

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065

±1,446-37,000 SF Available



AUSTIN HARRELL • (818) 514-0547
austin@illicre.com • DRE #02051633

JAMES HEERDEGEN • (818) 697-9379
james@illicre.com • DRE #02197482



5990 Sepulveda Blvd, Suite 600 • Sherman Oaks CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065



FEATURES

- Prime Simi Valley anchor location available: ±37,000 SF with 26 FT clear height (former movie theatre)
- ±1,446 - ±2,927 SF shop space available
- Anchored by a ±75,000 SF Vallarta Supermarket, Gold's Gym, Dunkin Drive Thru, and Western Dental
- High visibility building and pylon signage available

AREA AMENITIES

- Located near the busy intersection of E. Los Angeles Ave and 1st, central to all of Simi Valley
- Close proximity to the 118 Freeway
- In the heart of Simi Valley's main retail thoroughfare
- Adjacent to other nationally anchored shopping centers

AUSTIN HARRELL • (818) 514-0547
austin@illicre.com • DRE #02051633

JAMES HEERDEGEN • (818) 697-9379
james@illicre.com • DRE #02197482



5990 Sepulveda Blvd, Suite 600 • Sherman Oaks CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065

FORMER ±37,000 SF FREESTANDING MOVIE THEATRE BUILDING FOR LEASE



FEATURES & AREA AMENITIES

- ±37,000 SF anchor in prime Simi Valley shopping center (former movie theatre)
- 26 foot ceiling heights
- T.I. allowance available for qualified tenants
- Large pylon sign opportunity
- Great visibility from E Los Angeles Ave.
- Nearby tenants include Target, Smart & Final, Harbor Freight, McDonald's, Taco Bell, Starbucks, El Pollo Loco, and many more

AUSTIN HARRELL • (818) 514-0547
austin@illicre.com • DRE #02051633

JAMES HEERDEGEN • (818) 697-9379
james@illicre.com • DRE #02197482



5990 Sepulveda Blvd, Suite 600 • Sherman Oaks CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065



UNIT #		TENANT	SQ FT
1317	A1, A2	Animal Hospital	±2,950
1317	A3	Boost Mobile	±1,474
1317	B	Cosmopawitan	±1,466
1317	C	Cosmopawitan	±1,157
1357		VALLARTA SUPERMARKET	±75,040
1357	B	GOLD'S GYM	±38,892
3677		DUNKIN' DONUTS	±3,666
1397	A	Chuy's Mesquite Broiler	±2,926
1397	B	Chuy's Mesquite Broiler	±1,186
1397	C	Blown Away	±1,068
1397	D	Elegant Nails	±1,053
1397	E	Western Dental	±3,469
1407	A & B	Simi Valley Laundry Center	±5,985
1407	C	AVAILABLE	±2,927
1407	D	Little Caesar's Pizza	±2,435
1407	E & F	Szechuan Garden	±2,800
1407	G & H	Simi Dialysis Center	±5,034
1407	I & J	Machado Jiu-Jitsu	±2,660
1407	K	Sports Memorabilia, Apparel, & Collectibles	±3,024
1407	L,M,N	Learn 4 Life	±6,150
1407	O	Tomodachi Sushi Restaurant	±1,600
1407	P	AVAILABLE	±1,600
1407	Q & R	La Michoacana	±2,404
1407	S	Botanica	±1,200
1407	T	The Salvation Army	±2,431
1407	U	Herb and Spice Thai Cuisine	±2,065
1407	V	No. 1 Health Spa	±1,200
1407	W	AVAILABLE	±2,798
1407	X	Boba Guz	±1,146
1457		AVAILABLE	±37,000
		TOTAL	±218,698

AUSTIN HARRELL · (818) 514-0547
austin@illicre.com · DRE #02051633

JAMES HEERDEGEN · (818) 697-9379
james@illicre.com · DRE #02197482



5990 Sepulveda Blvd, Suite 600 · Sherman Oaks CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

VALLARTA ANCHORED BOX AND RETAIL SPACE(S) AVAILABLE

1317-1457 Los Angeles Avenue, Simi Valley, CA 93065

AVAILABLE
±1,446 - 37,000 SF

±57,000 CPD

CALIFORNIA 118

ERINGER RD

E LOS ANGELES AVE

FIRST ST

Logos shown on map: Firehouse Subs, Lowe's, Best Buy, Tilly's, Marshalls, Studio Movie Grill, Starbucks, Wells Fargo, Verizon, Macy's, Firehouse Subs, Home Depot, Del Taco, Western Dental, Union Bank, McDonald's, Dunkin', Little Caesars, Vons, Carl's Jr., Toppers, Jack in the Box, Wendy's, Popeyes, Burger King, Wells Fargo, Office Depot, Rite Aid, 99¢ Only, O'Reilly Auto Parts, Avis, Big 5 Sporting Goods, Coco's Bakery Restaurant, Goodwill, Sherwin Williams.

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	18,929	80,826	124,716
Average HH Income	\$78,935	\$98,061	\$100,751
Daytime Population	13,595	29,568	44,360
Traffic Count	± 57,000 cars per day		

AUSTIN HARRELL · (818) 514-0547
austin@illicre.com · DRE #02051633

JAMES HEERDEGEN · (818) 697-9379
james@illicre.com · DRE #02197482



5990 Sepulveda Blvd, Suite 600 · Sherman Oaks CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.