

1189 Simi Town
Center Way



±29,925 SF RETAIL SPACE
AVAILABLE FOR LEASE

CBRE

Property Highlights



Prime Big-Box Opportunity: Former Big Lots space ideal for retail, fitness, entertainment, or specialty use



Excellent Parking Ratio: Abundant surface parking with easy access



High-Visibility Location: Situated along Simi Town Center Way with Strong Street presence and signage opportunities



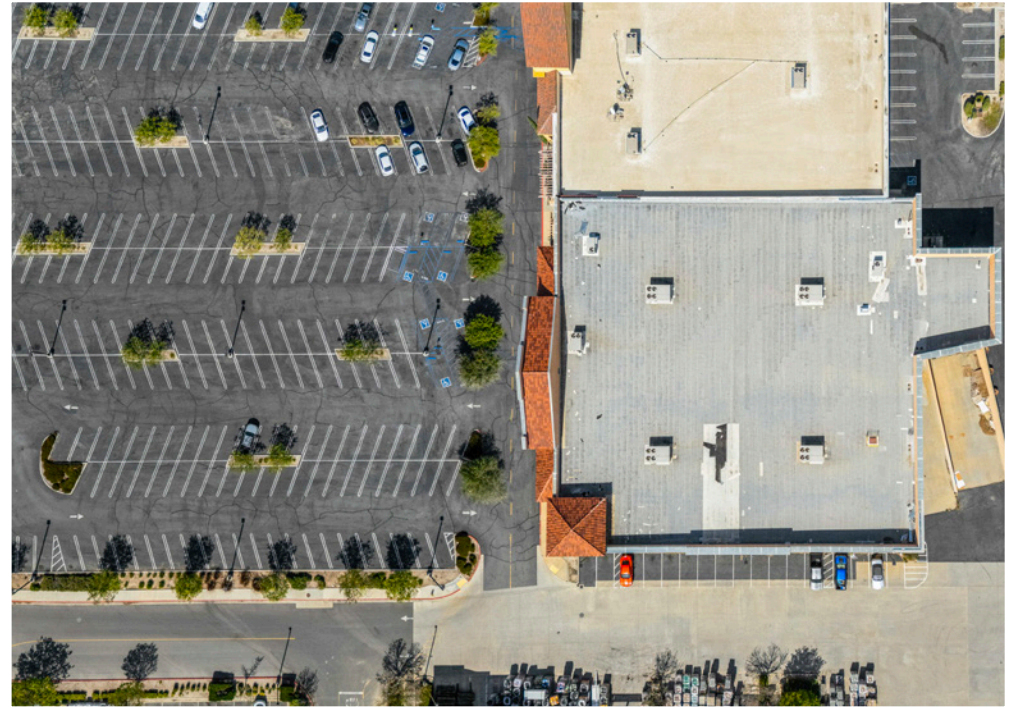
Strong Co-Tenancy Synergy: Benefits from surrounding retail, grocery, dining, and service-oriented tenants



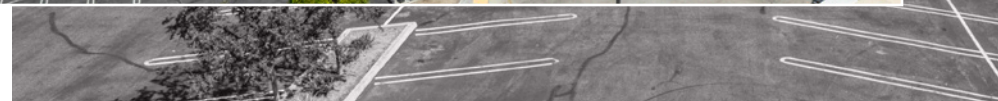
Strategic Retail Corridor: Positioned near retailers that drive consumer traffic



Affluent Trade Area: Located in a well-established community with solid household incomes and daytime population



Property Photos



Site Plan



The Local Area

AVALON APARTMENTS

500 Apartments



SIMI VALLEY TOWN CENTER



1189
Simi Town
Center Way

±94,000 VPD

Ronald Reagan Fwy



Demographics



2025 POPULATION

5,930	37,974	68,673
1 Mile	2 Miles	3 Miles



2025 AVERAGE INCOME

\$144,033	\$147,203	\$153,458
1 Mile	2 Miles	3 Miles



2025 EMPLOYEES

7,974	21,746	30,246
1 Mile	2 Miles	3 Miles



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SIMI VALLEY, CA

FOR MORE INFORMATION, PLEASE CONTACT:

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