



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## SIMI VALLEY

4304-4324 Cochran St, Simi Valley, CA 93063



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RETAIL SPACES  
SIMI VALLEY, CA

**EXCLUSIVELY LISTED BY**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

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## APPROX. 750-2,250 SF

UNIT 4316:





- ✓ ±1,500-2,250 SF
- ✓ Formerly edible arrangements
- ✓ Walk in cooler + compartment sinks

UNIT 4320:

- ✓ ±750-2,250 SF
- ✓ Standard retail buildout

## AREA AMENITIES

- ✓ Simi Valley is home to a diverse and rapidly growing population
- ✓ Close access to the 118 Freeway via Tapo Canyon
- ✓ Nearby slated developments underway
- ✓ Busy and proximal Los Angeles Ave commercial corridor
- ✓ Santa Susana Elementary School located across the street

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	14,456	79,614	112,181
 Avg. HH Income	\$122,425	\$128,358	\$126,930
 Daytime Pop	13,743	77,222	109,113
 Traffic Count	± 19,813 CPD ON COCHRAN ST & WINIFRED ST		

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# SUITE 4320

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# SUITE 4316

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**AVAILABLE**



**AERIAL MAP**



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