



SWC OF ERRINGER RD. & SIMI TOWN CENTER WAY

SIMI VALLEY | CALIFORNIA | 93065

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EXECUTIVE SUMMARY



BUILDING SIZE:
2,600-3,500SF
(BUILT TO SUIT)



LOT SIZE:
~1.77 AC



BUILDING CLASS:
A



YEAR BUILT:
2027

PREMIER RETAIL PAD OPPORTUNITY located on the southwest corner of Erringer Rd & Simi Town Center Way in the heart of Simi Valley's strongest retail corridor. The development offers 2,600–3,500 SF of retail space within a dedicated ~39,000 SF retail area on a 1.77-acre site, co-anchored by Chevron and Extra Mile. Landlord is open to working with the right tenant on space configuration and improvements. A double lane drive-thru of 3,644 SF is available, making this an ideal opportunity for food & beverage, financial, or service-oriented tenants.

The site benefits from direct freeway access at SR-118 Exit 24, with both on and off ramp visibility and ingress. Positioned directly across from the 4-acre Crunch Fitness and situated on the primary corridor to the prestigious Los Canyons gated community and Simi Town Center regional mall. This is a rare chance to secure a brand-new space in one of Ventura County's most sought-after retail locations.

LEASE RATE

SPACE: \$5.00/SF/M + \$1.50/SF/M NNN

DRIVE-THRU: \$1.00/SF/M GROSS



PROPERTY HIGHLIGHTS



BUILD TO SUIT FOR TENANT



2,600–3,500 SF PAD | ~39,000 SF DEDICATED RETAIL AREA



DOUBLE LANE DRIVE-THRU AVAILABLE (3,644 SF)



\$5.00/SF/M + \$1.50/SF/M NNN | DRIVE-THRU AT \$1.00/SF/M



SWC ERRINGER RD & SIMI TOWN CENTER WAY — CORNER



DIRECT SR-118 FREEWAY ACCESS — EXIT 24 ON & OFF RAMP



ACROSS FROM 4-ACRE CRUNCH FITNESS
GATEWAY TO LOS CANYONS & SIMI TOWN CENTER

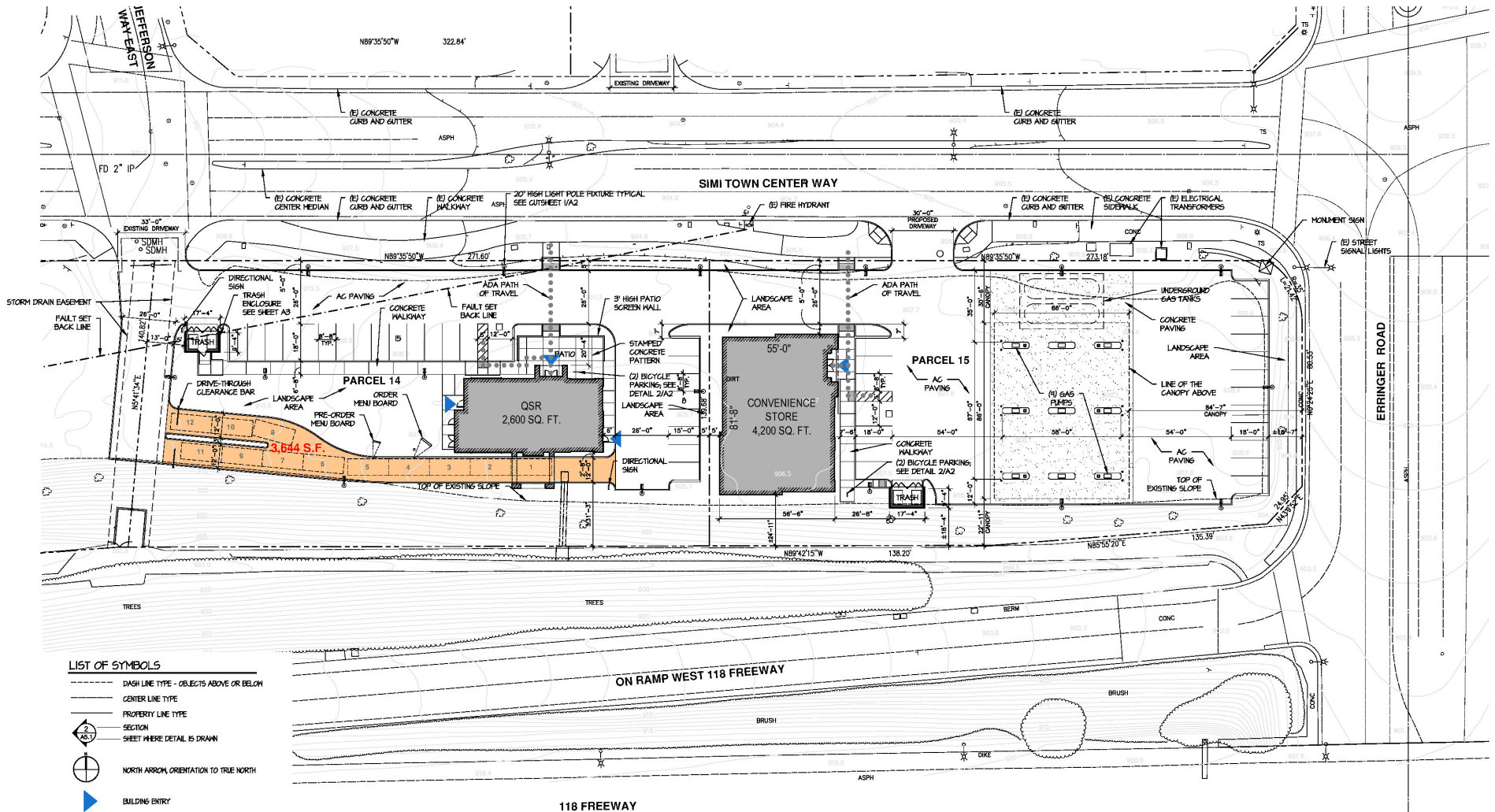


CO-ANCHORED BY CHEVRON & EXTRA MILE



SITE PLAN

The proposed build-to-suit space offers 2,600–3,500 SF of open, flexible floor plate designed to accommodate a wide range of retail and food & beverage uses. The layout features a double lane drive-thru configuration totaling 3,644 SF, with dedicated drive-thru lane access designed for high-throughput operations. The floor plan can be customized to tenant specifications, including interior dining, service counter configurations, kitchen buildout, and customer queuing areas. Ample parking and circulation are provided within the dedicated ~39,000 SF retail area. All site work, utilities, and pad improvements will be delivered to tenant specifications as part of the build-to-suit process.



RENDERINGS



LOCATION OVERVIEW

SWC of Erringer Rd & Simi Town Center Way, Simi Valley, CA. Class A retail development with direct access to SR-118 Freeway Exit 24 on and off ramp. Co-anchored by Chevron & Extra Mile. Directly across from Crunch Fitness (4 acres) and on the primary corridor to Los Canyons prestigious gated community and Simi Town Center regional mall.

TRAFFIC COUNTS

SIMI TOWN CENTER WAY:
9,400
ERRINGER RD:
20,140
RONALD REAGAN FREEWAY:
125,000



SIMI VALLEY TOWN CENTER
 TARGET
 MARSHALLS
 STUDIO MOVIE GRILL
 APPLE
 ULTA
 BATH & BODY WORKS
 FOOT LOCKER
 AMERICAN EAGLE
 ABERCROMBIE & FITCH
 ZALES

VONS
 STARBUCKS COFFEE

H Holiday Inn Express

DEMOGRAPHICS

TRADE AREA DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Estimated Population (2025)	15,826	49,793	80,057	120,937
Estimated Households (2025)	5,049	16,183	26,547	41,605
Estimated Average Household Income (2025)	\$150,754	\$143,871	\$150,467	\$158,986
Estimated Median Household Income (2025)	\$110,074	\$111,059	\$118,855	\$128,867
Estimated Average Household Net Worth (2025)	\$1.59 M	\$1.56 M	\$1.73 M	\$1.87 M
Owner-Occupied Median Home Value	\$761,052	\$758,733	\$784,709	\$804,617
Median Age	38.1	39.2	40.7	41.6
TRAFFIC & CONSUMER SPENDING				
Total Employees	4,034	19,015	30,804	42,665
Total Businesses	655	2,315	3,778	5,365
Average Vehicles per Household	2.1	2.1	2.2	2.2
Total Retail Expenditure	\$313.36 M	\$997.19 M	\$1.68 B	\$2.66 B
Food Away From Home	\$465 4.3%	\$459 4.3%	\$471 4.3%	\$480 4.2%
Transportation	\$98.73 M	\$314.44 M	\$533.87 M	\$853.93 M
Grocery	\$41.1 M	\$130.09 M	\$212.73 M	\$329.03 M

AERIAL MAP



RETAILER MAP



COSTCO WHOLESALE
Walmart
chili's
ALDI
BevMo!
PETSMART
THE HOME DEPOT

BEST BUY
LOWE'S
AT&T
Chipotle

TARGET
Marshalls
Apple
ULTA
STUDIO CITY MOVIE GRILL
Bath & Body Works
Foot Locker
AMERICAN EAGLE
Abercrombie & Fitch
ZALES

Pizza Hut
Starbucks COFFEE
BURGER KING
BIG 5 SPORTING GOODS
O'Reilly AUTO PARTS
FITNESS 19 PALOS VERDES
GO VALERIA SUPERMARKETS
DUNKIN'
McDonald's
Little Caesars

VONS
Starbucks COFFEE

CRUNCH FITNESS

RESIDENTIAL COMMUNITY

SUBWAY
DIY HOME CENTER
W

HOBBY LOBBY
TRADER JOE'S
SALLY BEAUTY
CVS pharmacy
Chick-fil-ee
TARGET
ROSS DRESS FOR LESS
SHARKY'S HOOFBEAT MEXICAN GRILL

KFC
Jack in the box
Wendy's

SUBWAY
POPEYES LOUISIANA KITCHEN

Ralphs
O'Reilly AUTO PARTS

HomeGoods
GROCERY OUTLET Bargain Market
DOLLAR TREE
SPROUTS FARMERS MARKET
STAPLES
citibank
metro by 4-Mobile
DEL TACO



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