



Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

ALPINE
P L A Z A

2068 TAPO STREET, SIMI VALLEY, CA 93063



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Activity ID: ZAG1050276

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

LOCATION & MARKET
OVERVIEW

04

FINANCIAL
ANALYSIS





01

EXECUTIVE SUMMARY

THE OFFERING

2068 TAPO STREET, SIMI VALLEY, CA 93063



OFFERING PRICE:

\$6,500,000



BUILDING PRICE PER SF:

\$181



LAND PRICE PER SF:

\$46



TOTAL BUILDING SIZE:

35,955 SF



TOTAL LOT SIZE:

142,441 SF (±3.27 AC)



YEAR BUILT:

1964



INVESTMENT HIGHLIGHTS

- **Prime Simi Valley Retail Corridor** - Located along Tapo Street, one of Simi Valley's primary commercial thoroughfares, the property benefits from strong visibility, consistent traffic flow, and convenient access to the 118 Freeway, placing it within a highly sought after retail trade area.
- **Diversified Multi Tenant Income Stream** - The center is occupied by a balanced mix of retail and service oriented tenants, providing multiple sources of income and reducing exposure to any single tenant or business category.
- **Affluent and Established Demographics** - Simi Valley is supported by strong household incomes, a stable population base, and favorable demographic fundamentals that continue to attract retailers and service providers.
- **Internet Resistant Tenant Base** - Anchored by U.S. Bank and complemented by necessity based and service oriented tenants, the property benefits from businesses that are generally less susceptible to e commerce competition and continue to rely on in person consumer engagement.
- **Value Add Potential Through Leasing Initiatives** - Investors have the opportunity to enhance cash flow through lease renewals at market rates, contractual rent growth, and the strategic leasing of space over time.
- **Supply Constrained Retail Market** - Simi Valley is a mature and established retail market with limited opportunities for significant new development, helping support long term occupancy and rental rate growth.
- **Excellent Visibility and Accessibility** - The property offers strong street frontage, convenient ingress and egress, and ample parking, creating an accessible environment for both tenants and customers.
- **Established Residential Consumer Base** - Surrounded by well established residential neighborhoods, the center serves a large population of nearby residents and benefits from recurring neighborhood demand.
- **Stable In Place Income with Future Growth Potential** - The offering provides a combination of current cash flow and future upside, making it well suited for investors seeking both income stability and long term value appreciation.

INVESTMENT OVERVIEW

The Ovaness & Rostamian Group of Marcus & Millichap is pleased to present the opportunity to acquire 2068 Tapo Street, a multi tenant retail investment located along one of Simi Valley's most established commercial corridors. Situated on Tapo Street with convenient access to the 118 Freeway, the property benefits from strong visibility, excellent accessibility, and a strategic location within a well established retail trade area.

The asset is occupied by a diverse mix of retail and service oriented tenants that provide stable in place income and serve the daily needs of the surrounding community. Supported by a dense residential population and strong demographic fundamentals, the center has established itself as a neighborhood retail destination within the market.

In addition to its existing income stream, the property offers investors the opportunity to enhance long term returns through future lease renewals, rental rate growth, and active leasing strategies. Combined with its position within a mature and supply constrained retail market, the asset is well positioned to benefit from continued tenant demand and long term appreciation.

2068 Tapo Street represents an opportunity to acquire a well located retail asset with a diversified tenant base, stable cash flow characteristics, and meaningful upside potential in one of Ventura County's most desirable and established submarkets.





02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
127 Stalls

 **ZONING:**
TTBC

 **TOTAL BUILDING SIZE:**
35,955 SF

 **TOTAL LOT SIZE:**
142,441 SF (±3.27 AC)

 **APN:**
644-0-070-595

 **ADDRESS:**
2068 TAPO STREET, SIMI VALLEY, CA 93063



Adventist Health
Simi Valley
136 Beds

Valley View Vikings
1,319 Students

petco verizon
Starbucks REGAL
Starbucks Carls Jr.

TRADER JOE'S
HOBBY LOBBY
target CVS ROSS
pharmacy DRESS FOR LESS
SHARKY'S Olantheory
Chevron MOD

CVS pharmacy
ALDI Don Enzo
Wendy's

KOHL'S
COLD STONE
Jockey MITS
FISH GRILL
Habit BURGER & GRILL
ACE Hardware
VONS SLICE HOUSE

BIG Z
harley's

CHASE
Makenna
Papa John's
NOOR
VENTURA COUNTY
FIRE INSURANCE

Chevron
Mobil

McDonald's

Walgreens
SUBWAY

Ronald Reagan Fwy.

137,209
CARS PER DAY

14,619
CARS PER DAY

SPROUTS
FARMERS MARKET
GROCERY OUTLET
Bargain Market
Staples
HomeGoods
CHASE
MATTRESS FIRM
DELTA
BANK OF AMERICA
WELLS FARGO
PNC

1,999 Students

McDonald's
Skiff's
CAKES
CROSSFIT
Sini Thai
KEN OF JAPAN
JAPANESE RESTAURANT

Walmart
ROCK ROLL
BUBBLE
SUBWAY
PAPA JOHN'S
TACO BELL

Palermo
usbank

1,947 Students

El Los Angeles Ave.

Ralphs
76
AT&T

110 Students

21,045
CARS PER DAY

Tapo St.

ExtraSpace
Storage

Smart & Final
goodwill
Denny's
DELTA

Jack
in the box
Starbucks
Carls Jr.

7-Eleven
Tokyo

GRACE SCHOOL
333 Students

376 Students

Mission Barrito
TAJ CHAI HOUSE
MEXICAN RESTAURANT
Lucky Day
Minuteman Press

SUBJECT
ALPINE
PLAZA

289 Students

VONS
SUBWAY
Starbucks



Target
HomeGoods
GROCERY OUTLET
bargain Market
TRADER JOE'S
HOBBY LOBBY
ROSS
CVS pharmacy
Staples
MATTRESS FIRM
BANK OF AMERICA
CHASE
ANYTIME FITNESS
SALLY BEAUTY

Adventist Health
Simi Valley
144 Beds

CVS pharmacy
ALDI
SANTITAS
DOMINOS

Bobatime
Cart's Jr.
petco
REGAL

Santa Susana Plaza
Walmart
TACO BELL
SHELL
PAPA JOHN'S
ROCK ROLL BURGER
Auto Zone

SUBJECT
ALPINE
PLAZA

Simi Lock-UP
Self Storage

Bar-B-Clean
Barbecue Restaurant

KOHL'S
ACE Hardware
us bank
VONS
Habit Burger & Grill
Jamba Juice
COLD STONE

CM

COAST COAST
Construction Services

Builders
FirstSource

KAISER PERMANENTE

ETERNITY
BIBLE COLLEGE
125 Students

137,209
CARS PER DAY

118

Ronald Reagan Fwy.

16,108
COMBINED
CARS PER DAY

17,744
COMBINED
CARS PER DAY

14,619
CARS PER DAY

21,045
CARS PER DAY

Mountain View
Animal Hospital

TIRE PROS

jiffylube

3D LETTERING

SERVICE GIANT
AIR CONDITIONING

Industrial St.

Alpine St.

Tapo St.

East Los Angeles Ave.

POWERHOUSE
PERFORMANCE



03

LOCATION & MARKET OVERVIEW

SIMI VALLEY, CALIFORNIA OVERVIEW

Simi Valley, California is located in eastern Ventura County, approximately 40 miles northwest of Downtown Los Angeles and just east of Thousand Oaks. Nestled between scenic mountain ranges, the city offers a suburban environment with strong freeway access via the 118 and 23 freeways, connecting residents and businesses to Los Angeles and the greater Southern California region. Simi Valley is known for its highly rated schools, well-maintained neighborhoods, abundant parks and trails, and a strong sense of community, making it an attractive place to live, work, and invest.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



118,243

2025 POPULATION



\$145,224

2025 AVERAGE HOUSEHOLD INCOME



\$91,575

TOTAL AVERAGE HOUSEHOLD
RETAIL EXPENDITURE



± 45 Minute Drive

TO VENTURA, CA

PALM SPRINGS

135

MILES

LOS ANGELES

42

MILES

SAN DIEGO

155

MILES

FRESNO

205

MILES

SAN FRANCISCO

335

MILES

SACRAMENTO

370

MILES

DEMOGRAPHICS

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,511	81,283	119,360
2025 Estimate			
Total Population	12,439	80,384	118,243
2020 Census			
Total Population	12,812	81,312	119,978
2010 Census			
Total Population	12,340	80,054	117,328
Daytime Population			
2025 Estimate	11,166	56,297	90,514
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	4,534	28,531	41,735
2025 Estimate			
Total Households	4,495	28,121	41,212
Average (Mean) Household Size	2.8	2.8	2.8
2010 Census			
Total Households	4,421	27,345	40,228
2010 Census			
Total Households	4,084	26,187	38,442
Occupied Units			
2030 Projection	4,624	29,041	42,658
2025 Estimate	4,584	28,625	42,127
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	32.0%	36.0%	36.1%
\$100,000-\$149,999	21.1%	22.5%	21.8%
\$75,000-\$99,999	9.5%	10.8%	11.2%
\$50,000-\$74,999	12.2%	11.3%	10.7%
\$35,000-\$49,999	10.2%	7.2%	7.7%
Under \$35,000	14.9%	12.2%	12.4%
Average Household Income	\$135,362	\$144,873	\$145,224
Median Household Income	\$104,492	\$119,749	\$120,497
Per Capita Income	\$48,641	\$50,553	\$50,428

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$86,111	\$91,688	\$91,575
Consumer Expenditure Top 10 Categories			
Housing	\$33,635	\$35,645	\$35,620
Transportation	\$14,132	\$14,823	\$14,804
Food	\$12,411	\$13,029	\$13,011
Personal Insurance and Pensions	\$11,273	\$12,168	\$12,175
Entertainment	\$3,980	\$4,303	\$4,299
Apparel	\$2,668	\$2,917	\$2,914
Cash Contributions	\$2,445	\$2,735	\$2,708
Education	\$1,662	\$1,879	\$1,887
Personal Care Products and Services	\$1,191	\$1,269	\$1,263
Alcoholic Beverages	\$777	\$842	\$838
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	12,439	80,384	118,243
Under 20	23.2%	22.3%	22.5%
20 to 34 Years	18.9%	18.1%	18.4%
35 to 39 Years	6.7%	6.4%	6.5%
40 to 49 Years	13.9%	13.4%	13.4%
50 to 64 Years	20.8%	21.9%	21.7%
Age 65+	16.4%	17.8%	17.4%
Median Age	40.0	42.0	42.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	8,808	57,640	84,511
Elementary (0-8)	7.8%	3.7%	4.0%
Some High School (9-11)	6.9%	5.9%	5.4%
High School Graduate (12)	22.3%	22.2%	20.5%
Some College (13-15)	20.6%	22.4%	22.4%
Associate Degree Only	10.4%	10.3%	10.9%
Bachelor's Degree Only	20.6%	23.5%	24.5%
Graduate Degree	11.4%	11.9%	12.3%

VENTURA COUNTY OVERVIEW

Ventura County is located along the coast of Southern California between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. Executive housing, excellent public schools, open space, and a wide range of recreational activities — including horseback riding, surfing, sailing, scuba and golf — contribute to its quality of life. Roughly 32 percent of people age 25 and older hold a bachelor's degree or higher. This educated workforce, along with the 101 Tech Corridor, a deep-water port and Naval Base Ventura County (NBVC), draws businesses and residents to the market.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College support a talented labor pool.

101 TECH CORRIDOR

The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotech, health care, telecommunications and clean energy firms.

NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as at defense contractors serving the base. More than 19,000 people are housed at the base.

ECONOMY

- Ventura County's economy is supported by the agriculture, health services, biomedicine, tourism and financial services sectors. Amgen's world headquarters is in Thousand Oaks.
- Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks, drawing businesses.
- NBVC, which is composed of Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore), is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.



04

FINANCIAL ANALYSIS

PRICING

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

PRICING SUMMARY

Price:	\$6,500,000	
Down Payment:	\$4,355,000	<i>67% Down Payment</i>
Current Cap Rate:	2.53%	Cash-on-Cash: 0.03%
2028 ProForma Cap Rate:	7.42%	ProForma Cash-on-Cash: 7.35%
<u>Costs Incurred by New Owner</u>		
<i>TI & Leasing Commission @ \$20 PSF</i>	<i>\$467,560</i>	
Year Built/Renovated:	1964	
Total Building Size:	35,955	Zoning: TTBC
Price Per Square Foot:	\$181	Parking: 127 Stalls
Lot Size (SF):	142,441	Land Per Sq. Ft.: \$46

NEW FINANCING

LTV:	33%
Balance:	\$2,145,000
Term:	5
Rate:	6.50%
Amortization:	30
Maturity Date:	Aug-2031
Yearly Payment:	\$162,694

FINANCIAL SUMMARY

	<u>Current</u>		<u>2028 ProForma</u>	
Total Rental Income (GLA):	\$270,148		\$558,550	
Expense Reimbursements:	\$54,576	34%	\$136,441	85%
Total Gross Revenue:	\$324,725		\$694,991	
Vacancy Factor:	\$0	0.0%	(\$17,375)	2.5%
Operating Expenses:	(\$160,519)	59%	(\$160,519)	29%
Net Operating Income (NOI):	\$164,205	2.53%	\$517,097	7.42%
First Trust Deed/Mortgage:	\$162,694		\$162,694	
Pre-Tax Cash Flow:	\$1,511	0.03%	\$354,403	7.35%
Interest Payment:	\$138,719		\$137,113	
Principle Payment:	\$23,975		\$25,581	
Total Return:	\$25,486	0.59%	\$379,984	7.88%

ESTIMATED EXPENSES

Property Tax:	\$81,250
Insurance:	\$40,270
Maintenance & Repair:	\$15,000
Utilities:	\$7,763
Property Management:	\$16,236
Landscaping:	\$4,200
Total Expenses:	\$160,519
Expenses Per Sq. Ft (GLA):	\$0.37

RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

RENT ROLL - CURRENT

Unit	Tenant	%	Sq. Ft.	Monthly Rent	Annual Rent	Rent PSF/Mo	Rent PSF/Yr	Type	Start	End	Options	Increases
	Tailormade Dry Cleaners	6%	2,238	\$1,615	\$19,384	\$0.72	\$8.66	MG		10/31/2028		2.50%
	Dvora Family Chiropractic	6%	2,238	\$1,500	\$18,000	\$0.67	\$8.04	N/A	7/12/2022	7/31/2026	MTM	
	Johnny's Appliances	17%	6,265	\$2,100	\$25,200	\$0.34	\$4.02	N/A	7/1/2021	6/30/2026	MTM	
	Easy Life Medical Supplies	7%	2,685	\$1,200	\$14,400	\$0.45	\$5.36	MG	6/11/2021	6/11/2026	MTM	
	US Bank w/ Drive-Thru	15%	5,370	\$7,240	\$86,880	\$1.35	\$16.18	MG	3/6/1968	10/31/2030	2-5 yrs option	3.00%
	Palermo Pizzeria	7%	2,352	\$1,930	\$23,160	\$0.82	\$9.85	MG		6/30/2026		
	Royalty Party Dresses	8%	2,734	\$2,500	\$30,000	\$0.91	\$10.97	N/A		no lease	MTM	
	Tri-Valley Rentals (4428)	12%	4,186	\$1,500	\$18,000	\$0.36	\$4.30	NNN		1/31/2028	1-2 yrs. option CPI Increase	
	Vintage Barber Shop	2%	680	\$450	\$5,400	\$0.66	\$7.94	NNN	10/28/2013	6/30/2026		
	Car Wash	20%	7,207	\$2,477	\$29,724	\$0.34	\$4.12	Ground Lease	5/1/2012	4/30/2051	1-5 yrs. options	
	Total / Average	100%	35,955	\$22,512	\$270,148	\$0.66	\$7.95					
	Vacancy	0%	0									
	Occupancy	100%	35,955									

2028 RENT ROLL - PROFORMA

Unit	Tenant	%	Sq. Ft.	Monthly Rent	Annual Rent	Rent PSF/Mo	Rent PSF/Yr	Type	Start	End	Options	Increases
	Tailormade Dry Cleaners	6%	2,238	\$4,476	\$53,712	\$2.00	\$24.00	NNN	2028	2033	CPI adj capped at 2.5%/Yr	2.50%
	Dvora Family Chiropractic	6%	2,238	\$4,476	\$53,712	\$2.00	\$24.00	NNN	2026	2031	MTM	
	Johnny's Appliances	17%	6,265	\$8,145	\$97,734	\$1.30	\$15.60	NNN	2026	2031	MTM	
	Easy Life Medical Supplies	7%	2,685	\$4,967	\$59,607	\$1.85	\$22.20	NNN	2026	2031	MTM	
	US Bank w/ Drive-Thru	15%	5,370	\$7,240	\$86,880	\$1.35	\$16.18	MG	3/6/1968	10/31/2030	2-5 yrs option	3% annually
	Palermo Pizzeria	7%	2,352	\$5,292	\$63,504	\$2.25	\$27.00	NNN	7/1/2026	6/30/2031	1-5 yrs. at FMV	
	Royalty Party Dresses	8%	2,734	\$4,101	\$49,212	\$1.50	\$18.00	NNN	2026	2031	MTM	2.50%
	Tri-Valley Rentals (4428)	12%	4,186	\$1,500	\$18,000	\$0.36	\$4.30	NNN	2/1/2028	1/31/2030	1-2 yrs. option	
	Vintage Barber Shop	2%	680	\$1,700	\$20,400	\$2.50	\$30.00	NNN	2026	2031		
	Car Wash	20%	7,207	\$2,539	\$30,467	\$0.35	\$4.23	Ground Lease	5/1/2012	4/30/2051	The lease goes out through 2051 with a five-year options	2.50%
Total / Average		100%	35,955	\$44,436	\$533,228	\$1.55	\$18.55					

Lease expires in 2026 and we'll assume we will charge the new tenant market rents

EXCLUSIVELY LISTED BY

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

ORBELL OVANESS

Senior Managing Director Investments
Managing Partner
Office: Encino
Direct: (213) 943-1822
Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Senior Director Investments
Managing Partner
Office: Encino
Direct: (213) 943-1781
Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

TRACY GRAIR

Associate Investments
Office: Encino
Direct: (310) 909-5401
Mobile: (805) 368-4334
tracy.grair@marcusmillichap.com
License: CA 02223176

TONY SOLOMON

Broker of Record
23975 Park Sorrento Suite 400
Calabasas, CA 91302
tonysolomonbor@mmreis.com
License: CA 01238010



ALPINE
PLAZA