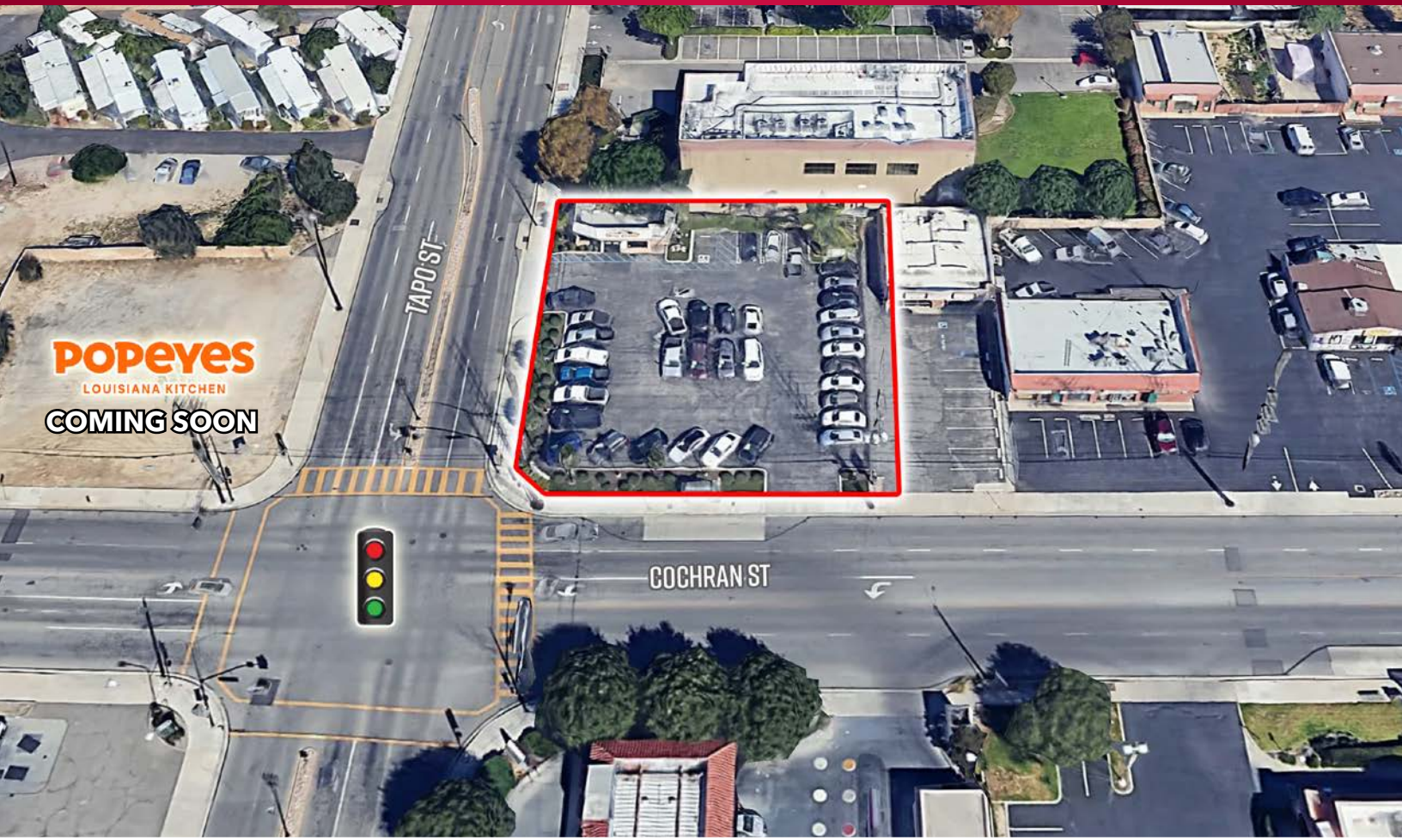


# SIGNALIZED INTERSECTION LOT FOR SALE OR LEASE



## NEC OF TAPO ST & COCHRAN ST, SIMI VALLEY, CA

For further information contact:

**BRUCE MILTON**  
805.626.1281  
bmilton@lee-re.com  
Lic # 01945652

**JOHN BATTLE, SIOR**  
818.444.4908  
jbattle@lee-re.com  
Lic # 00700493

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**LOT SIZE**.....±15,245 Square Feet

**ZONING**.....CPD/Commercial Planned Development (TAPO)

**SALE PRICE**.....\$1,095,000.00

**GROUND LEASE**.....\$96,000 Annually

DEMOGRAPHICS 2024	1-MILE	3-MILES	5-MILES
<b>Total Population</b>	15,558	80,143	115,537
<b>Traffic Counts</b>	Tapo St @ Cochran St: 30,000 CPD		

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RONALD REAGAN FWY

# AERIAL VIEW



**NEC LOT**  
 TAPO ST & COCHRAN ST  
 SIMI VALLEY, CA

**POPEYES**  
 LOUISIANA KITCHEN

**DINO MART & GAS STATION**

**SHELL GAS STATION**

# LOCAL AMENITIES



**NEC LOT**  
 Tapo St & Cochran St  
 Simi Valley, CA

**BRUCE MILTON**  
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