

Wood Ranch Shopping Center

Property Information:

- Neighborhood shopping center
- In-line & pad space available
- Located within a captive higher-end trade area

DEMOGRAPHICS (2025 Est) Source: Esri

	1-Mile	3-Mile	5-Mile
Residential Population	2,827	18,062	51,527
Daytime Population	4,701	50,193	131,270
Average Household Income	\$159,864	\$185,078	\$186,189

TRAFFIC COUNTS

Madera Rd	31,320 ADT
Wood Ranch Parkway	16,000 ADT

Source: City of Simi Valley (2018)

SEC Madera Road & Wood Ranch Parkway
501 – 599 Country Club Drive, Simi Valley, CA



Shopping Center Retailers:



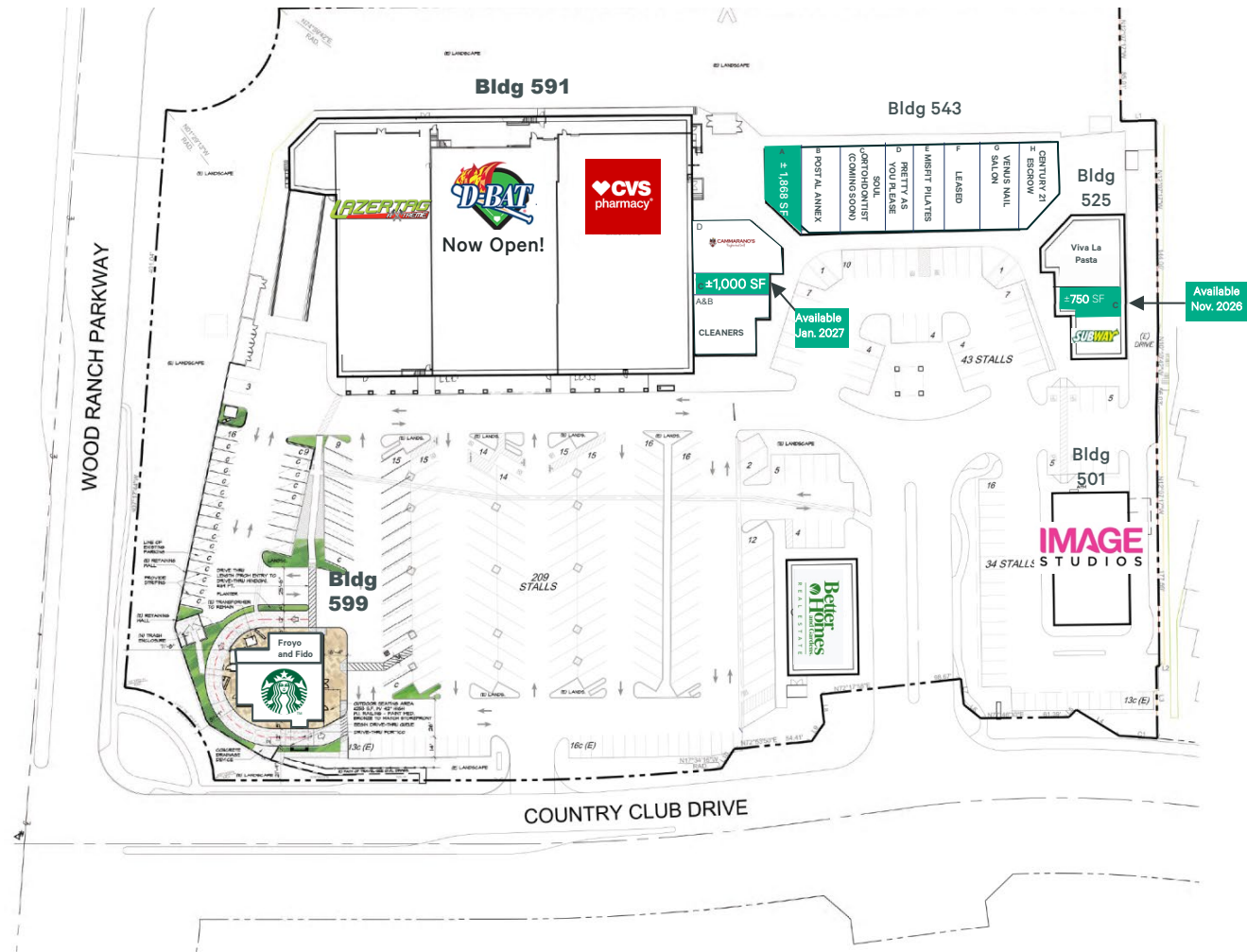
WOOD RANCH SHOPPING CENTER
SEC Madera Road & Wood Ranch Parkway
501-599 Country Club Drive, Simi Valley, California

Retail Space For Lease

SITE PLAN

Space	Size	Lease Rate PSF/MO/NNN	Special 6- Month Introductory Rate**
525C	±750 SF	\$2.50/SF	\$1.95/SF
575C	±1,000 SF	\$2.35/SF	\$1.95/SF
543A	±1,868 SF	\$2.25/SF	\$1.50/SF

NNN = ±\$0.70/SF
 ** Special 6-month Introductory Rate for lease terms of 5 or more years. Call Broker for full details



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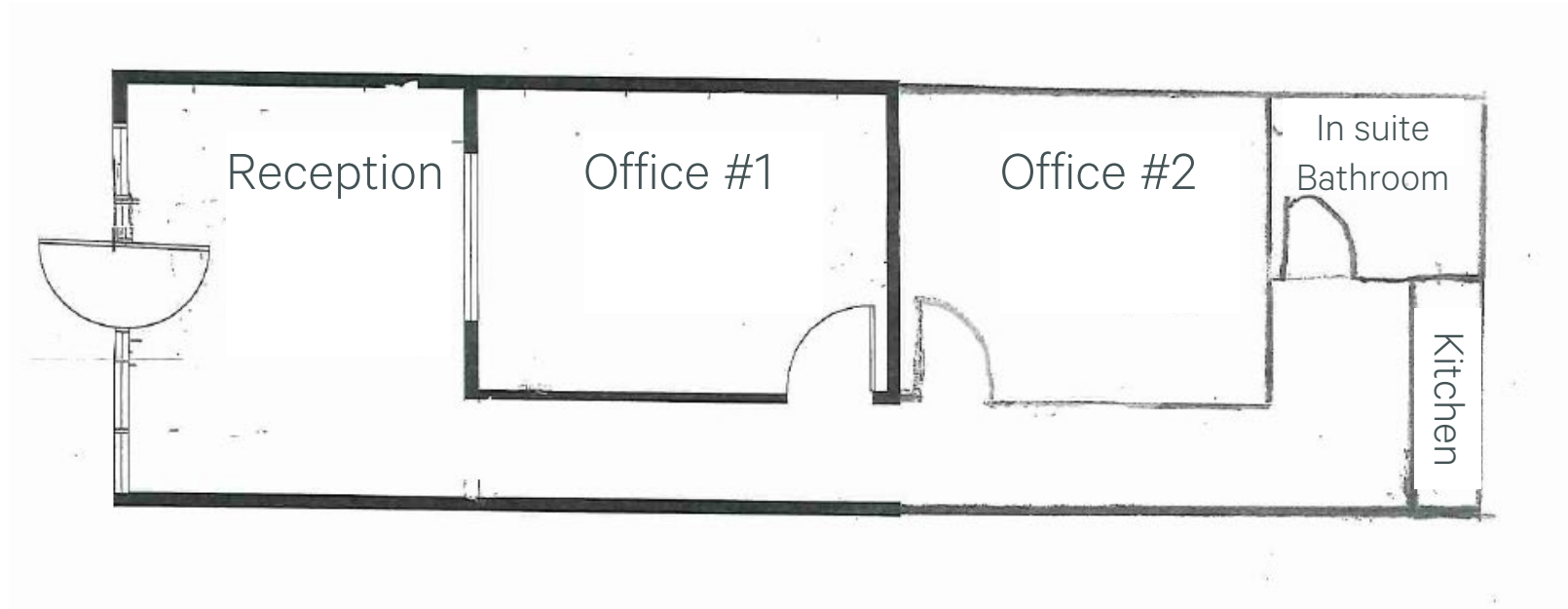


CBRE

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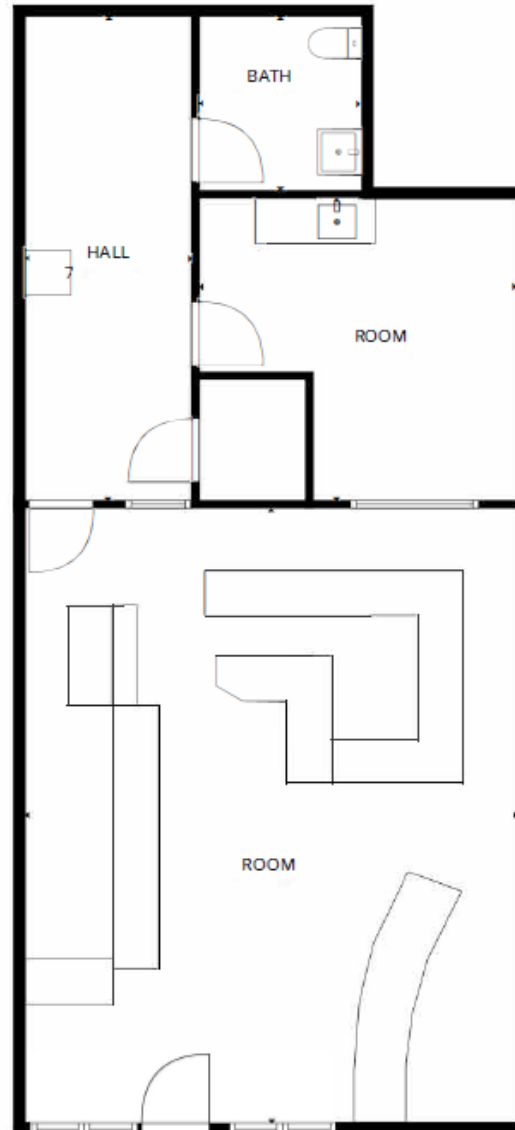
525C Floor Plan: ±750 SF



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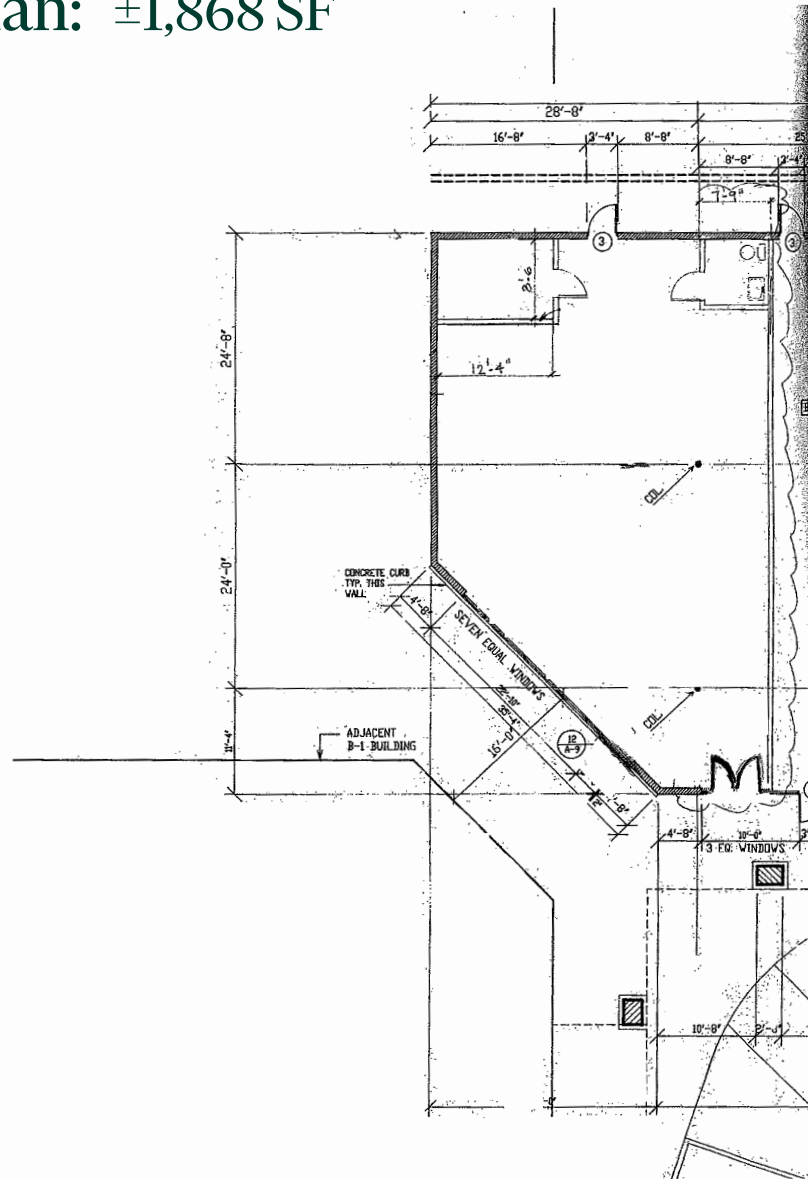
575C Floor Plan: $\pm 1,000$ SF



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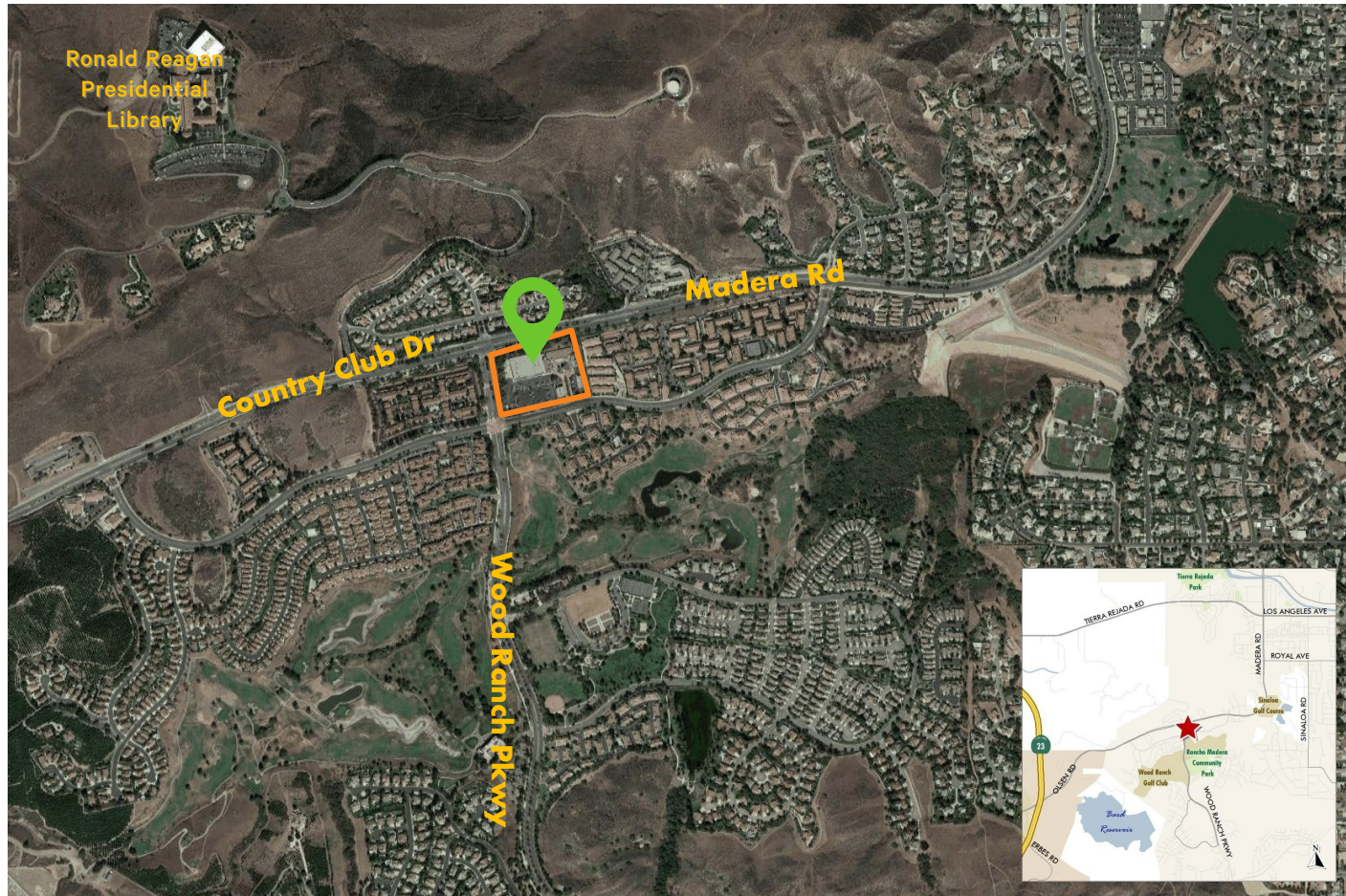
543A Floor Plan: $\pm 1,868$ SF



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AERIAL



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