

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- **Windowed Offices with lots of Natural Light**
- **12 Private Offices, 2 Separate Entrances, Reception & Waiting Room**
- **2 Restrooms – 1 Restroom includes Shower**
- **Walking Access to all Amenities and Restaurants on Tapo St – 79/100 WalkScore**
- **Easy 118 Freeway Access within Blocks**
- **Dedicated Parking Lot and Free Street Parking**
- **Newly Renovated with Private Offices, Open Central Area & Kitchenette**
- **Signage Available on Building**

OFFERING SUMMARY: 4322 Eileen St in Simi Valley, offers a tenant newly renovated office space within 1 block of Tapo St with easy walking access to all amenities and restaurants, while still being located on the edge of a quiet residential area. There are 15 restaurants located within a ¼ mile and Walmart 1 block away. The 118 Freeway is conveniently only blocks away. The space includes windowed private offices with lots of natural light which wrap around the open central area. One of the 2 restrooms even comes with a shower

DEMOGRAPHICS: Affluent and growing area with the average household income of over \$129k within 3 miles. The population in Simi Valley is growing at rapidly at about 1.5 times faster than the national average

RENT: \$5,000/Mth (\$1.58/SF) for Approx 3,224 SF

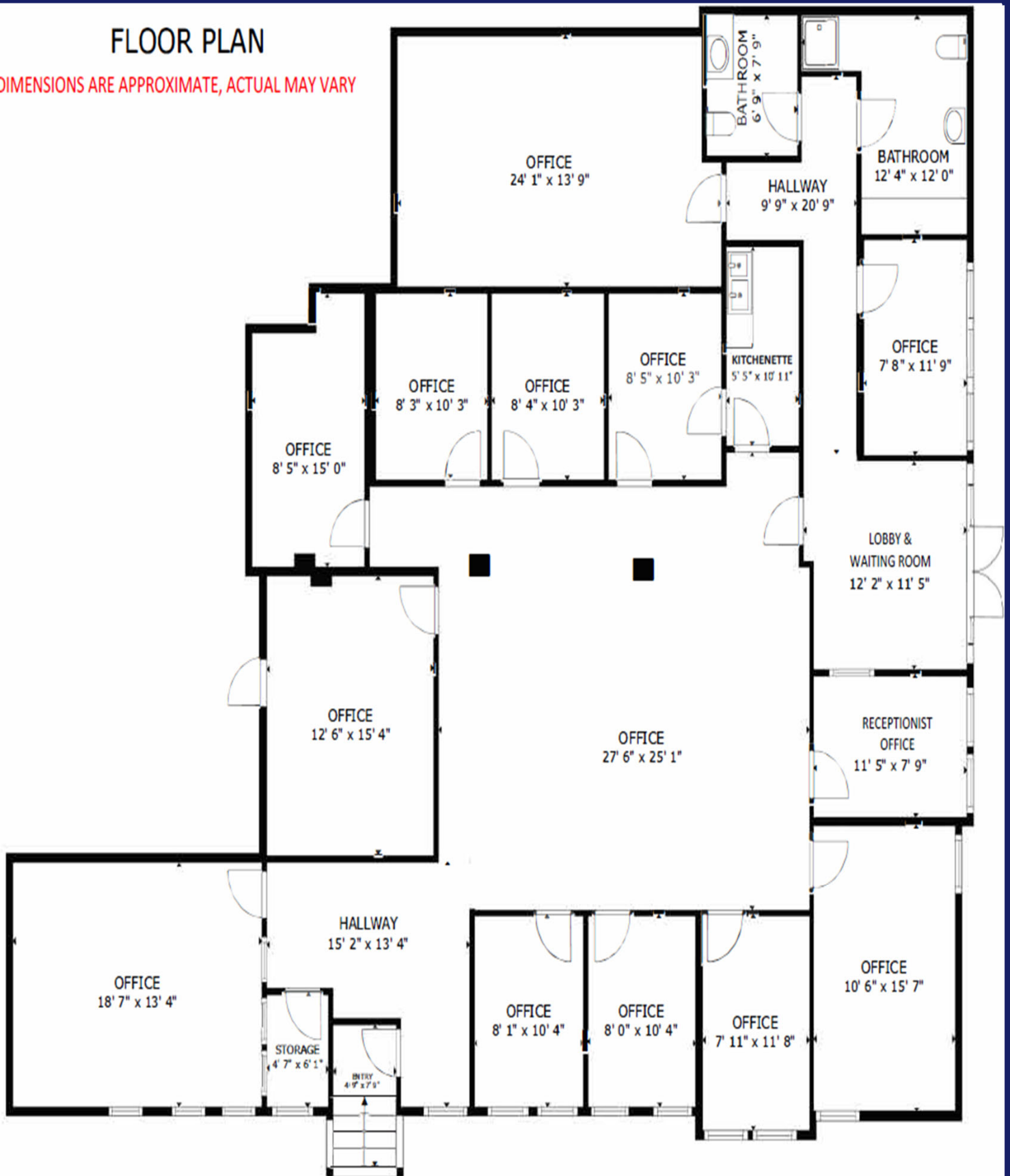
PROPERTY PICTURES

CREI

Commercial Real Estate Investments

FLOOR PLAN

DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$127,791



POPULATION

113,816



HOUSEHOLDS

37,923



OWNER-OCCUPIED
HOUSING

27,164



RENTER-OCCUPIED
HOUSING

10,057



BUSSINESSES

5,472

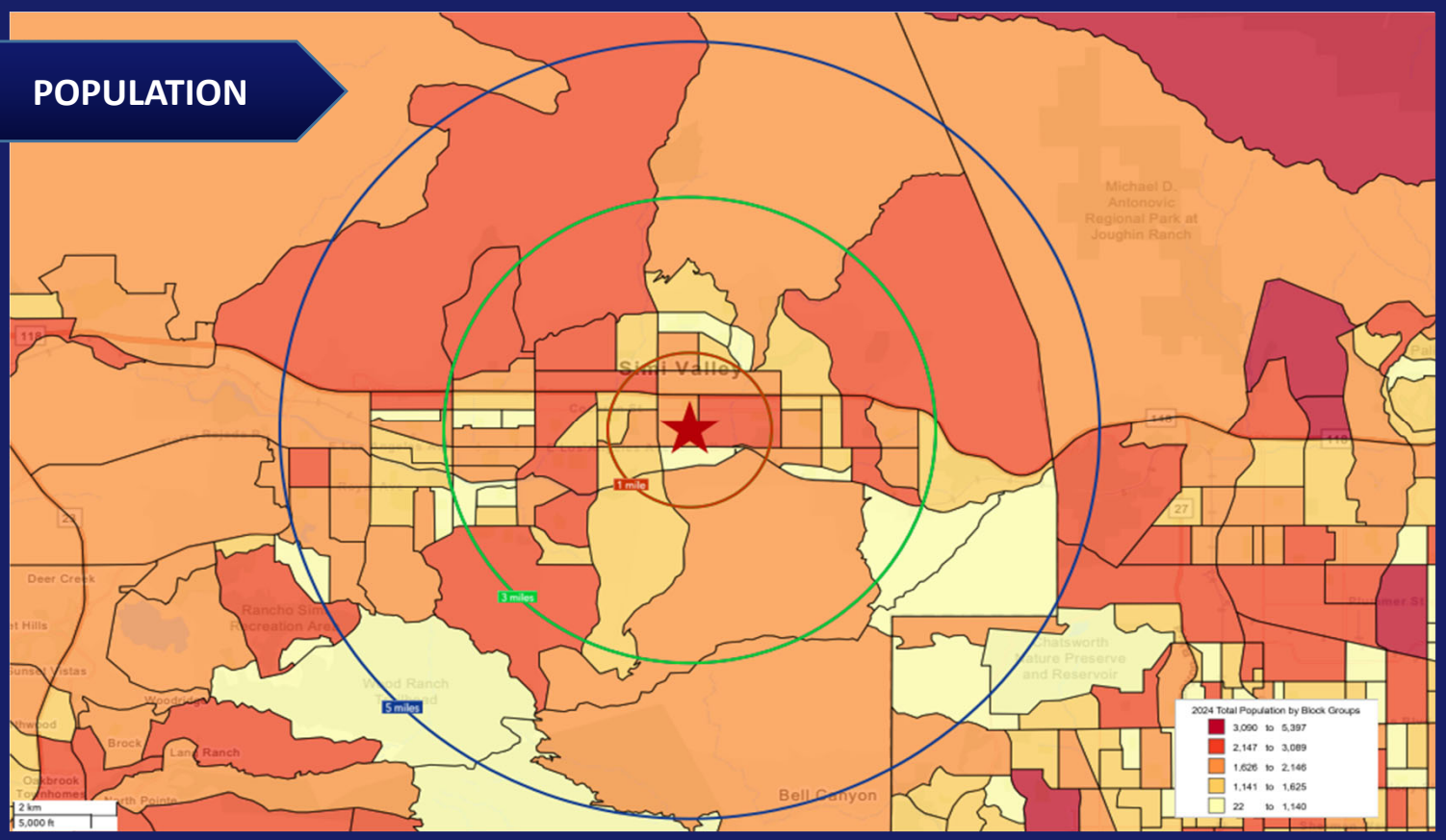
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	48,055	117,907	544,810
2024 POPULATION	46,341	113,816	538,850
2029 POPULATION PROJECTION	45,564	111,899	527,628
ANNUAL GROWTH 2020-2024	-0.9%	-0.9%	-0.3%
ANNUAL GROWTH 2024-2029	-0.3%	-0.3%	-0.4%
MEDIAN AGE	42.7	41.9	42.1

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$126,724	\$127,791	\$133,934
MEDIAN HH INCOME	\$105,680	\$106,080	\$107,281

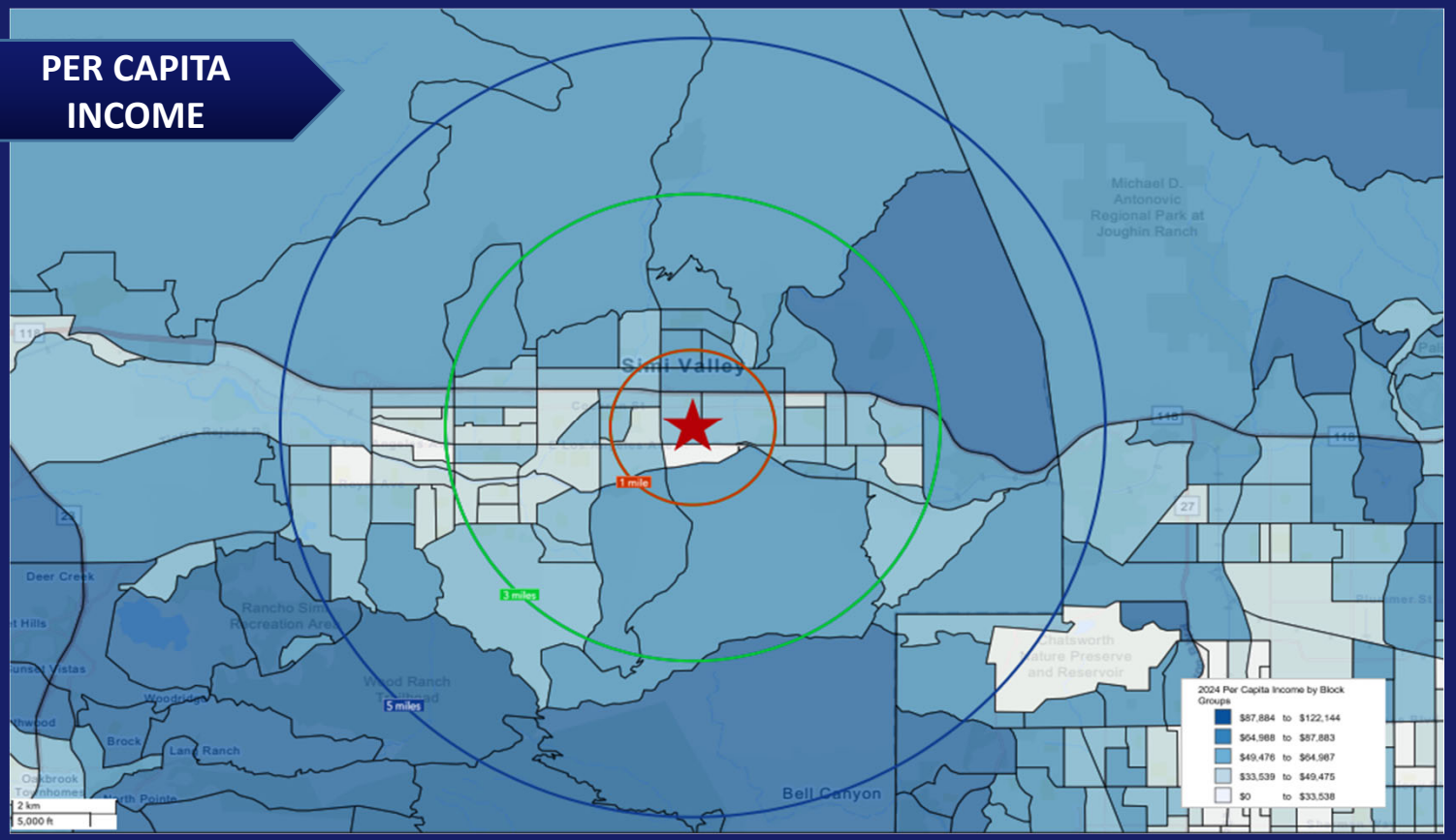
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	16,610	39,534	190,747
2024 HOUSEHOLDS	15,874	37,923	188,010
2029 HOUSEHOLDS	15,573	37,221	183,855

DEMOGRAPHICS

POPULATION

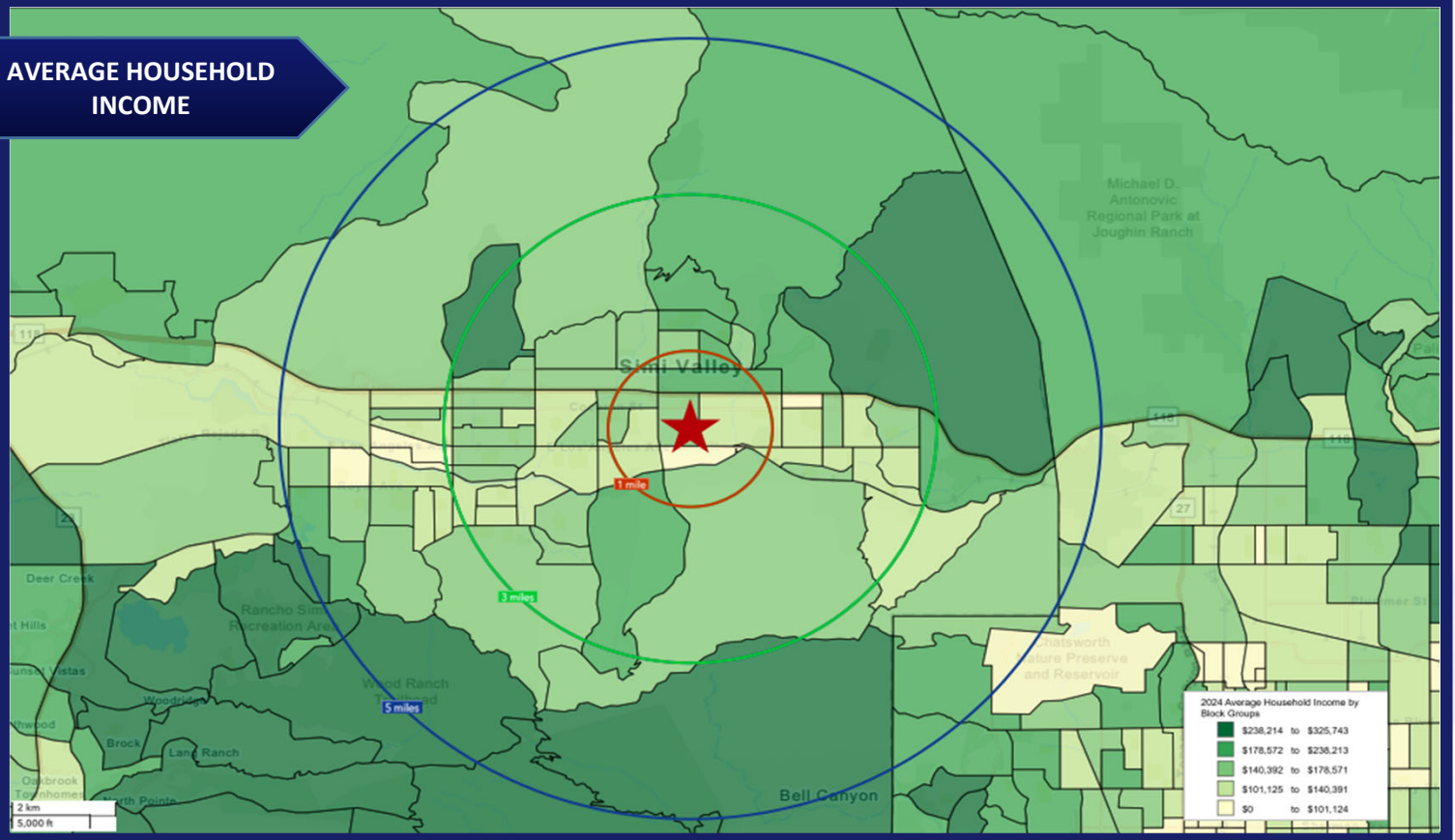


PER CAPITA INCOME

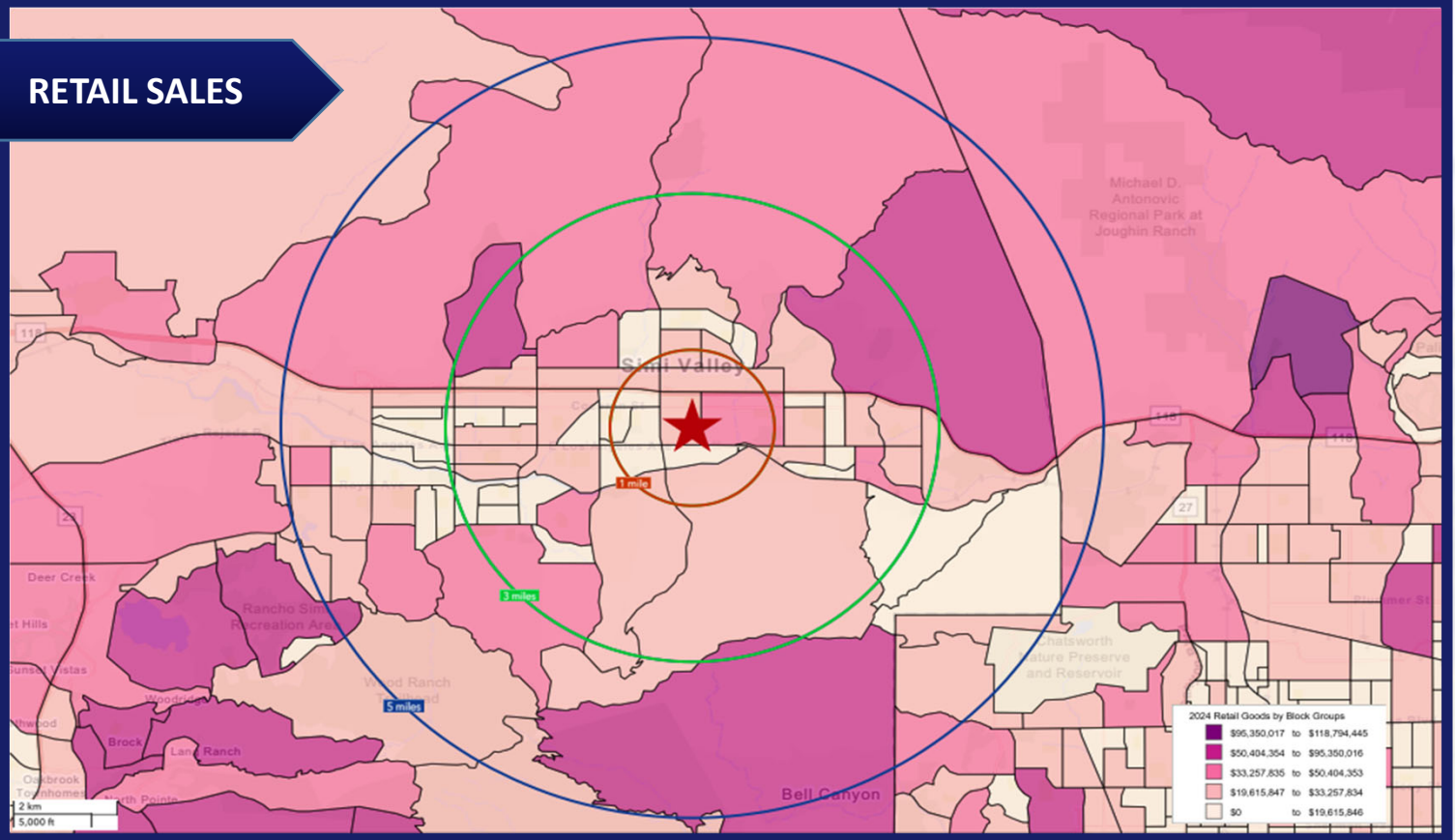


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

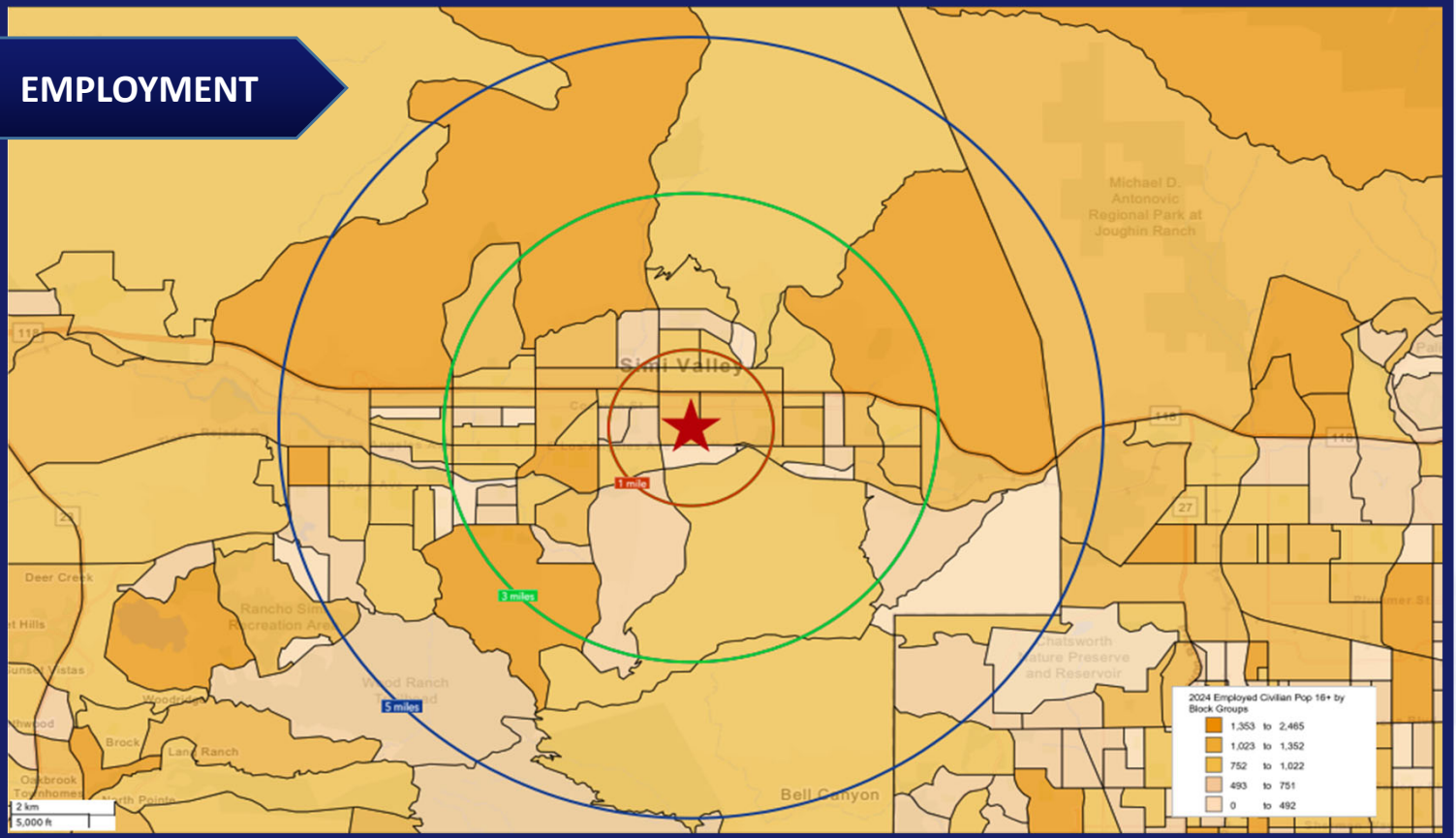


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

