

For Sale or JV

525

E LOS ANGELES AVENUE

1.46 ACRE DEVELOPMENT
OPPORTUNITY

SIMI VALLEY, CA 93065

CBRE
Boyett Team

525

E LOS ANGELES AVENUE

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01

EXECUTIVE SUMMARY



THE OFFERING

The Boyett Team at CBRE is pleased to present a 1.46 AC development opportunity for sale or joint venture (JV). The subject property is positioned in a strong Simi Valley location, west of 1st Street and north on E Los Angeles Avenue.

Designated as a Downtown Corridor in the recently enacted Envision Simi Valley Specific Plan, this site has a broad range of potential uses including mixed-use up to a 1.5 FAR (FAR limits commercial floor area, not residential). Under this framework the base residential density is a max of 45 dwelling units per acre with potential to increase with the State Density Bonus. This site is located directly on one of Simi Valley's most prominent commercial corridors, Los Angeles Avenue. A new development at this location would benefit from the local amenities in every direction including a Stater Bros across the street.

Situated in a strong Simi Valley location, this offering presents a rare opportunity for any developer to build higher density in a historically low density and low cap rate market adjacent to Los Angeles.



INVESTMENT HIGHLIGHTS

- + Strong Simi Valley Location
- + Situated Directly on One of Simi Valley's Most Prominent Commercial Corridors
- + 1.46 AC Double-Lot Zoned for the Recently Passed Envision Simi Valley Specific Plan as 'Downtown Corridor'
- + Major Density Upside Utilizing By-Right Entitlements, Community Benefits, & State Density Bonus
- + Located in a Qualified Census Tract (QCT), Potential to Access LIHTC Funding
- + Surrounded by Retail, Restaurant, and Service Amenities in Every Direction
- + Suburban City with Small-Town Feel within Short Commuting Distance to Major Employment Across Los Angeles
- + Available for Sale or for Joint Venture (JV)

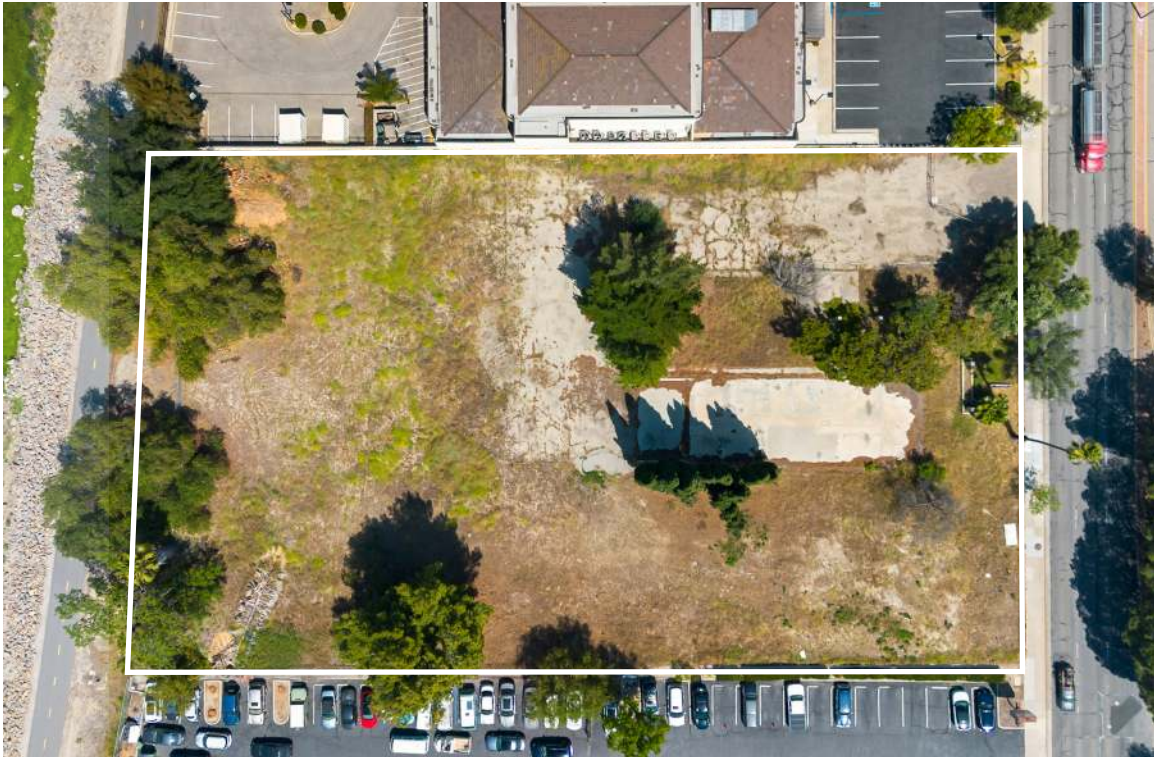


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PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

Address	525 E Los Angeles Ave, Simi Valley, CA 93065
Market	Simi Valley (Ventura County)
Total Lot Size (AC)	1.46 AC
Number of Parcels	2
Zoning	SP Downtown Corridor Mixed-Use (Up to 1.5 FAR)
APN	630-0-070-495 & -475





03

SIMI VALLEY
OVERVIEW

SIMI VALLEY OVERVIEW

Simi Valley, nestled in the scenic Simi Hills of Ventura County, is a vibrant, amenity-rich community anchored by the Simi Valley Town Center and its highly regarded public schools. With a population of roughly 126,000 and excellent schools serving thousands of local students, the area benefits from a steady, recession-resistant source of rental demand. This family-friendly environment creates a reliable tenant base of families, young professionals, and commuters that supports high occupancy rates, stable rent growth, and lower turnover. The community gains additional energy from the Simi Valley Town Center, a major regional shopping destination that draws thousands of visitors each year and is now undergoing significant revitalization.

Surrounded by Moorpark, Thousand Oaks, Chatsworth, and other Valley and Ventura County communities, Simi Valley offers a strong mix of suburban appeal and urban convenience along with above-average household incomes. The Town Center redevelopment, including hundreds of new residential units on former retail and parking space as part of its evolution into a dynamic mixed-use hub, marks an important step in the area's continued growth. Given California's ongoing housing shortage and limited new supply, Simi Valley stands out as one of Ventura County's most compelling submarkets for multifamily and mixed-use investment.

Ronald Reagan Library, Simi Valley





04 VENTURA COUNTY OVERVIEW

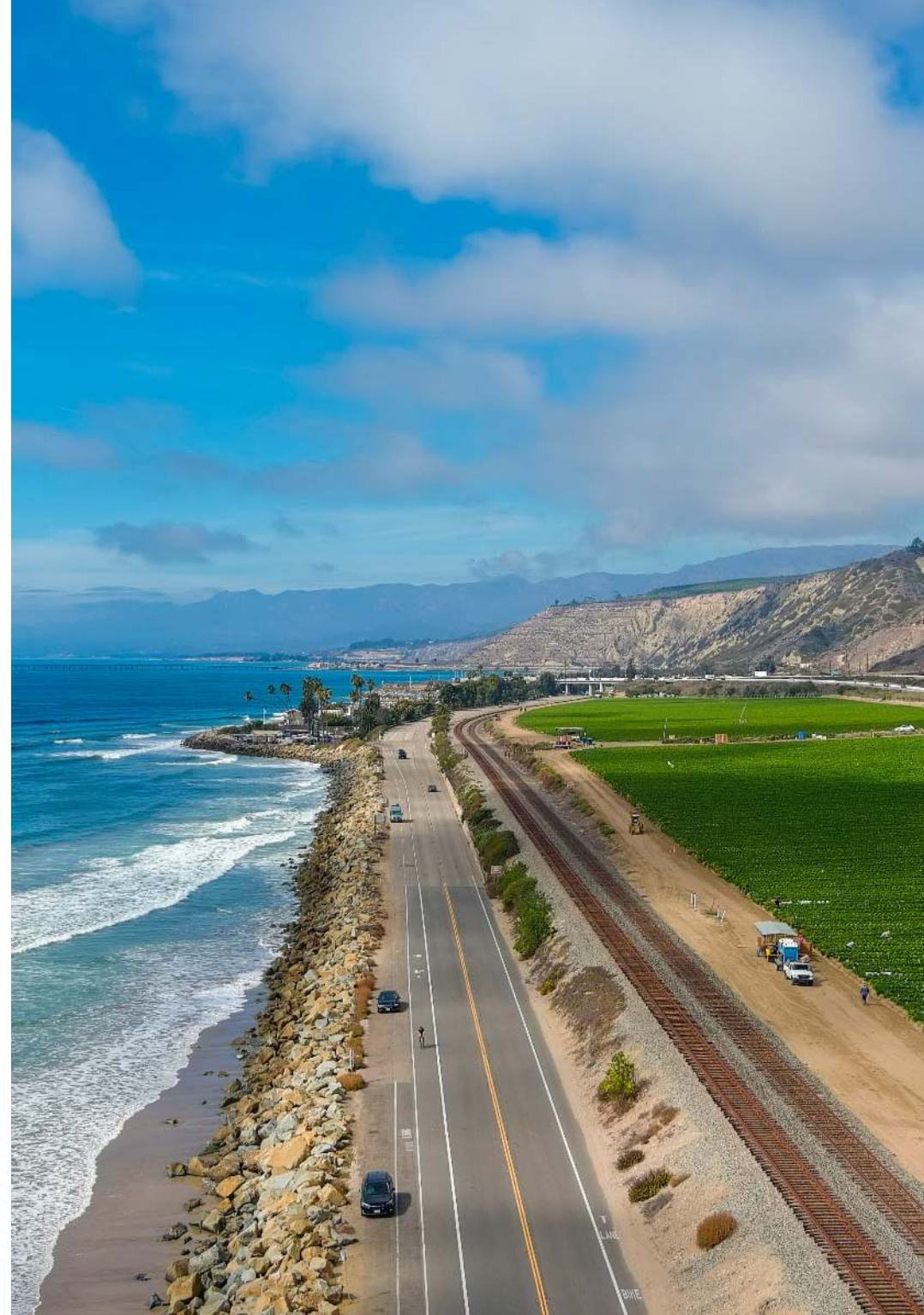


VENTURA COUNTY OVERVIEW

Ventura County, often referred to as one of Southern California's most desirable suburban regions, is a prominent area located northwest of Los Angeles County. It spans nearly 1,800 square miles and is home to a rich mix of cities and communities, including Simi Valley, Thousand Oaks, Ventura, Oxnard, Camarillo, and Moorpark. Known for its high quality of life and relaxed suburban lifestyle, it offers a unique blend of coastal beauty, agricultural heritage, and modern conveniences, with a diverse range of housing options from upscale single-family homes and apartment complexes to master-planned developments.

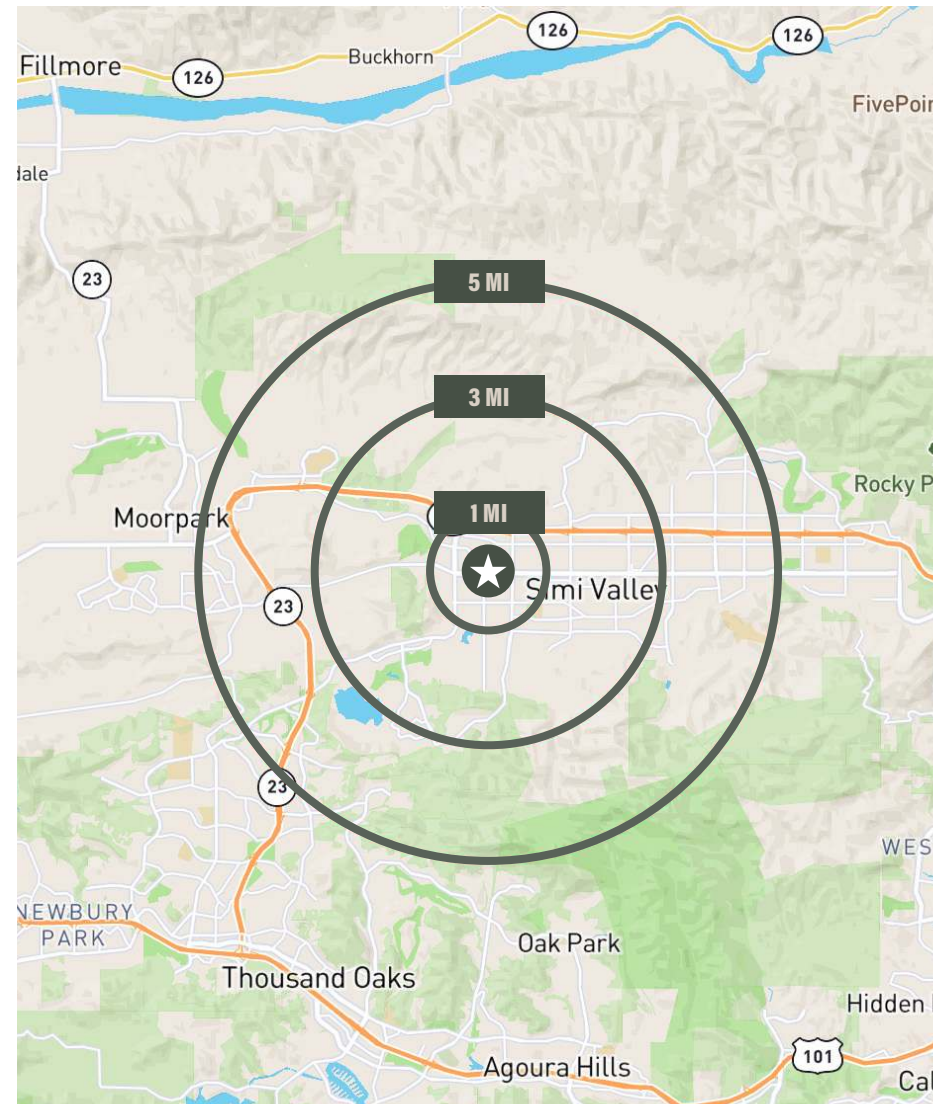
The county is brimming with numerous attractions that draw millions of visitors annually. Among these are the scenic Pacific coastline and beaches of Ventura and Oxnard, the pristine Channel Islands National Park, and abundant outdoor recreational opportunities including hiking trails through the Santa Monica and Simi Hills. It also boasts vibrant shopping destinations such as the Simi Valley Town Center, along with excellent dining, cultural events, farmers markets, and year-round festivals that enhance daily life.

Ventura County maintains a strong and diversified economy anchored by aerospace, technology, agriculture, and tourism, with strategic proximity to Los Angeles providing urban access while preserving a family-friendly environment with above-average household incomes and top-rated schools. Notably, excluding Oxnard, multifamily properties traded at an average cap rate around 4.5% across 2025 for both AB 1482 rent-restricted properties and non-rent-controlled assets. Given California's ongoing housing shortage and limited new supply, Ventura County stands out as one of Southern California's most compelling submarkets for multifamily and mixed-use investment.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	11,992	69,187	121,110
2030 Population - Five Year Projection	11,930	68,543	120,204
2020 Population - Census	12,085	69,831	123,037
2010 Population - Census	11,666	69,075	121,895
2020-2025 Annual Population Growth Rate	-0.15%	-0.18%	-0.30%
2025-2030 Annual Population Growth Rate	-0.10%	-0.19%	-0.15%
HOUSEHOLDS			
2025 Households - Current Year Estimate	3,896	23,479	41,601
2030 Households - Five Year Projection	3,918	23,469	41,693
2020 Households - Census	3,810	23,203	41,446
2010 Households - Census	3,573	22,395	39,785
2020-2025 Compound Annual Household Growth Rate	0.43%	0.23%	0.07%
2025-2030 Annual Household Growth Rate	0.11%	-0.01%	0.04%
2025 Average Household Size	3.05	2.93	2.90
HOUSEHOLD INCOME			
2025 Average Household Income	\$145,627	\$158,019	\$173,439
2030 Average Household Income	\$163,393	\$174,963	\$191,450
2025 Median Household Income	\$112,066	\$119,995	\$133,856
2030 Median Household Income	\$127,939	\$137,925	\$153,580
2025 Per Capita Income	\$49,365	\$53,776	\$59,461
2030 Per Capita Income	\$55,893	\$60,082	\$66,270
HOUSING UNITS			
2025 Housing Units	4,047	24,136	42,824
2025 Vacant Housing Units	151 3.7%	657 2.7%	1,223 2.9%
2025 Occupied Housing Units	3,896 96.3%	23,479 97.3%	41,601 97.1%
2025 Owner Occupied Housing Units	2,597 64.2%	16,619 68.9%	30,664 71.6%
2025 Renter Occupied Housing Units	1,299 32.1%	6,860 28.4%	10,937 25.5%
EDUCATION			
2025 Population 25 and Over	8,579	49,922	87,628
HS and Associates Degrees	4,329 50.5%	26,248 52.6%	43,322 49.4%
Bachelor's Degree or Higher	3,476 40.5%	19,967 40.0%	38,054 43.4%
PLACE OF WORK			
2025 Businesses	1,166	2,817	4,605
2025 Employees	11,144	28,695	45,826



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E LOS ANGELES AVENUE

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