



LEASED INVESTMENT WITH UPSIDE

OFFERING MEMORANDUM | 2450 TAPO STREET | SIMI VALLEY, CA

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EXCLUSIVELY LISTED BY

MICHAEL NEIL

213.324.1915

michael.neil@kidder.com

LIC N° 01271103

KIDDER.COM

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01

INVESTMENT SUMMARY

THE OFFERING

SITE PLAN

PREVIOUSLY APPROVED OFFICE/MEDICAL PLANS

INVESTMENT HIGHLIGHTS

LOCATION OVERVIEW

INVESTMENT SUMMARY

Kidder Mathews is pleased to present
2450 Tapo Street, Simi Valley, California.

THE OFFERING

Kidder Mathews is pleased to present a unique investment opportunity to acquire the fee-simple interest in a strategically located, 2-story, 10,809 square foot office building.

The building underwent a complete, above-market, building renovation in 2018 leaving the new owner with very little deferred maintenance for the foreseeable future.

The site offers excess unused land with previously approved plans for a 2-story approximately 9,000 SF office/medical building allowing for future expansion needs.

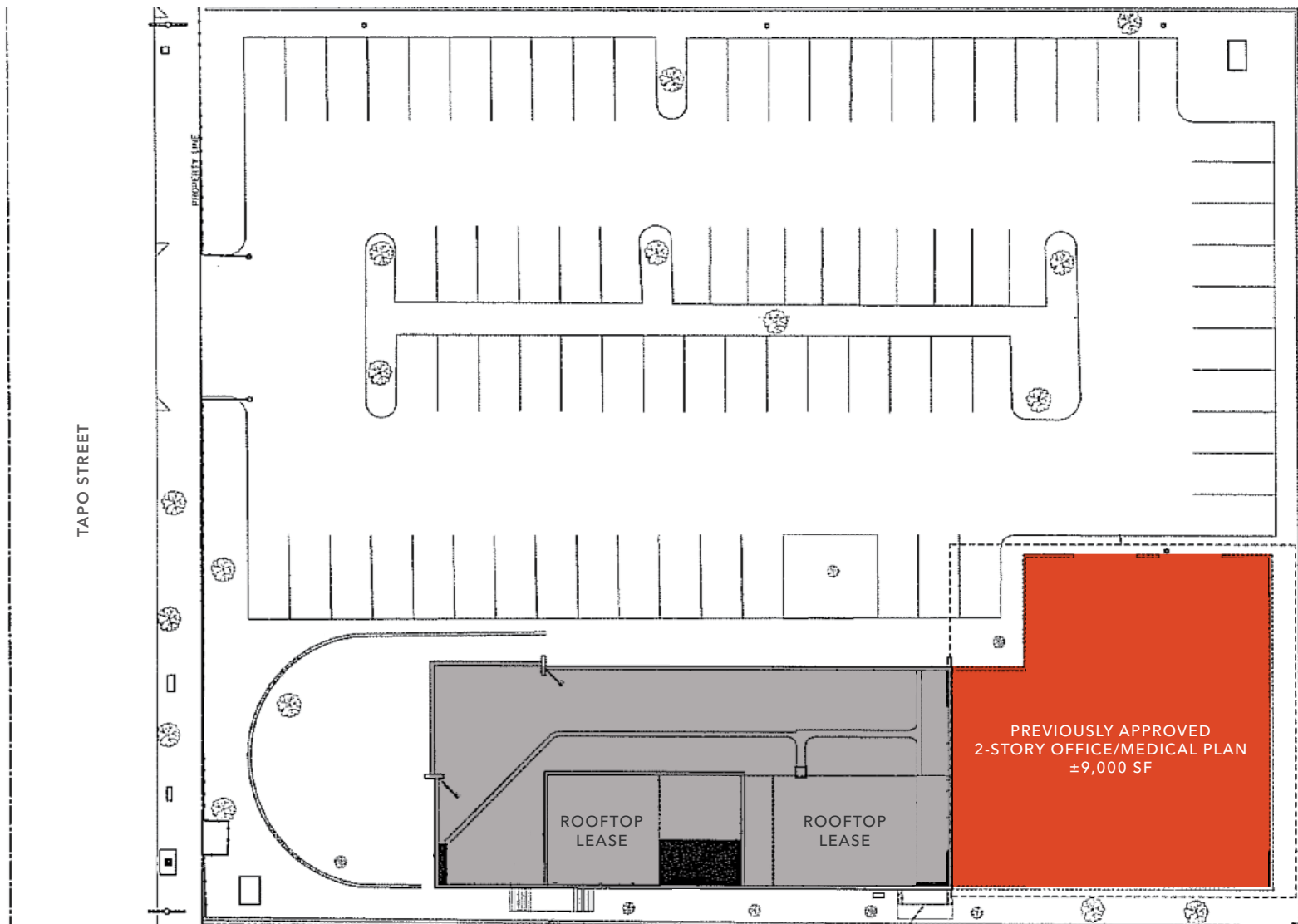
Two Rooftop Lease Agreements with both AT&T and Verizon provide long-term stabilized income.



PROPERTY OVERVIEW

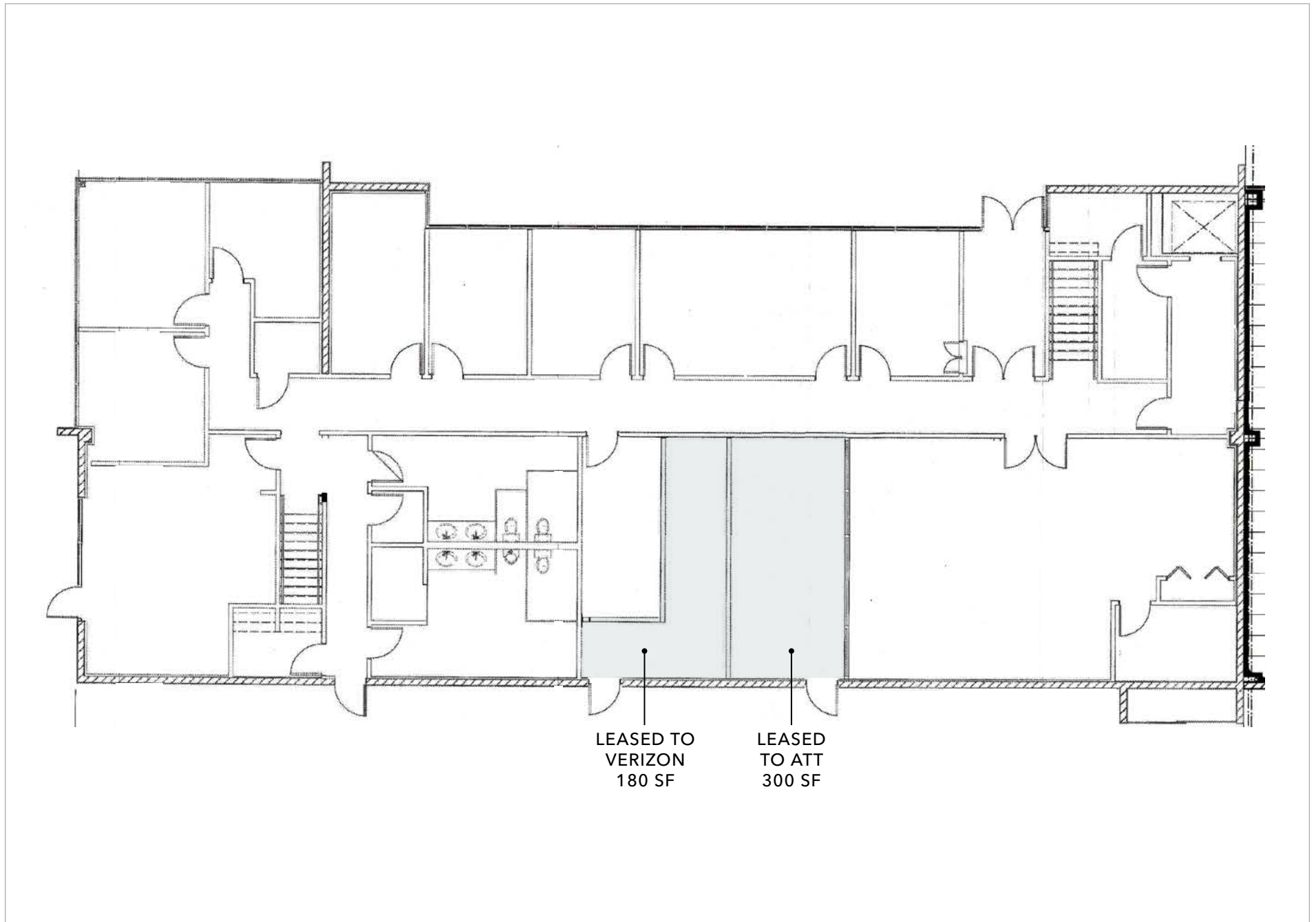
Address	2450 Tapo Street Simi Valley, CA 93063
No. of Bldgs	2
NRSF	10,809
Site Area	48,304 SF/1.11AC
Zoning	CPD, Simi Valley
APN	625-0-081-220
Year Built / Renovated	1985/2018
Price	\$4,343,600
Price / SF	\$402
Land Price / SF	\$90
Parking	82 stalls or approx. 7.6/1,000 SF

SITE PLAN

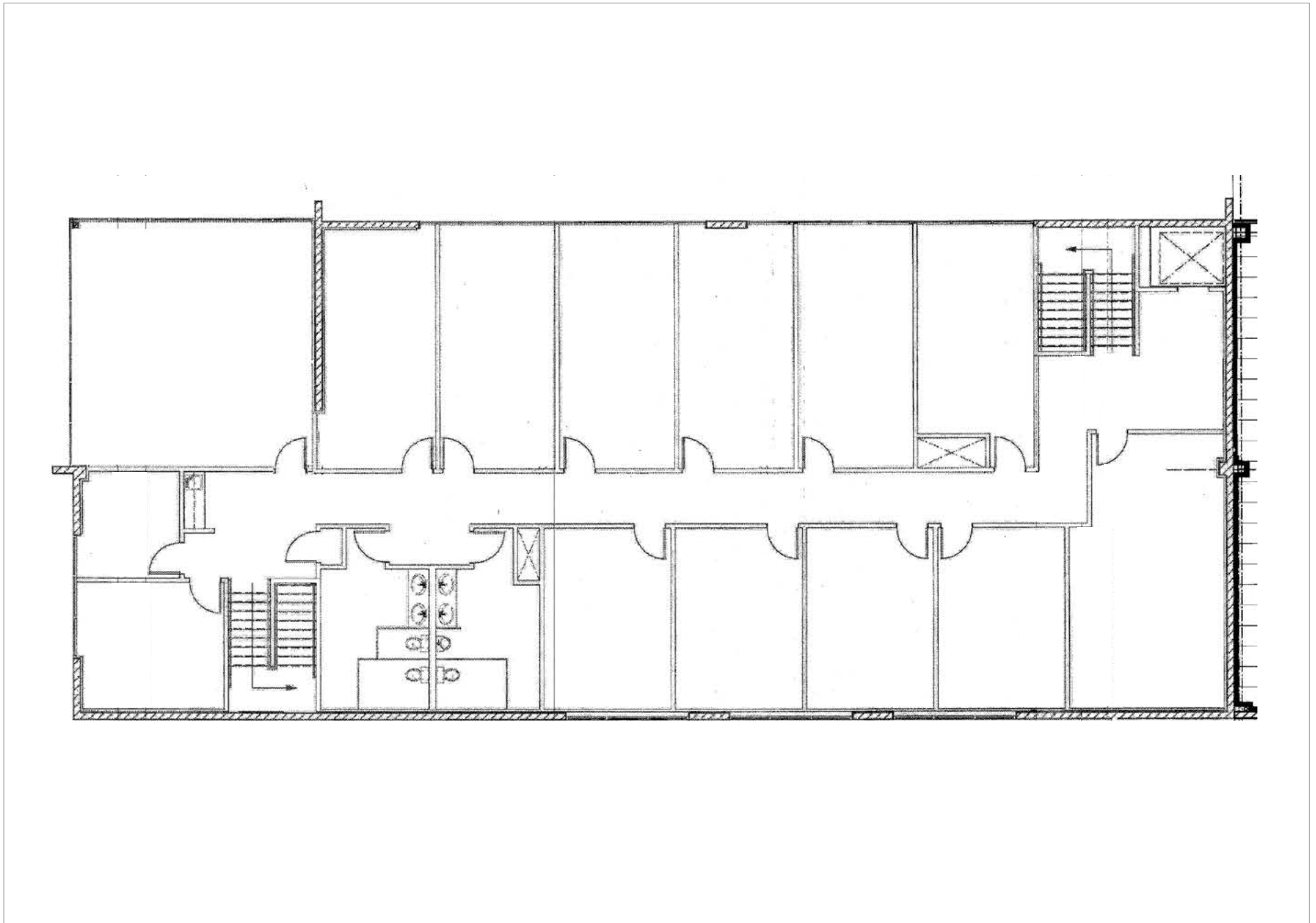


*Not to scale. Buyer to verify all property information contained herein.

AS-BUILT FLOOR PLAN | FIRST FLOOR



AS-BUILT FLOOR PLAN | SECOND FLOOR



INVESTMENT HIGHLIGHTS

STABLE long-term credit tenant's (2)

VALUE-ADD previously approved 2-story approximately 9,000 SF office/medical building

PRIVATE enclosed gated parking

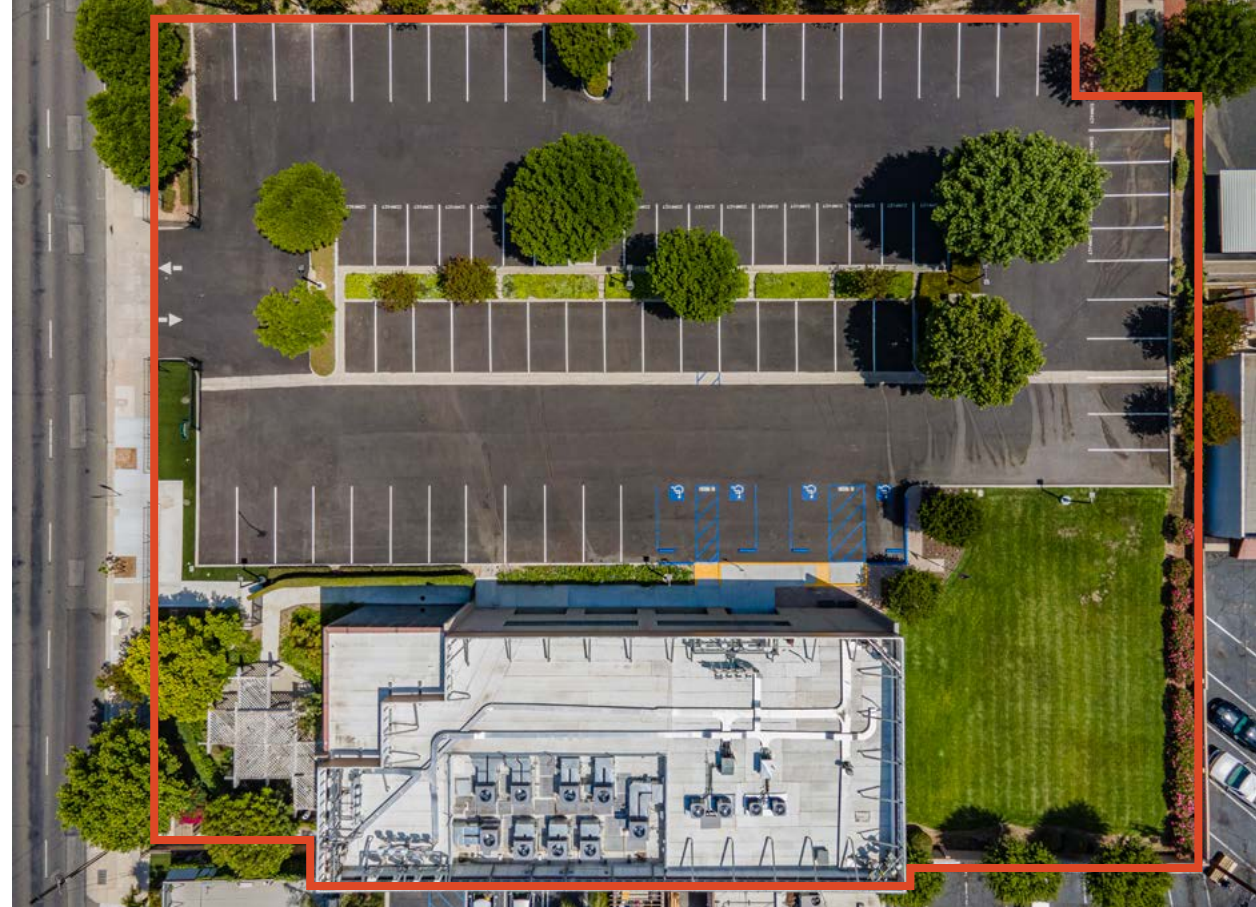
UPSIDE immediate

DESIRABLE location

PROPERTY commercial zone

WITHIN one mile of MetroLink/Amtrak station

LOCATED along major city through fares with excellent access to 118 freeway



LOCATION OVERVIEW | SIMI VALLEY

21.2%

**POPULATION WITH COLLEGE
EDUCATION WITHIN 1 MILE
OF SUBJECT PROPERTY**

\$153,288

**AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE
OF SUBJECT PROPERTY**

15,493

**POPULATION WITHIN 1 MILE
OF SUBJECT PROPERTY**

5,467

**TOTAL HOUSEHOLDS WITHIN 1
MILE OF SUBJECT PROPERTY**

22.0%

**POPULATION WITH COLLEGE
EDUCATION WITHIN 5 MILES
OF SUBJECT PROPERTY**

\$155,469

**AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES
OF SUBJECT PROPERTY**

115,062

**POPULATION WITHIN 5 MILES OF
SUBJECT PROPERTY**

39,293

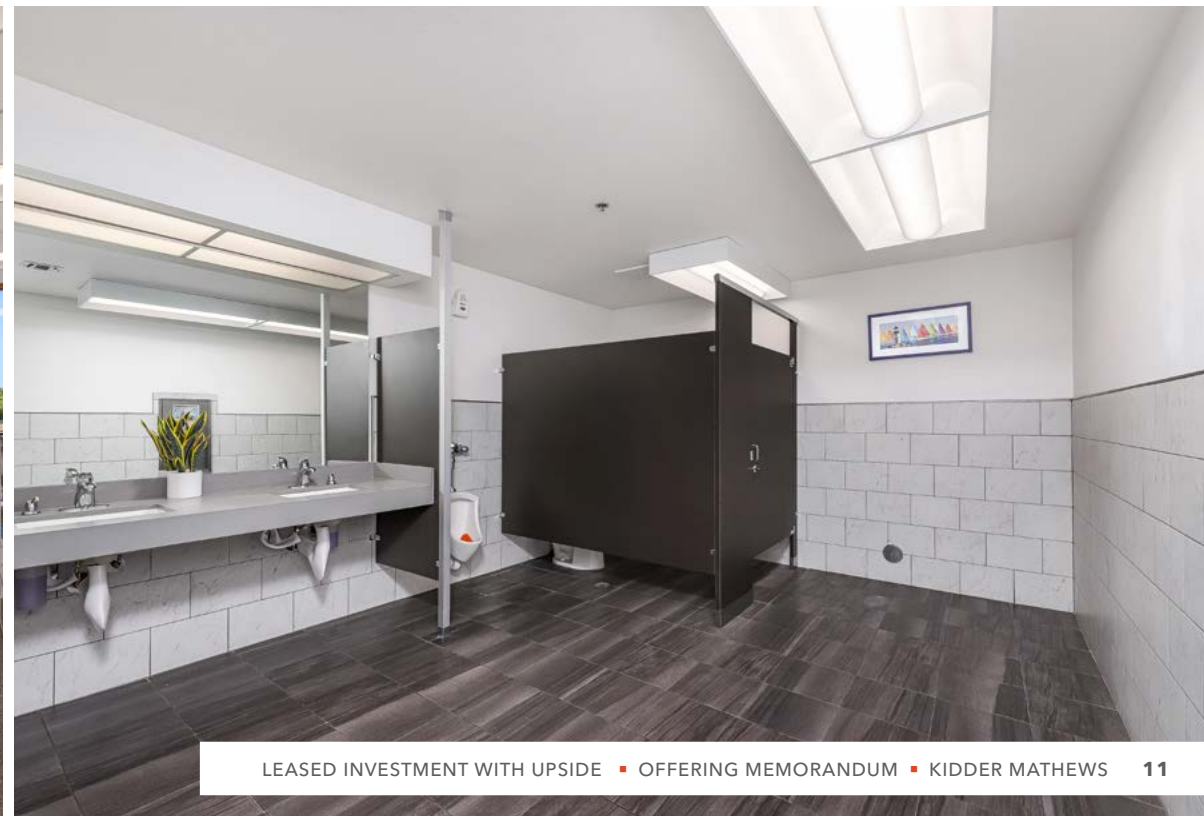
**TOTAL HOUSEHOLDS WITHIN 5
MILES OF SUBJECT PROPERTY**

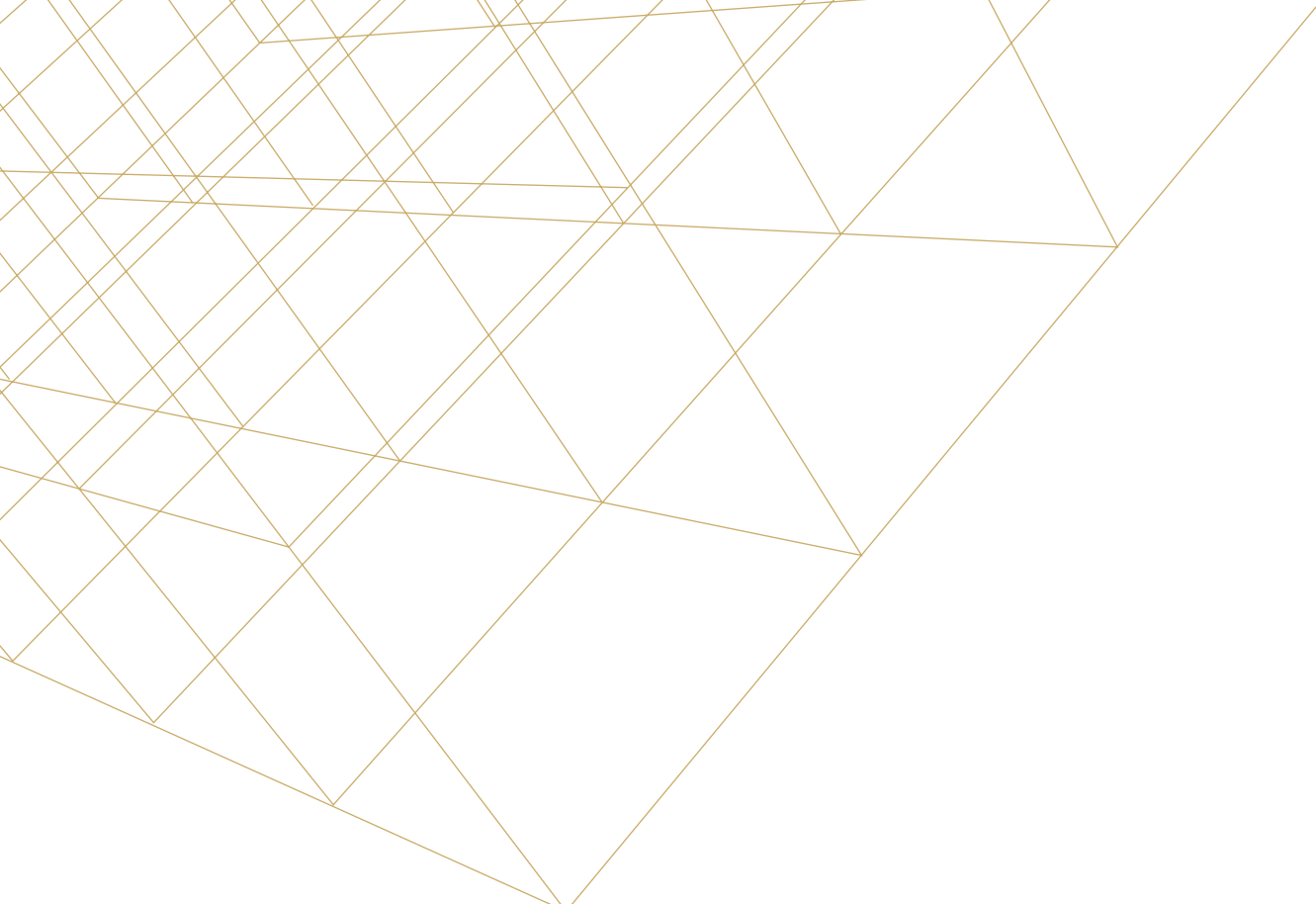




02

**PROPERTY
PHOTOS**





03

PROPERTY DESCRIPTION

PROPERTY SUMMARY

AMENITIES

SITE PLANS

MAPS & AERIALS



PROPERTY SUMMARY

THE OFFERING

2450 Tapo Street is conveniently located just a few blocks from the Ronald Reagan 118-freeway in the heart of Simi Valley. There is an abundance of area amenities including the Simi Valley Metrolink/ Amtrak station 1.5-miles from the subject property.

The property offers an tranquil exterior patio area for customers and employee retention events.

Access to the subject property consist of a main entrance door fronting the parking lot. There are also exiting doors to the side yard and onto the spacious exterior

patio area. Access between the interior floors consist of one (1) multi-passenger elevator. There are also two (2) stairwells located on the northwest and southeast corners of the building.

The main electrical panels are located on the exterior of the first floor of the building. There are two (2) 120/240 volts 400 amps 1 phase 3 wire electrical panels. There are 2-subpanels located inside the building on the ground floor in the main telephone utility room and in the janitorial room.

The HVAC systems consist of nine (9) HVAC units zoned throughout the first and second floors (4-5 ton, 4-4 ton, and 1-3 ton).



PROPERTY HIGHLIGHTS

NEW custom kitchen cabinets

NEW appliances

RECENTLY parking lot paved and restriped 100%

NEWER roof

NEW fire sprinkler back-flow

NEWER HVAC systems

UPGRADED title 24 LED lighting

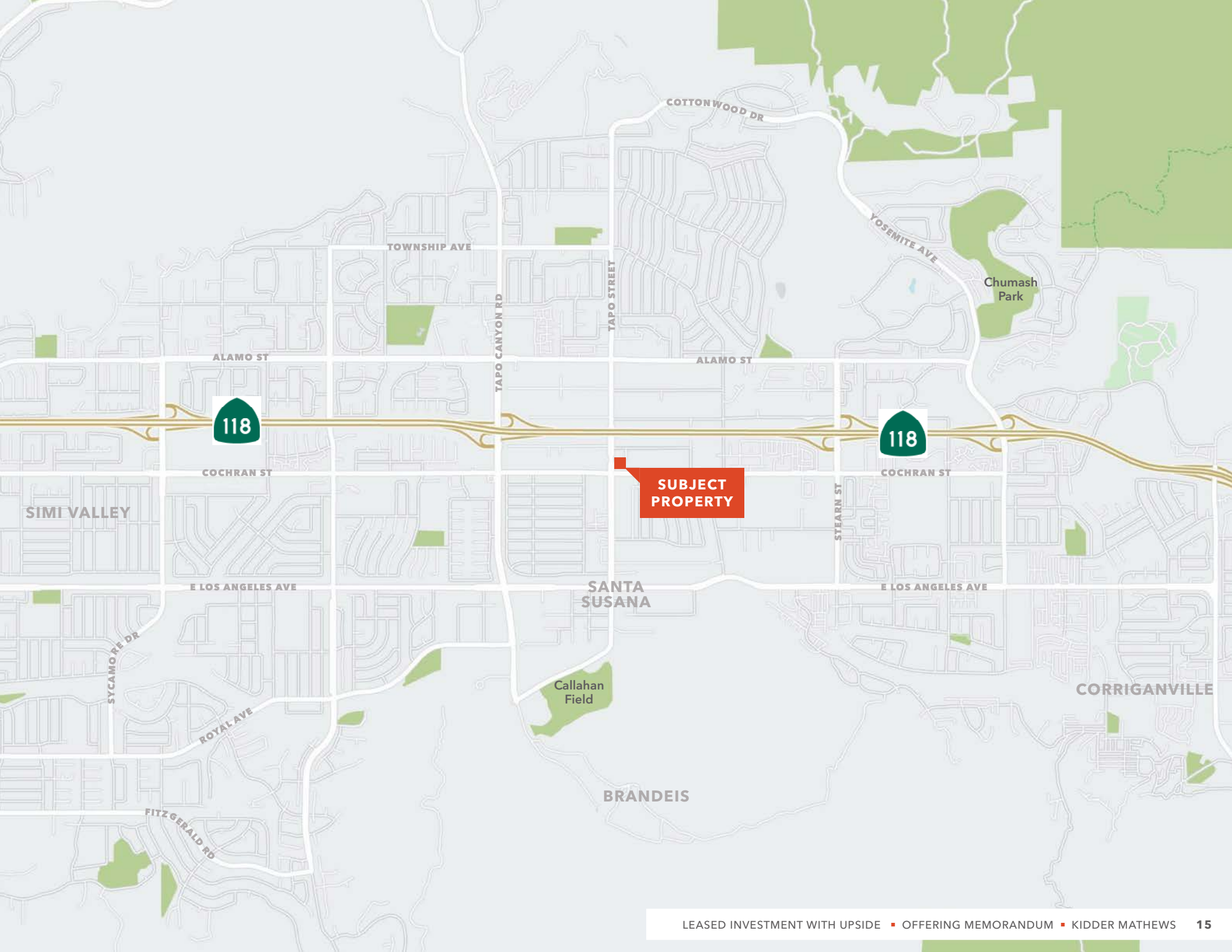
UPGRADED ADA restrooms with porcelain tile throughout

ABOVE STANDARD 7.6/1,000 parking

SPRINKLERED throughout

LUXURY spacious outdoor patio





118

118

**SUBJECT
PROPERTY**

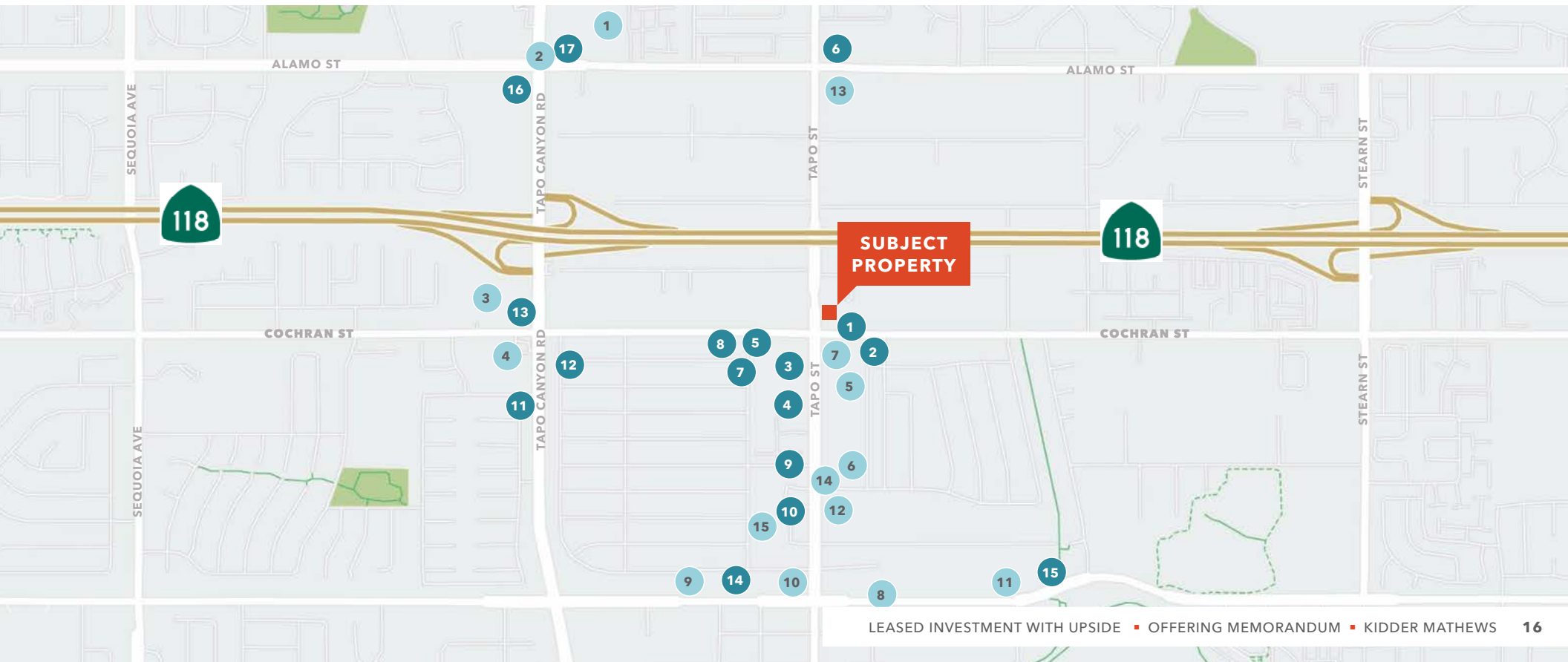
NEIGHBORHOOD AMENITIES

EAT + DRINK

- | | |
|------------------------------|---------------------------|
| 1 Golden Nugget Pub & Tavern | 10 Campos |
| 2 Taco Bell | 11 Starbucks |
| 3 McDonald's | 12 El Pollo Loco |
| 4 Thai House | 13 Don Cuco Mexican |
| 5 Skiff's Cakes | 14 PC'S Bar & Grill |
| 6 Pizza Hut | 15 Jerry's Coffee Shop |
| 7 Simi Thai Cuisine | 16 TGI Fridays |
| 8 Edible Arrangements | 17 The Habit Burger Grill |

RETAIL + SHOPPING

- | | |
|-------------------------------|--------------------------|
| 1 Vons | 9 Greta's Guns |
| 2 Cost Plus World Market | 10 Simi Valley Tire Pros |
| 3 Bed, Bath & Beyond | 11 Fishy Finds |
| 4 7-Eleven | 12 Kay Bridal |
| 5 99 Cents Only | 13 CVS |
| 6 Walmart Neighborhood Market | 14 Enterprise Rent-A-Car |
| 7 24 Hour Fitness | 15 Aubergine Emporium |
| 8 Public Storage | |





VALLEY VIEW JR HIGH & MIDDLE SCHOOL

LEMON PARK

KOHL'S

COLD STONE CREAMERY

FRIDAYS

the Habit BURGER GRILL

WORLD MARKET

Little Caesars

IMAX THEATRE

REGAL CINEMAS

BED BATH & BEYOND

Caribou Coffee

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Fast n Fresh AMERICAN GRILL

CVS pharmacy

SUBJECT PROPERTY

Skiff's CAFE

GOLDEN NUGGET PUB

CVS pharmacy

COCHRAN ST

Edible ARRANGEMENTS

McDonald's

24 FITNESS

7-ELEVEN

THE RESTAURANT

SUBWAY

99¢ ONLY

BELINDA ST

JO-ANN fabric and craft stores

EILEEN ST

ALPINE STREET

PETAL PUSHERS

Kay's Bridal

FLORENCE ST

GERTRUDE ST

INDUSTRIAL ST

HELENE ST

CM

Chick-fil-A Village

jiffylube

Public Storage

E LOS ANGELES AVE



04

FINANCIALS

INCOME & EXPENSES

ACTUAL INCOME & EXPENSES

INCOME (2450 TAPO)

Tenant	Rentable SF	Annual Rent	Lease Expiration	Comments
Available	10,329	\$303,672.60	-	Potential income available for occupancy
Verizon Building and Rooftop	180	\$17,424	July 31, 2026	5 yr. Option(s) to Extend Fixed
AT&T Building and Rooftop	300	\$34,992.76	March 31, 2024	5 yr. Option(s) to Extend Fixed 4% increases
Total	10,809	-	-	-
Actual Annual Income	-	\$52,346.76	-	-

*Call broker for option details

INCOME (PREVIOUSLY APPROVED 2-STORY APPROXIMATELY ±9,000 SF OFFICE/MEDICAL BUILDING)

Tenant	Rentable SF	Annual Rent	Lease Expiration
TBD	±9,000	\$264,600	TBD
Potential Annual Income	-	\$620,619.36	-

EXPENSES

	Annual Expenses
Property Taxes	\$50,000
Insurance (Property & EQ)	\$12,717
Licenses and Permits	\$765
Landscaping	\$5,000
Supplies	\$1,400
Janitorial	Tenant
Maintenance	\$3,700
Utilities	Tenant
Total Annual Expenses	\$76,707
Actual Net Operating Income (NOI)	\$232,257





EXCLUSIVELY LISTED BY

MICHAEL NEIL

First Vice President

213.324.1915

michael.neil@kidder.com

LIC N° 01271103

KIDDER MATHEWS 11230 EL CAMINO REAL, 4TH FLOOR | SAN DIEGO, CA 92130 KIDDER.COM

