

RETAIL SUITES AVAILABLE

GREAT TENANT INCENTIVES!



CENTRE COURT

1252-1308 Madera Road, Simi Valley, CA 93065

LEASING CONTACT

BRUCE MILTON

Cell: 602.881.1166

Direct Office: 805.626.1281

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Lic # 1945652

CHERI BLESSING

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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc. A Member of the Lee & Associates Group of Companies
2775 N Ventura Rd, Suite 201, Oxnard, CA 93036 • 805.626.1200 • Corp ID 01191898 • www.LeeVentura.com

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.



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HIGHLIGHTS

- **Excellent Retail Suites Available**
- **Major Tenants Include High Performing Albertson's, 24 Hour Fitness, Chase Bank, The UPS Store, Fire Island Grill, Jamba Juice, Papa John's, Carl's Jr and More!**
- **Blocks from Los Angeles Avenue**
- **Close to Dense Residential Development & Medical Office Park**
- **Minutes from California Hwy 23 and Hwy 118**
- **Minutes from Ronald Reagan Library**

DEMOGRAPHICS



POPULATION:

1 Mile: 13,089
3 Mile: 61,919
5 Mile: 141,756



EMPLOYEES:

1 Mile: 3,653
3 Mile: 26,801
5 Mile: 47,386



AVG HH INCOME:

1 Mile: \$129,178
3 Mile: \$134,535
5 Mile: \$144,392



TRAFFIC COUNTS:

Madera Rd: 40,000 CPD
Royal Ave: 25,000 CPD
Heavy Daily Traffic Going to Work & Going Home

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