

FOR LEASE

NEWLY RENOVATED RETAIL AVAILABLE | LOS ANGELES + SEQUOIA
1951 N SEQUOIA AVE | SIMI VALLEY, CA 93063

SUITE D
765 SF



DAVE O'CONNELL
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INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 765 SF NEWLY REMODELED UNIT
- EXCELLENT VANILLA SHELL CONDITION
- UPDATED PRIVATE RESTROOM, FLOOR, AND HVAC
- HIGH VISIBILITY POLE SIGNAGE
- AMPLE PARKING IN A DEDICATED ONSITE LOT
- PRIME CENTRAL SIMI VALLEY LOCATION AT MAJOR SIGNALIZED INTERSECTION WITH ± 28,000 CPD



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,661	28,359	41,727
Total Population	17,182	85,417	122,386
Average HH Income	\$125,988	\$137,613	\$145,653

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

The newly remodeled ± 765 square foot Unit D is in excellent vanilla shell condition with an updated private restroom, ceiling, lighting, flooring, and HVAC. It is built out as a standard retail space. The property features terrific street visibility, pole signage, and ample parking in a dedicated onsite lot.

LOCATION DESCRIPTION

Prime Simi Valley location at the signalized intersection of E Los Angeles Ave + Sequoia Ave. Situated in a densely populated area, the busy intersection boasts both excellent traffic counts at ± 28,000 cars per day and phenomenal foot traffic. Sequoia Plaza is positioned at the junction of two major area commuter thoroughfares, which make the center conveniently accessible to the community's ± 125,000 residents.

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	765 SF
Building Size:	4,521 SF

SPACES	LEASE RATE	SPACE SIZE
Suite D	\$1.75 SF/month	765 SF

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SITE PLANS

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DEMOGRAPHICS MAP & REPORT

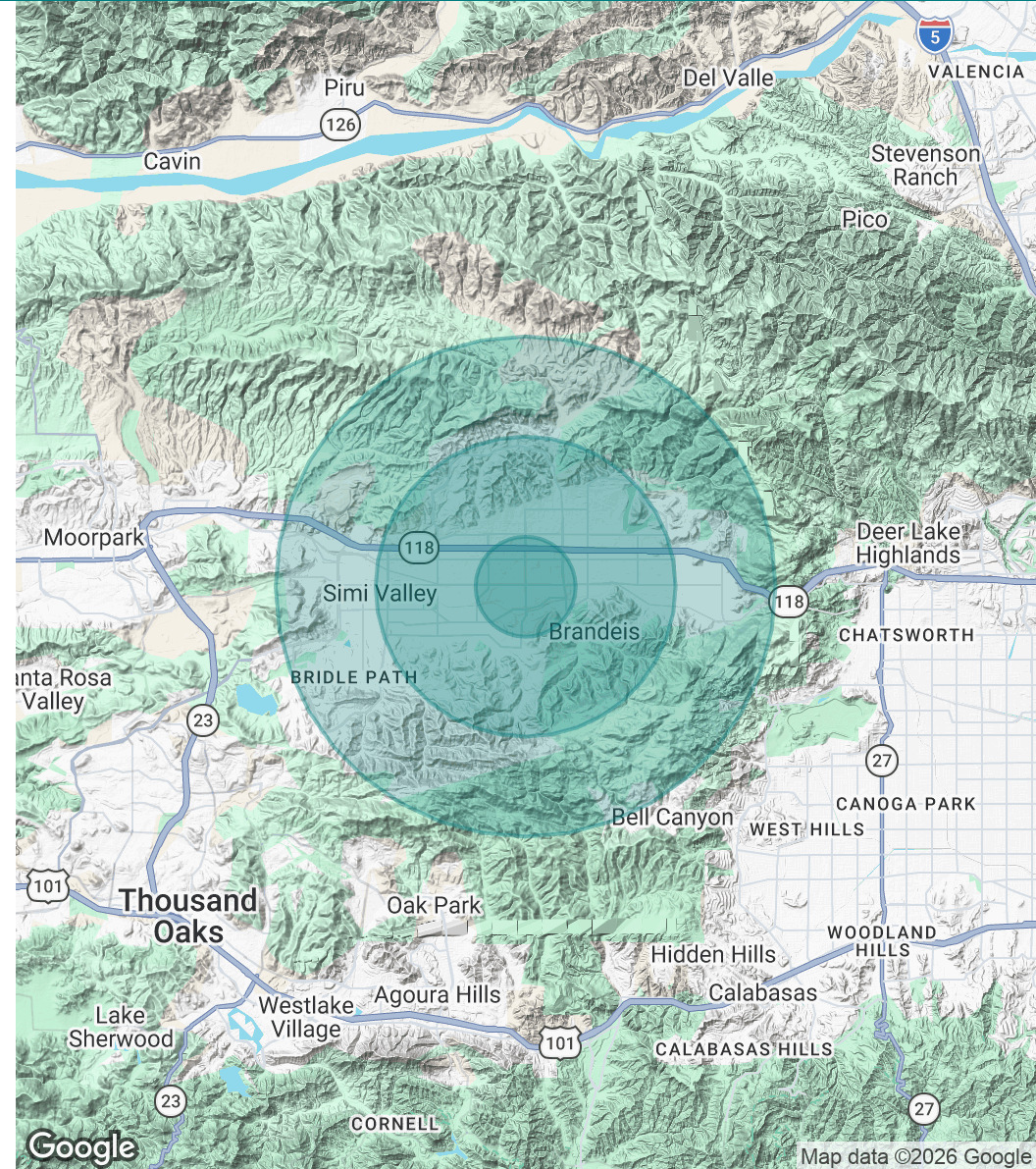
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,182	85,417	122,386
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,661	28,359	41,727
# of Persons per HH	3	3	2.9
Average HH Income	\$125,988	\$137,613	\$145,653
Average House Value	\$748,679	\$798,536	\$831,131

RACE	1 MILE	3 MILES	5 MILES
% White	55.3%	55.3%	57.4%
% Black	1.5%	1.7%	1.8%
% Asian	9.1%	10.1%	10.5%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	1.4%	1.1%	1.0%
% Other	16.1%	15.7%	13.9%

Demographics data derived from AlphaMap



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MEET THE TEAM

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DAVE O'CONNELL

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