



Listed & Marketed By:

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REMAX
COMMERCIAL

REMAX ONE

**859-897 LOS ANGELES AVENUE
SIMI VALLEY, CA 93065**

Prime Redevelopment Opportunity

INVESTMENT HIGHLIGHTS

DEVELOPERS, INVESTORS, & VISIONARIES...

Positioned in the heart of Simi Valley's emerging redevelopment corridor, this highly visible commercial property offers a rare chance to acquire a substantial footprint within the City's transformative *Envision Simi Valley* initiative.

Prime location within the **ENVISION SIMI VALLEY REDEVELOPMENT** corridor.



BUILDING:
8445 SQFT

LOT SIZE:
.70 Acre

**DIVISIBLE
UP TO
6 UNITS
SEPARATE
METERS**

PARKING:
48 SPACES

**HEAVY
TRAFFIC &
VISIBILITY**

**191 FT OF
PRIME
FRONTAGE**

POSITIONED FOR THE FUTURE

WHY THIS PROPERTY?

- 6-unit commercial building with *separately metered suites for multi-tenant occupancy.*
- Zoned for Mixed Use, January 2026

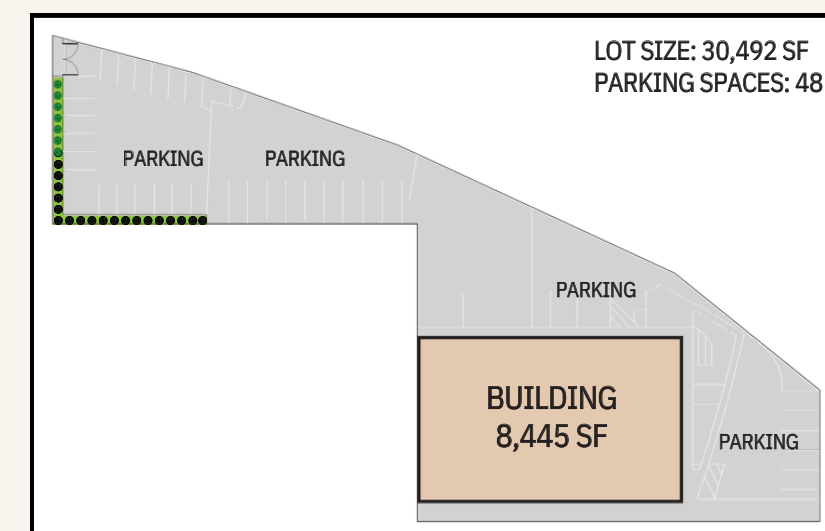
POSSIBLE USES

- Retail
- Medical
- Professional Offices
- Owner User
- Redevelopment
- Mixed Use, Residential/Commercial

ENVISION SIMI VALLEY

Located within Simi Valley's Envision Specific Plan area, this property benefits from the City's long-term vision to encourage mixed-use development, residential opportunities, and commercial revitalization along key corridors.

Designed to support reinvestment and create vibrant, walkable destinations that blend housing, retail, office, and service-oriented uses.



Lease, or Redevelop...
The Choice is *Yours*.

