height</b>	36-feet
<b>Loading</b>	18 Dock High Doors, 9'W x 10'H 2 Ground Level Doors, 12'W x 16'H
<b>Electrical</b>	4000 Amp Service 277/480 Volts
<b>Fire Protection</b>	K-25 ESFR Sprinklers
<b>Office Space</b>	7,270 SF (4,270 SF Ground Level 3,000 SF Mezzanine) (Built-to-suit possible)
<b>Parking</b>	127 Stalls 8 EV Spaces with Charging Station
<b>Special Features</b>	Fenced and Gated Incredible Views 3% Skylights Truck Courtyard - Concrete7" Reinforced SOG
<b>Distance to 118 Freeway</b>	1.5 Miles

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## SITE PLAN



# CONSTRUCTION PROGRESS | *As of 3.25.26*



# LOCATION MAP



101 - 23 INTERCHANGE

**12.9 MILES**

118 - 405 INTERCHANGE

**13.5 MILES**

118 - I-5 INTERCHANGE

**17.0 MILES**

118 - I-210 INTERCHANGE

**19.5 MILES**

101 - 405 INTERCHANGE

**23.2 MILES**

405 - I-10 INTERCHANGE

**33.0 MILES**



POPULATION WITHIN 5 MILES

**120,496**

POPULATION WITHIN 10 MILES

**549,348**

POPULATION WITHIN 30 MILES

**4,730,878**

# AMENITY RICH AREA

The City of Simi Valley is an ideal location for your business. Other companies that call Simi Valley home include:



# AREA OVERVIEW

## Nearby Retail Amenities

<b>Aldi</b>	<b>Lowe's</b>
<b>Best Buy</b>	<b>Panera</b>
<b>Buffalo Wild Wings</b>	<b>Papa Johns</b>
<b>California Pizza Kitchen</b>	<b>Red Robin</b>
<b>Carl's Jr.</b>	<b>Regal Cinemas</b>
<b>Chase</b>	<b>Ross</b>
<b>Chick-fil-A</b>	<b>Sharky's Mexican Grill</b>
<b>Chipotle</b>	<b>Simi Valley Town Center</b>
<b>Citibank</b>	<b>Sprouts</b>
<b>Cronies Sports Grill</b>	<b>Staples</b>
<b>CVS</b>	<b>Starbucks</b>
<b>DelTaco</b>	<b>Taco Bell</b>
<b>Don Cuco Mexican Grill</b>	<b>The Coffee Bean</b>
<b>East Coast Pizza Company</b>	<b>Trader Joe's</b>
<b>FedEx Office</b>	<b>Verizon</b>
<b>Firehouse Subs</b>	<b>Vons</b>
<b>Kohl's</b>	<b>Walmart</b>

Immediately adjacent to the city of Los Angeles and the San Fernando Valley, with the cost and quality of life benefits of the city of Simi Valley and Ventura County.

	City of Los Angeles	City of Simi Valley
<b>Electrical Tax</b>	12.5%	0%
<b>Communications Tax</b>	9%	0%
<b>Natural Gas Tax</b>	10%	0%
<b>Secured Property Tax Rate</b>	1.39040%	1.0645%
<b>Unsecured Property Tax Rate</b>	1.33349%	1.059%
<b>Transient Occupancy Tax</b>	14%	10%
<b>Sales Tax Rate</b>	9.5%	7.25%
<b>Electrical Rate (Avg.)</b>	\$0.1371 / kWh (\$0.1542 with utility tax)	\$0.1340 / kWh
<b>Business Tax, Manufacturing</b>	\$10,500	\$3,750
<b>Business Tax, Professional / General Office</b>	\$50,193	\$3,750
<b>Pace Program Eligible</b>	No	Yes
<b>SCE Savings By Design Eligible</b>	No	Yes

# 4100 \_\_\_\_\_ GUARDIAN ST. SIMI VALLEY, CA



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**NEWMARK**

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HOLDINGS**  
DEVELOPMENT

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