



SYCAMORE PLAZA

2720-2834 COCHRAN ST | SIMI VALLEY, CA

Available For Lease



Junior Anchor Space Available:

13,557 SF | \$2.00/sf/mo

Office Building Space Available (2 Units):

Ground Floor Retail 1,850 SF | \$1.65/sf/mo

Second Floor Office 192 SF | \$1.80 sf/mo

In-Line Retail Shop Space Available (4 Units):

661 SF | \$2.50sf/mo

725 SF | \$2.50sf/mo

1,250 SF | \$2.35sf/mo

1,400 SF | \$2.35sf/mo

All Rates are NNN (\$.55sf/mo)

CBRE



LEASING HIGHLIGHTS

- Signalized, High-Traffic Intersection Benefiting from High Visibility
- Anchored by Sprouts Farmers Market
- Plaza has a Consistent Customer Base
- Ample Surface Parking
- Substantial Foot Traffic and Excellent Visibility along Heavily Traveled Sycamore Drive and Cochran Street
- Easy 118 Freeway Access

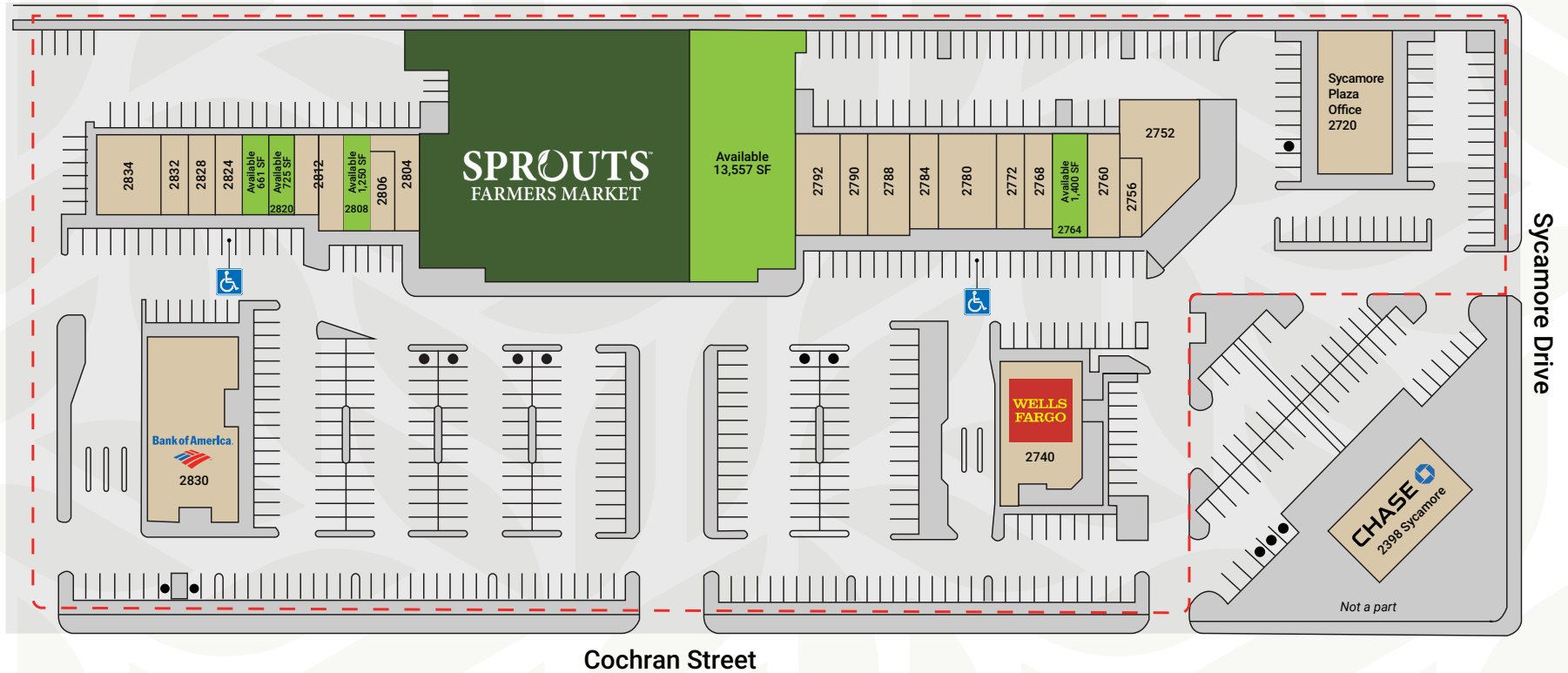


SYCAMORE PLAZA

NEARBY TENANTS:



SITE PLAN

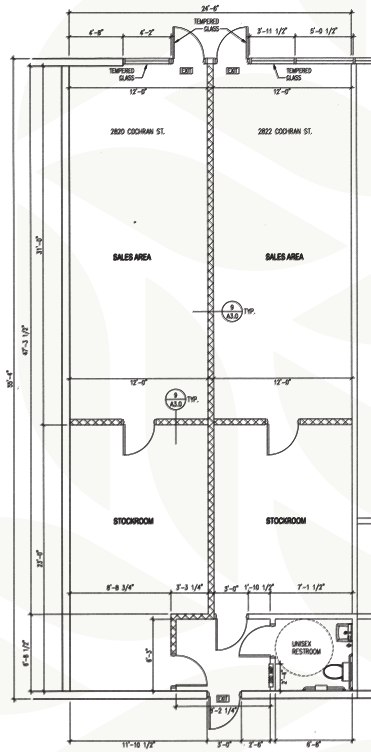


UNIT	TENANT	SF	UNIT	TENANT	SF
2740	Wells Fargo Bank	13,557	2800	Sprouts	30,125
2752	Cronies	3,825	2804	Dr. Conkeys	1,600
2756	Donut Depot	600	2806	5 Star Jewelry	418
2760	Desired Effects	1,750	2808	AVAILABLE	1,250
2764	AVAILABLE	1,400	2812	Dr. Sam Shields	2,400
2768	Flowers by Maria	1,300	2820	AVAILABLE	725
2772	Art House	1,300	2822	AVAILABLE	661
2780	Olivia's Pedispa	2,600	2824	Core Health	1,100
2784	A Doggies Tail	1,300	2828	The UPS Store	1,300
2788	Clearwood Dry Cleaning	2,100	2830	Bank of America	7,400
2790	Jersey Mike's Sub	1,400	2832	Wateria	1,100
2792	The Bamboo Cafe	2,100	2834	Carrillo's Mexican Deli	2,475
28xx	AVAILABLE	13,557			

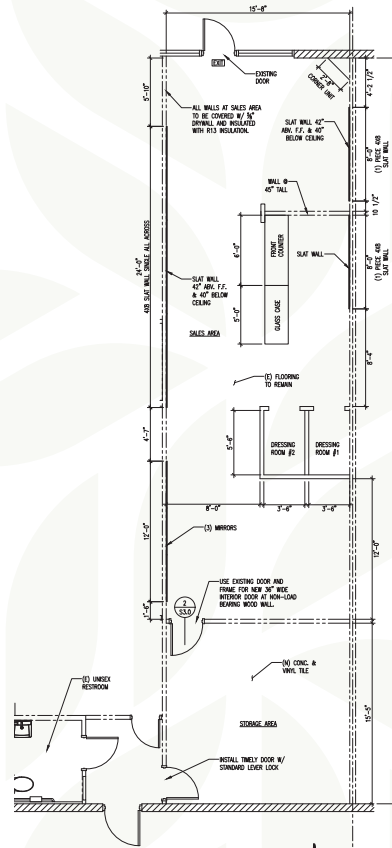
OFFICE BUILDING

UNIT	TENANT	SF
101A	Sycamore Vet	3,000
101B	Available	1,850
2B	Dr. Casey Patterson	2,120
8B	RGSE, Inc.	1,756
7B	AVAILABLE	192
13B	TMobile	220
11B	LEASED	375

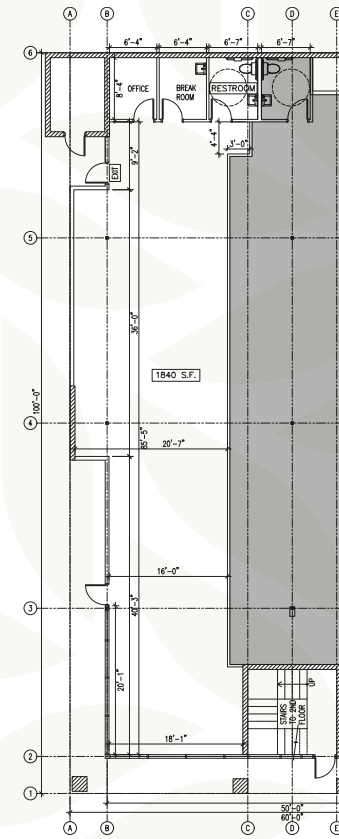
FLOORPLANS



2820-2822: 1,386 SF



2808: 1,250 SF



101B: 1,850 SF

AERIAL VIEW



ROSS
DRESS FOR LESS®

starbucks
TRADER JOE'S

WELLS FARGO **ups** **SPROUTS**
FARMERS MARKET
BANK OF AMERICA

TARGET

HOBBY LOBBY
CVS pharmacy

HomeGoods **Panera** **DOLLAR TREE**
BREAD
citi **STAPLES** **GROCERYOUTLET**
Bargain Market

SYCAMORE DR

COCHRAN ST

RACINE ST

SEBRING ST

LINDALE AVE



THE AREA

Simi Valley is a thriving market, home to a growing population with a strong local economy and a high quality of life. Residents enjoy a healthy disposable income, fueling demand for a diverse range of retail offerings. From essential groceries and dining to health services and specialty shops, Simi Valley presents a wealth of opportunities for businesses looking to connect with a discerning customer base. The city's proximity to Los Angeles and its welcoming community makes it a particularly attractive location for retailers.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Businesses	584	2,176	3,409
Employees	6,219	21,053	32,651
Population	21,266	60,332	87,272
Avg. Household Income	\$150,319	\$153,146	\$154,175

**Sprouts Farmers Market Yearly Sales Total: \$16.9M*



For more information, please contact:

Larry Tanji

Senior Vice President

Lic. 01875638

+1 805 288 4681

larry.tanji@cbre.com

David Rush

Senior Vice President

Lic. 01058188

+1 805 288 4680

david.rush@cbre.com

Aidan Garza

Associate

Lic. 02331500

+1 805 377 1097

aidan.garza@cbre.com



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