

SIMI VALLEY CORPORATE POINT

FOR LEASE ±7,450 RSF MEDICAL SUITE

FIRST STREET | SIMI VALLEY | CALIFORNIA

2655



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

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SCHEU
DEVELOPMENT COMPANY

DAUM
COMMERCIAL REAL ESTATE SERVICES

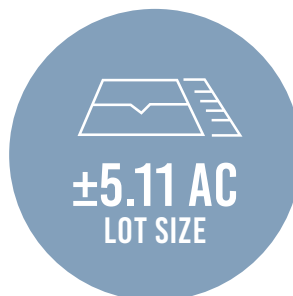
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PROPERTY HIGHLIGHTS

- Beautiful Class “A” Suites Located in a ±64,000 Rentable Square Foot 3-Story Office Building.
- \$3.25 PSF/Month Full Service Gross.
- Travertine Tile Work Throughout Lobby Areas and Restrooms.
- Full Size Executive Style Restrooms on Each Floor.
- 2 Full Size Elevators Serving All Three Floors.
- After Hours Keyless Entry System.
- 264 Free Parking Spaces, 4 Per ±1,000 Usable Square Feet.
- Large Conference Room Available on Reservation Basis at Nominal Cost.



D/AQ Corp. #0129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SUITE 325



SUITE 325 OFFERS A THOUGHTFULLY DESIGNED, HIGHLY EFFICIENT LAYOUT IDEAL FOR A MULTI-PHYSICIAN PRACTICE OF FIVE OR MORE PROVIDERS.

The suite features twelve fully equipped exam rooms, a spacious procedure room, two laboratory areas, and a dedicated phlebotomy/draw station to support a wide range of clinical services. Clinical workflow is enhanced by two centrally located nursing stations, each accommodating up to three nurses.

Patients are welcomed by a large reception and waiting area, while providers and staff benefit from a dedicated reception/workstation area, a private administrator's office, three restrooms, utility and storage rooms, a comfortable employee lounge, and a conference room for team meetings and collaboration. Designed to support both patient care and operational efficiency, Suite 325 presents an outstanding opportunity for a growing or established medical practice.

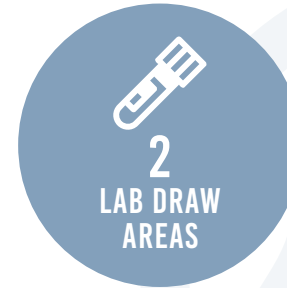
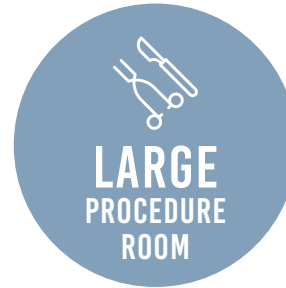


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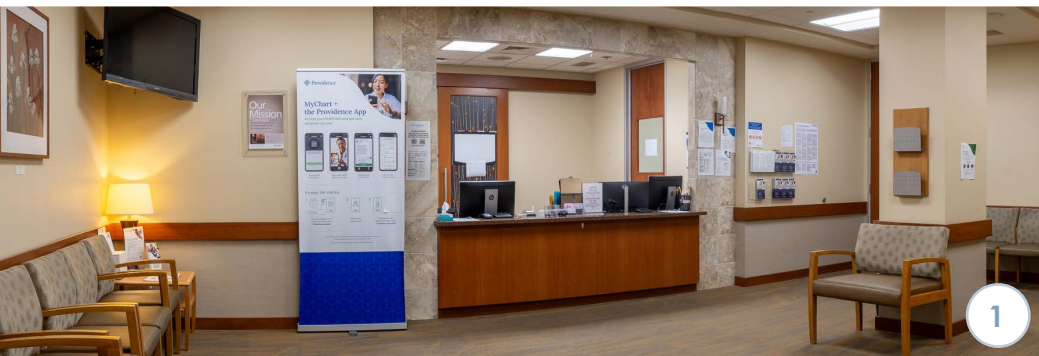
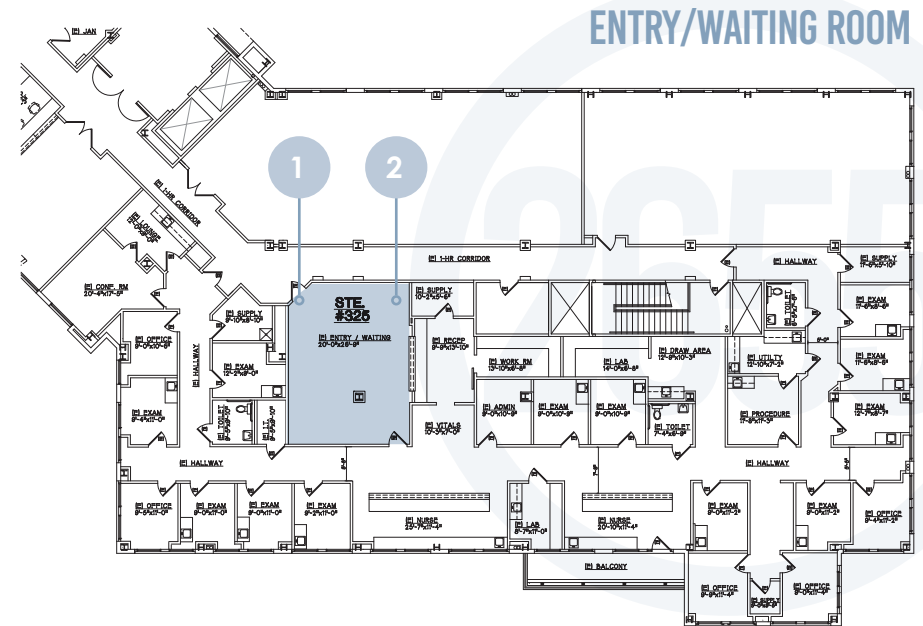


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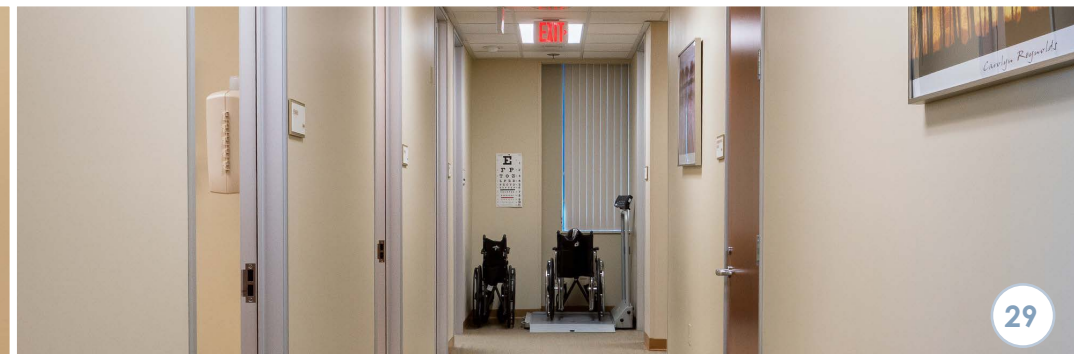
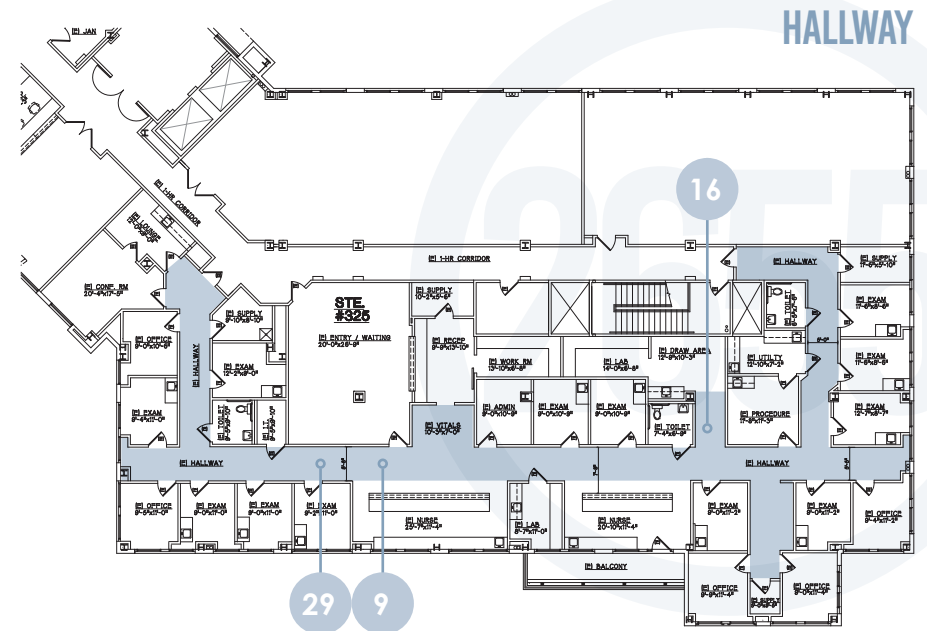
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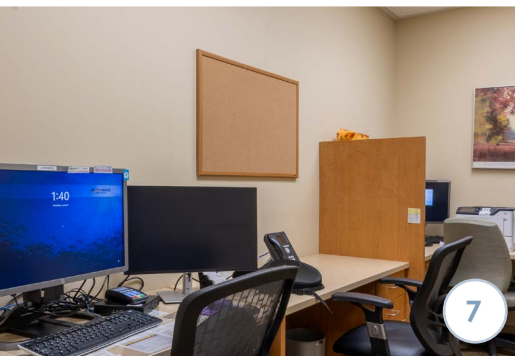
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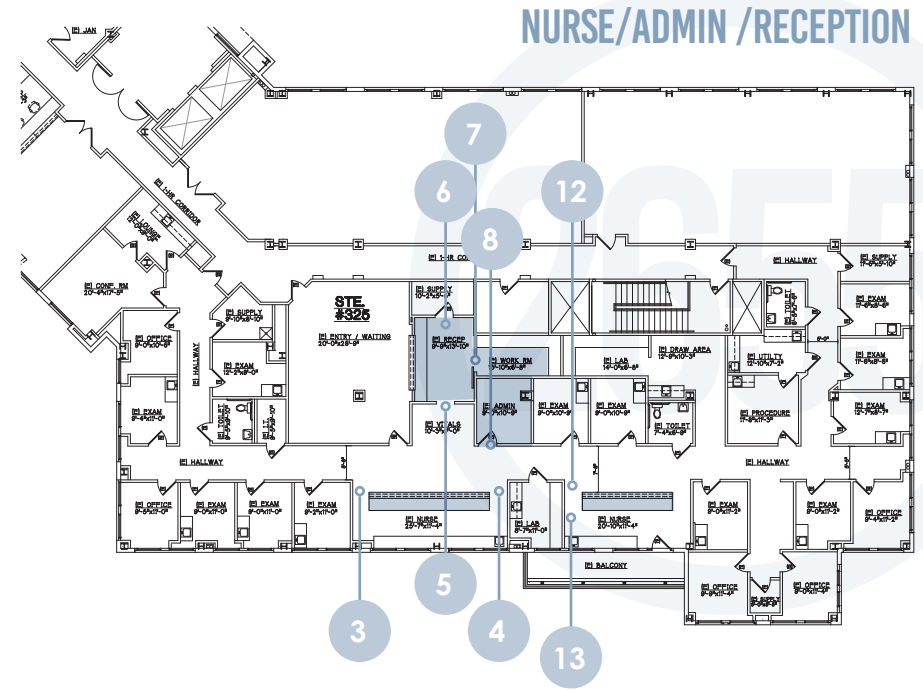
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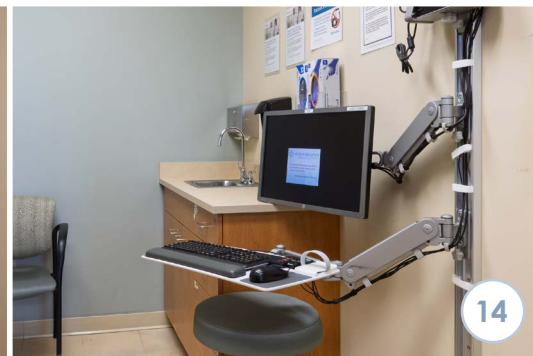
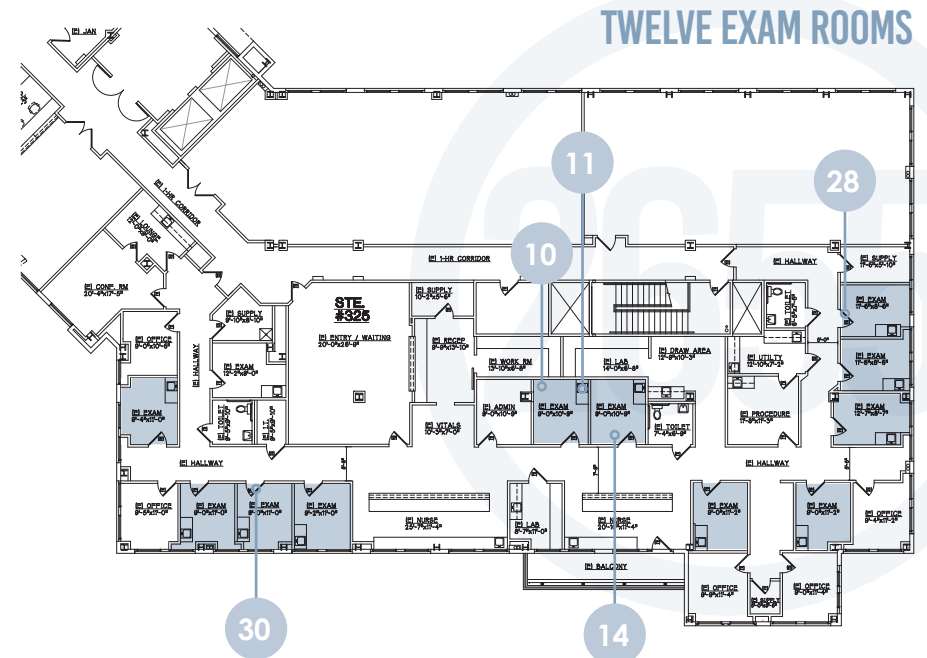
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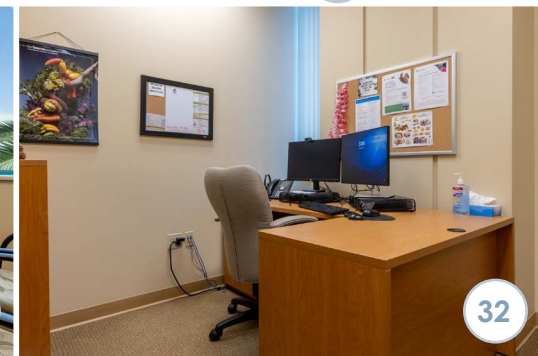
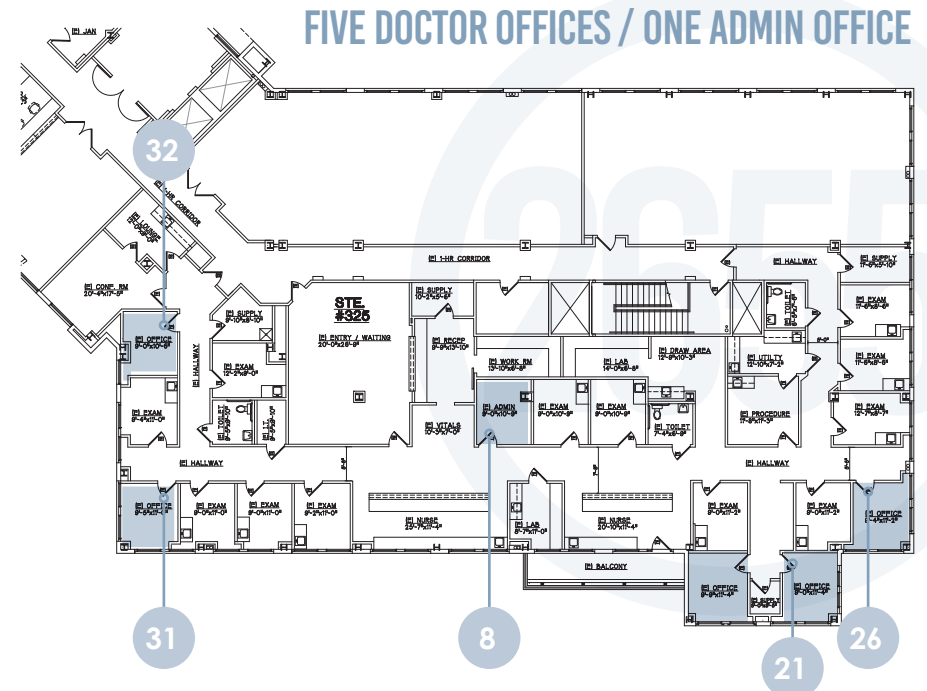
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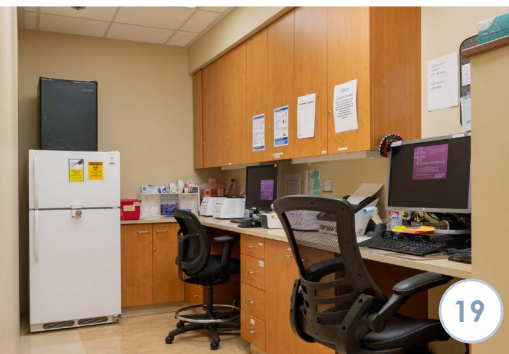
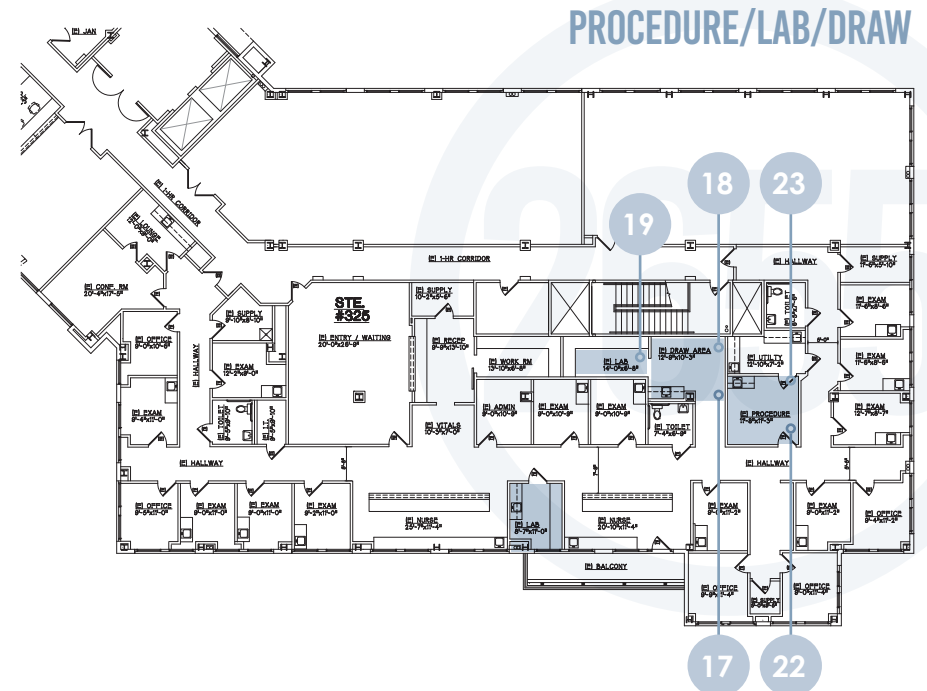
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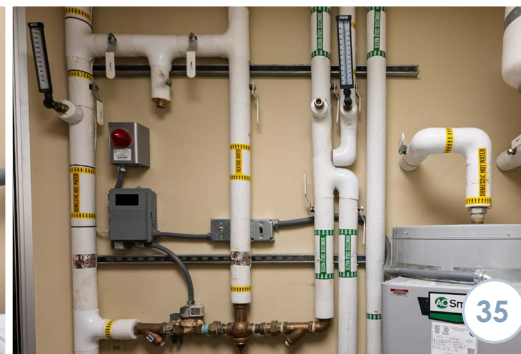
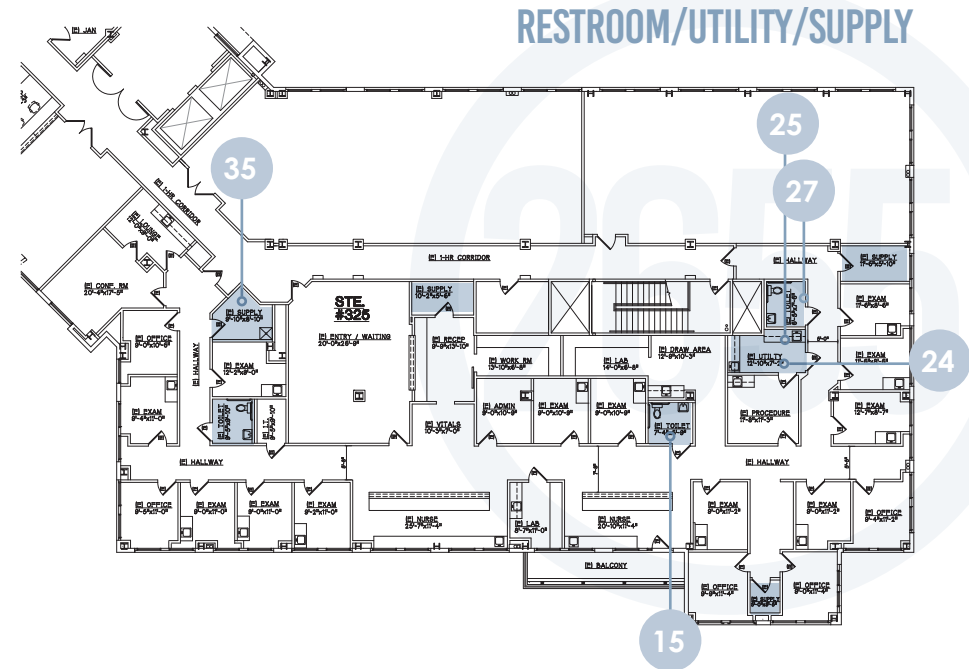
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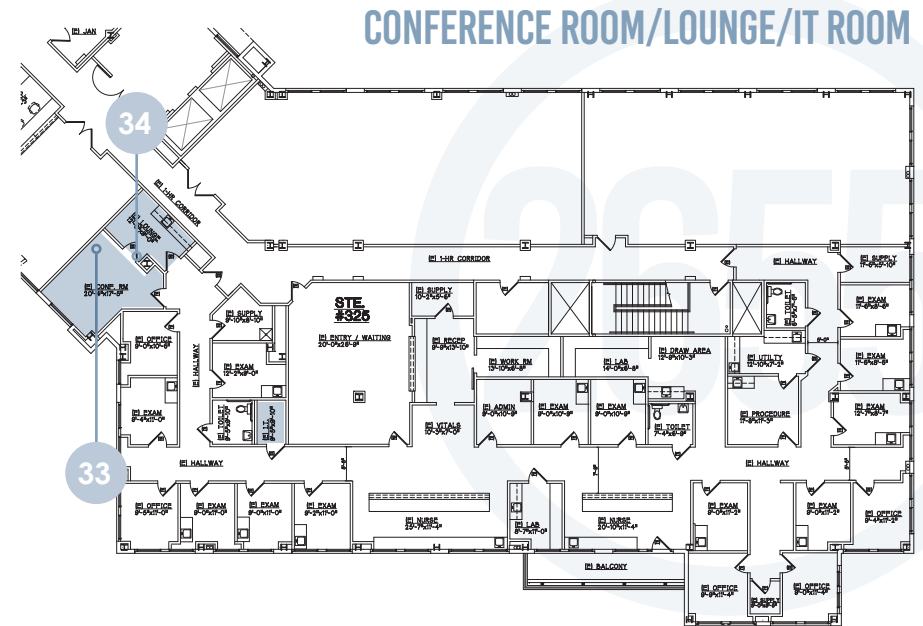
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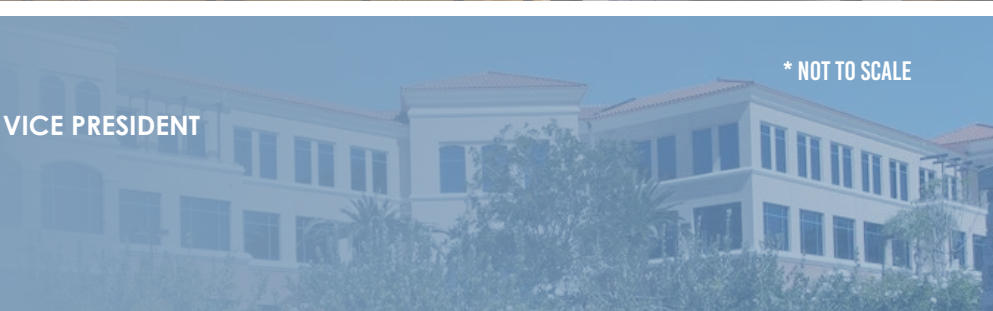
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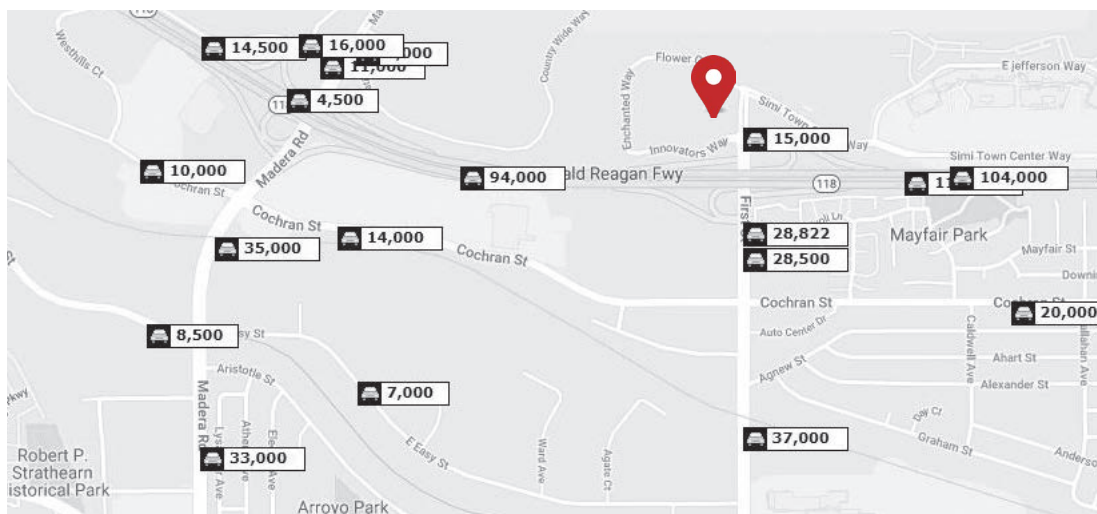
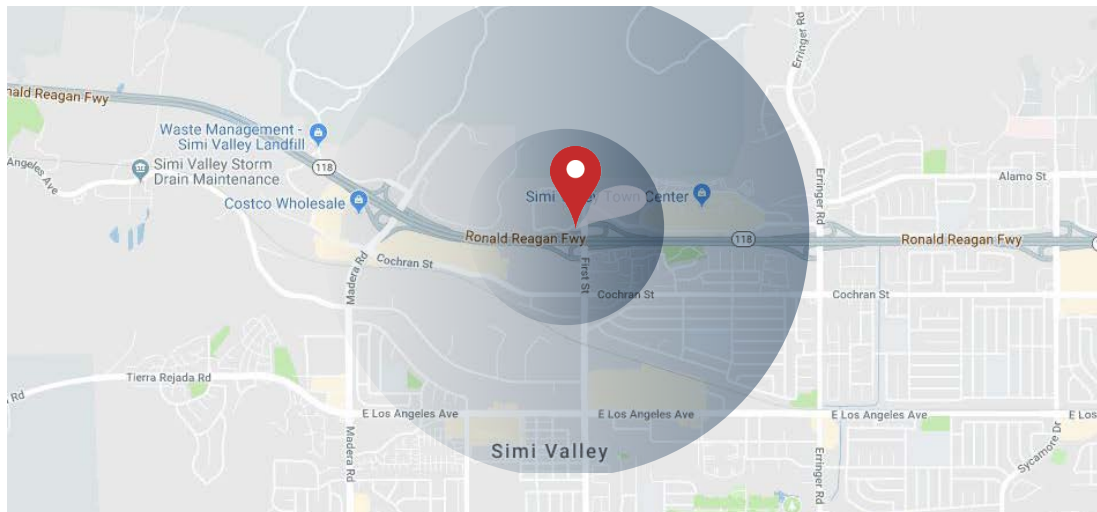
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	6,940	69,374	113,932
2025 Population	6,717	67,567	111,143
2030 Population Projection	6,647	66,952	110,171
Households:			
2020 Households	2,413	22,992	38,093
2025 Households	2,332	22,211	36,905
2030 Household Projection	2,304	21,958	36,509
Annual Growth 2020-2025			
	0.2%	0.5%	0.5%
Total Specified Consumer Spending			
	\$82.2M	\$926.2M	\$1.6B
Employment:			
Total Businesses	1,161	3,709	5,420
Employees	9,554	28,780	44,638

Traffic Count				
Collection St.	Cross Street	Traffic Vol.	Count Yr.	Dist From Subject
1st St	Enchanted Way S	15,152	2025	0.06 mi
1st Street	-	84,038	2025	0.14 mi
118	-	110,955	2025	0.16 mi
1st St	Cochran St S	28,570	2025	0.26 mi
Ronald Reagan Fwy	1st St W	111,741	2024	0.44 mi
118	1st St W	113,188	2025	0.44 mi
Ronald Reagan Fwy	Madera Rd W	100,474	2025	0.49 mi
1st St	Agnew St N	37,091	2025	0.58 mi
Cochran St	Caldwell Ave W	38,852	2025	0.64 mi
Madera Rd	View LnDr SW	9,076	2025	0.68 mi

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AMENITIES MAP



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