

4100 GUARDIAN ST.

SIMI VALLEY_CA



Watch Property Video

UNDER CONSTRUCTION

ESTIMATED DELIVERY | Q1 2027

179,490 SF / CLASS-A
INDUSTRIAL FACILITY



NEWMARK

**CROW
HOLDINGS**

DEVELOPMENT



PROPERTY SUMMARY

Premises	179,490 SF Class A Industrial Facility Free-Standing
Site	10.3 acres zoned SP-BP
Clear Height	36-feet
Loading	18 Dock High Doors, 9'W x 10'H 2 Ground Level Doors, 12'W x 16'H
Electrical	4000 Amp Service 277/480 Volts
Fire Protection	K-25 ESFR Sprinklers
Office Space	7,270 SF (4,270 SF Ground Level 3,000 SF Mezzanine) (Built-to-suit possible)
Parking	127 Stalls 8 EV Spaces with Charging Station
Special Features	Fenced and Gated Incredible Views 3% Skylights Truck Courtyard - Concrete7" Reinforced SOG
Distance to 118 Freeway	1.5 Miles

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SITE PLAN



CONSTRUCTION PROGRESS | *As of 7.23.26*



LOCATION MAP



101 - 23 INTERCHANGE

12.9 MILES

118 - 405 INTERCHANGE

13.5 MILES

118 - I-5 INTERCHANGE

17.0 MILES

118 - I-210 INTERCHANGE

19.5 MILES

101 - 405 INTERCHANGE

23.2 MILES

405 - I-10 INTERCHANGE

33.0 MILES



POPULATION WITHIN 5 MILES

120,496

POPULATION WITHIN 10 MILES

549,348

POPULATION WITHIN 30 MILES

4,730,878

AMENITY RICH AREA

The City of Simi Valley is an ideal location for your business. Other companies that call Simi Valley home include:



AREA OVERVIEW

Nearby Retail Amenities

Aldi	Lowe's
Best Buy	Panera
Buffalo Wild Wings	Papa Johns
California Pizza Kitchen	Red Robin
Carl's Jr.	Regal Cinemas
Chase	Ross
Chick-fil-A	Sharky's Mexican Grill
Chipotle	Simi Valley Town Center
Citibank	Sprouts
Cronies Sports Grill	Staples
CVS	Starbucks
DelTaco	Taco Bell
Don Cuco Mexican Grill	The Coffee Bean
East Coast Pizza Company	Trader Joe's
FedEx Office	Verizon
Firehouse Subs	Vons
Kohl's	Walmart

Immediately adjacent to the city of Los Angeles and the San Fernando Valley, with the cost and quality of life benefits of the city of Simi Valley and Ventura County.

	City of Los Angeles	City of Simi Valley
Electrical Tax	12.5%	0%
Communications Tax	9%	0%
Natural Gas Tax	10%	0%
Secured Property Tax Rate	1.39040%	1.0645%
Unsecured Property Tax Rate	1.33349%	1.059%
Transient Occupancy Tax	14%	10%
Sales Tax Rate	9.5%	7.25%
Electrical Rate (Avg.)	\$0.1371 / kWh (\$0.1542 with utility tax)	\$0.1340 / kWh
Business Tax, Manufacturing	\$10,500	\$3,750
Business Tax, Professional / General Office	\$50,193	\$3,750
Pace Program Eligible	No	Yes
SCE Savings By Design Eligible	No	Yes

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NEWMARK

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