

# Royal Medical Plaza

2045 ROYAL AVE. | SIMI VALLEY | CALIFORNIA

OFFICE & MEDICAL SUITES FOR LEASE | ±1,168 SF - ±2,949 SF AVAILABLE

## EXCLUSIVE LISTING AGENTS

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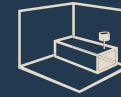
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# Royal Medical Plaza

2045 ROYAL AVE. | SIMI VALLEY | CA



## About the Property



**±1,168 SF - ±2,949 SF  
Suites Available**



**Excellent Access to  
118 and 23 Freeways**



**Close to Retail and  
Restaurant Amenities**

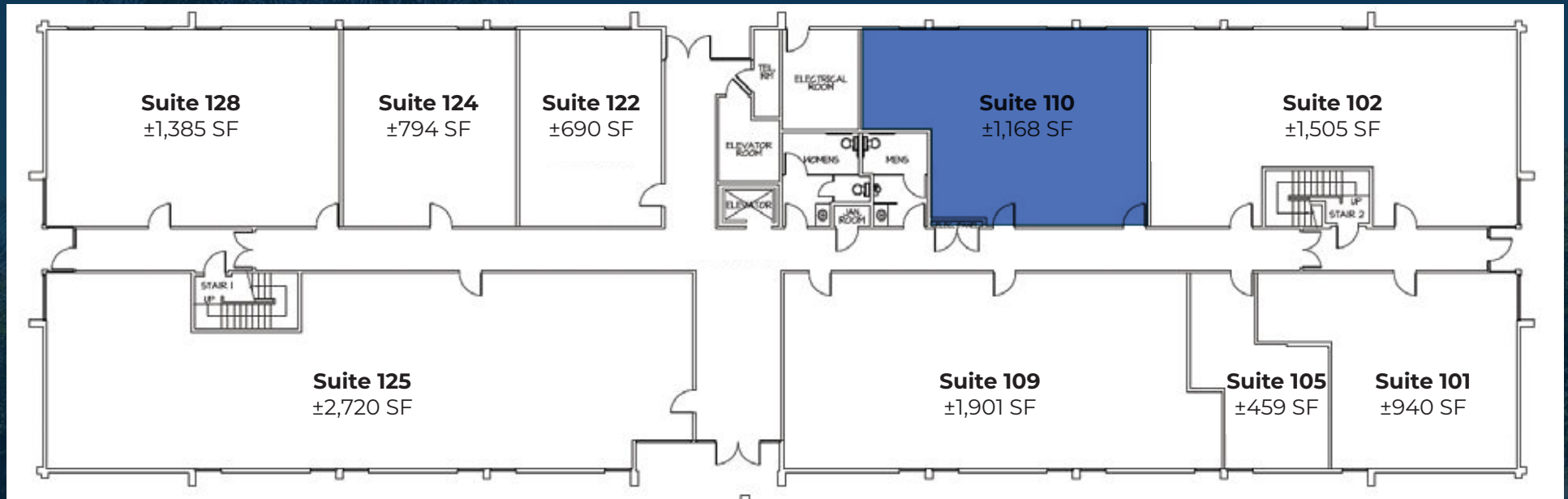


**Abundant Parking  
4.6/1,000 SF**

- **Common Area Restrooms**
- **Some Suites Have Restrooms in Suite**
- **Major Interior and Exterior Renovations Recently Completed**
- **New Elevator**
- **2.8 Miles to Simi Valley Adventist Hospital**
- **10.8 Miles to Los Robles Hospital**
- **Medical and General Office Users**

# AVAILABILITIES - FIRST FLOOR

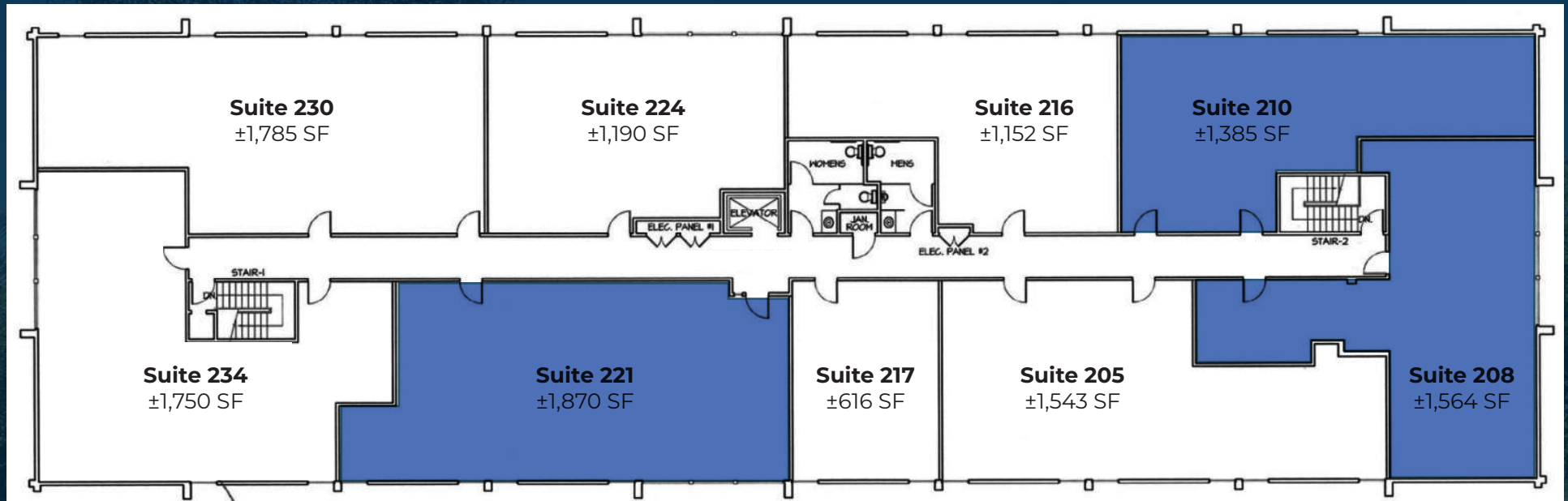
SUITE	RSF	RATE	COMMENTS
110	±1,168 SF	\$2.25 / SF MG	Recently Renovated



\*NOT TO SCALE

# AVAILABILITIES - SECOND FLOOR

SUITE	RSF	RATE	COMMENTS
208	±1,564 SF	\$2.25 / SF MG	Contiguous with Suite 210 - ±2,949 SF
210	±1,385 SF	\$2.25 / SF MG	Contiguous with Suite 208 - ±2,949 SF
221	±1,870 SF	\$2.25 / SF MG	Good Window Line Along North Side of the Building, Plumbing in Suite



\*NOT TO SCALE



# LOCATION



EXCELLENT ACCESS TO  
118 AND 23 FREEWAYS



29 MINUTES TO CAMARILLO  
48 MINUTES TO SAN FERNANDO VALLEY  
1 HR 8 MINUTES TO VENTURA  
1 HR 18 MINUTES TO SANTA BARBARA



CAMARILLO AIRPORT  
37 MIN | 25.1 MI  
OXNARD AIRPORT  
55 MIN | 33.0 MI  
SANTA BARBARA AIRPORT:  
1 HR 28 MIN | 74.1 MI



Google





## WHY SIMI VALLEY, CA

Located in the southeast corner of Ventura County, Simi Valley offers an ideal blend of accessibility, community, and opportunity. Just 40 miles northwest of downtown Los Angeles, the city provides a strategic location for businesses seeking proximity to major Southern California markets without the congestion and cost of urban centers. Its well-maintained infrastructure, convenient access to the 118 Freeway, and close connections to the 101 and 405 corridors make commuting and regional travel exceptionally efficient.

Simi Valley has evolved into a thriving hub for professional services, healthcare, and technology. The city's strong demographics—including a highly educated population and a median household income above the regional average—support a stable base of employees, clients, and patients. Major healthcare providers and medical specialists continue to expand their presence here, drawn by the area's growing population, excellent quality of life, and commitment to community wellness.

Beyond its business advantages, Simi Valley is known for its safe neighborhoods, award-winning schools, and scenic surroundings. Nestled between the Santa Susana Mountains and Simi Hills, the city offers a balanced lifestyle that attracts professionals and families alike. Its blend of economic vitality, accessibility, and community character makes Simi Valley an exceptional location for office and medical office users seeking long-term stability and growth potential.

SOURCE: <https://www.simivalley.org/our-city/at-a-glance>

## TOP COMPANIES



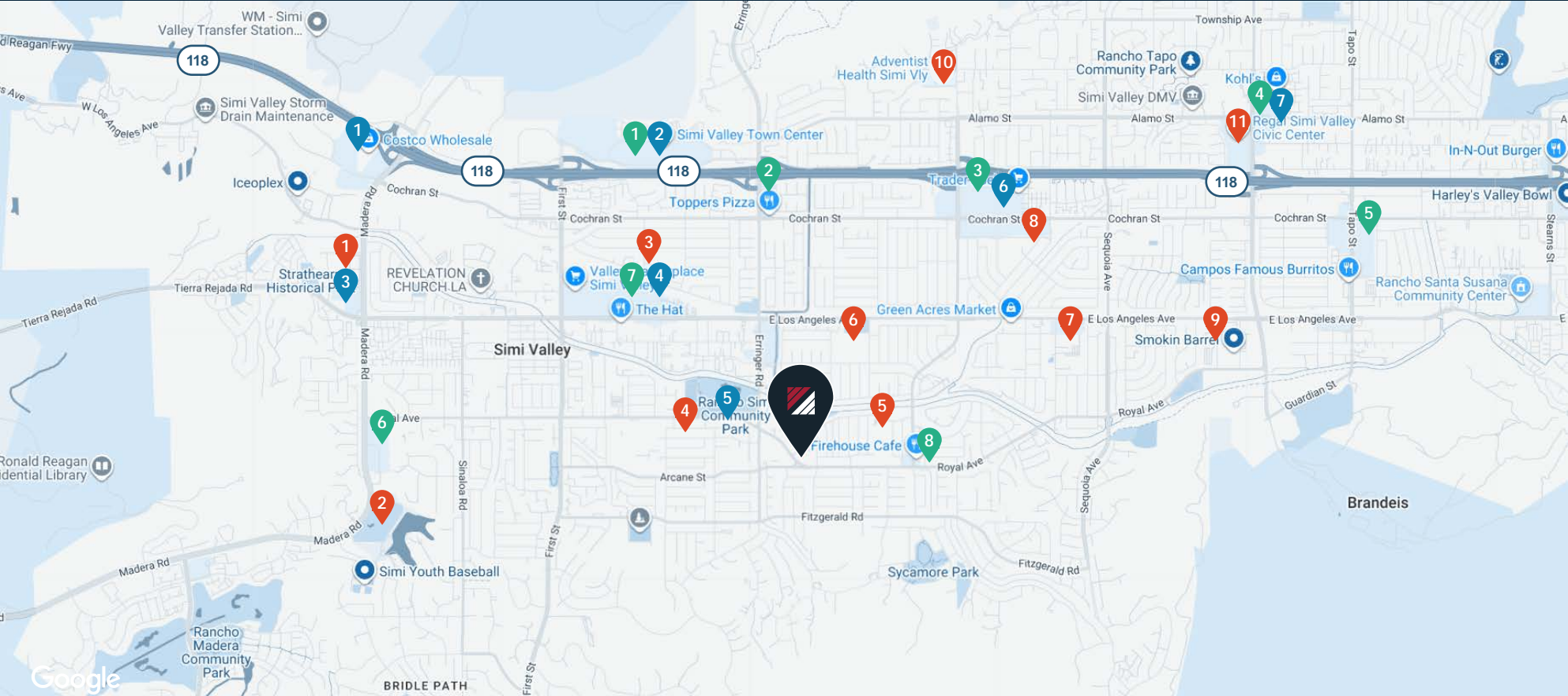
## VENTURA COUNTY

**California's Coastal Gateway to Innovation & Growth:** Located just northwest of Los Angeles, Ventura County offers a dynamic blend of coastal beauty, economic diversity, and strategic connectivity. It is a magnet for businesses seeking proximity to major markets with the benefits of a more balanced, livable environment.

**Industry and Innovation:** Ventura County is home to advanced manufacturing, aerospace, agriculture, and biotechnology industries. The region's growing tech corridor benefits from access to top talent, research institutions, and a supportive business climate.

**Agriculture and Sustainability:** As one of California's leading agricultural counties, Ventura is a powerhouse in crop production, particularly strawberries, citrus, and avocados.

**Connectivity and Infrastructure:** With direct access to U.S. 101 and key freight corridors, Ventura County offers seamless transportation links to Los Angeles, Silicon Beach, and the Central Coast.



Google

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## RESTAURANTS

- |  |   |
|--|---|
| 1. Buffalo Wild Wings, Huarache Xpress, Cork & Batter  | 5. McDonald's, Tio's Cafe, Subway, Papa Johns Pizza, Rock n Roll Burger, Campos Famous Burritos                               |
| 2. Toppers Pizza, Wingstop, Carl's Jr., Elvira's Mexican Grill, Mariachi Logo Grill  | 6. Starbucks, Carl's Jr., Original Tommy's, Jamba Juice, Atlas Mediterranean Kitchen, Bluefin Grill & Sushi, Papa Johns Pizza |
| 3. Bella's Bistro, Beeps Diner, Chic-Fil-A, Round Table Pizza, Pho So 1, Greek House Cafe, Egg N Things, Starbucks, Del Taco, 85°C Bakery Cafe | 7. The Hat, The Egg House, El Pollo Corona Grill, McDonalds, Arby's, Chuy's Baja Grill  |
| 4. Starbucks, Makenna Beach House, Caffee Noor Mediterranean Food, Panda Express, Carl's Jr.   | 8. Firehouse Cafe, Nunez Taco Bar & Catering, Royal Bagel Deli, La Cocina 12-12   |

## MAJOR RETAILERS

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| 1. Costco Wholesale             | 6. Target, Hobby Lobby, Trader Joe's |
| 2. Simi Valley Town Center      | 7. Tapo Canyon Plaza                 |
| 3. Target                       |                                      |
| 4. Towne Center Shopping Center |                                      |
| 5. Royal Plaza Shopping Center  |                                      |

## LANDMARKS/CIVIC/SCHOOLS

- |  |   |
|--|---|
| 1. California Virtual Academies                  | 7. Apollo High School                         |
| 2. Sinaloa Golf Course, Madera Elementary School | 8. Sycamore Elementary School                 |
| 3. Park View Elementary School                   | 9. Garden Grove Elementary School, Med Center |
| 4. Royal High School                             | 10. Simi Valley Adventist Hospital            |
| 5. Grace Jr/Sr High School                       | 11. Kaiser Permanente                         |
| 6. Berylwood Elementary School                   |   |

AMENITIES MAP

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