

FOR SALE

AUTOMOTIVE · RETAIL PROPERTY

OWNER-USER OPPORTUNITY

1880 SINALOA ROAD

Simi Valley, CA 93065

\$2,300,000

ASKING PRICE

±5,400 SF

BUILDING SIZE

0.45 Acres

LAND AREA

PACIFIC PARTNERS

COMMERCIAL

PROPERTY HIGHLIGHTS

- Two-building automotive complex
- 6 double wide bay doors
- 20+ on-site parking spaces
- 120/480V 3-phase electrical power
- CPD zoning — established auto corridor
- Reinforced masonry block construction
- Fully operational — turnkey ready
- Rare owner-user opportunity, Simi Valley

Michelle Buckner · Vice President

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CONFIDENTIALITY AGREEMENT

1880 SINALOA ROAD · SIMI VALLEY, CA

IMPORTANT — PLEASE READ BEFORE PROCEEDING

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether the investor wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Pacific Partners Commercial or by the Seller.

Any projections or pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, buyer will be given a reasonable opportunity to inspect and investigate the property and all improvements thereon, independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale; and (iii) approved by Seller. Neither the prospective buyer nor Seller shall be bound until execution of such contract.

The information herein has been furnished from sources which we deem reliable but has not been verified. All measurements and numerical data are approximate and to be verified by the prospective buyer.

EXECUTIVE SUMMARY

1880 SINALOA ROAD · SIMI VALLEY, CA

INVESTMENT OVERVIEW

Pacific Partners Commercial is pleased to exclusively offer for sale 1880 Sinaloa Road, a rare owner-user automotive property located within Simi Valley's established automotive and service corridor.

The Property consists of approximately ±5,400 square feet across two buildings situated on a ±19,602 square foot (0.45-acre) parcel. Improvements include five (5) grade-level service bays, a professionally finished office and customer reception area, 120/480V 3-phase power, and 15+ on-site parking spaces.

One service bay is currently occupied by an existing tenant, providing supplemental rental income while preserving the majority of the property for owner-user occupancy. With CPD zoning, a functional automotive layout, and immediate operational capability, the Property presents a rare opportunity for an owner-user to acquire a well-located automotive facility in one of Simi Valley's most established commercial corridors.



Building Size

±5,400 SF



Land Area

19,602 SF / 0.45 AC



Bay Doors

6 Double Wide Bay Doors



Parking

20+ On-Site Spaces



Electrical

120/480V 3-Phase



Zoning

CPD Commercial

ASKING PRICE

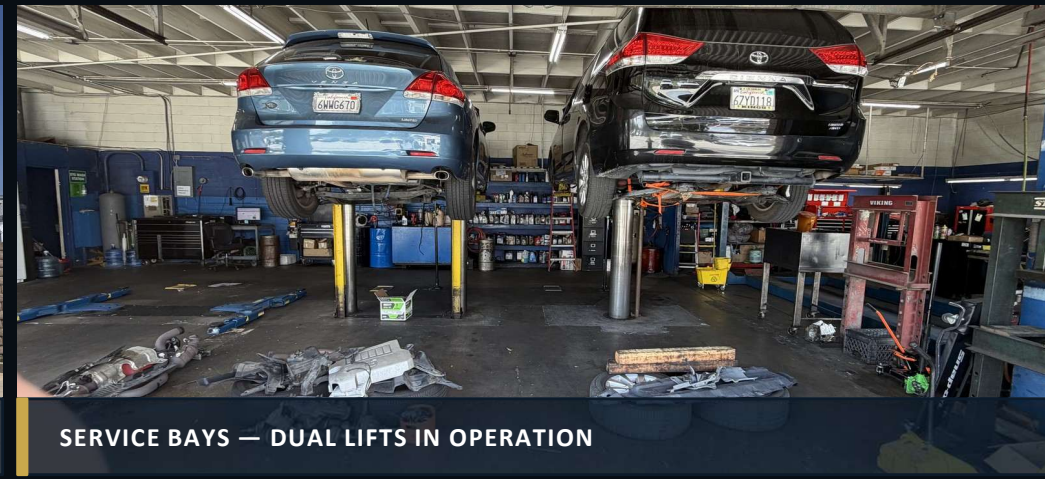
\$2,300,000

PROPERTY PHOTOS

1880 SINALOA ROAD · SIMI VALLEY, CA



EXTERIOR — STREET VIEW



SERVICE BAYS — DUAL LIFTS IN OPERATION



SHOP INTERIOR — BAYS & EQUIPMENT



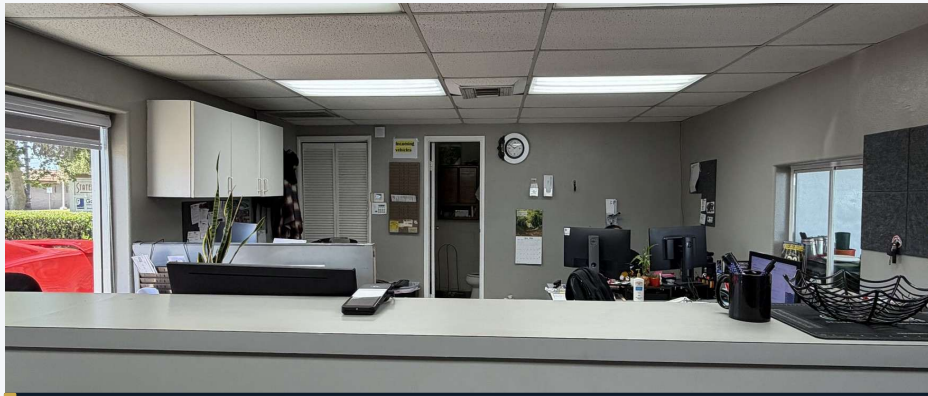
OUTDOOR WORK AREA — ADDITIONAL HEAVY DUTY LIFT

PROPERTY CHARACTERISTICS

1880 SINALOA ROAD · SIMI VALLEY, CA



FRONT OFFICE — SERVICE COUNTER



CUSTOMER RECEPTION — LOBBY AREA

BUILDING SPECIFICATIONS

Address	1880 Sinaloa Road, Simi Valley, CA 93065
APN	631-0-140-035
Existing Tenant Income	Occupies 1 Service Bay – West Valley Smog
Property Type	Retail / Auto Repair
Zoning	CPD (Commercial)
Land Area	19,602 SF 0.45 Acres
Building Size	±5,400 SF — 2 Buildings
Year Built	Front: 1972 Rear: 1988
Stories	1 Story
Bay Doors	6 Double Wide Bay Doors
Parking	20+ Spaces — Asphalt Lot
Electrical	120/480V — 3-Phase, 4-Wire
Plumbing	2 Toilets, 2 Sinks
Construction	Reinforced Masonry Block — Class B
Foundation	Continuous Reinforced Concrete Perimeter
Roof	Flat w/ Built-Up Composition Covering

LOCATION & CONTACT

Prime Corridor

Sinaloa Road — established Simi Valley auto & service district

Freeway Access

Minutes to Highway 118 — high daily traffic and visibility

Dense Trade Area

Surrounded by complementary automotive and service businesses

Residential Demand

Thick residential base drives consistent, year-round service volume

Growing Market

Simi Valley's expanding population ensures long-term viability

Michelle Buckner

Vice President



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