

Wood Ranch Shopping Center

SEC Madera Road & Wood Ranch Parkway
501 – 591 Country Club Drive, Simi Valley, CA

Property Information:

- Neighborhood shopping center
- In-line & pad space available
- Located within a captive higher-end trade area

DEMOGRAPHICS (2024 Est) Source: Esri

	1-Mile	3-Mile	5-Mile
Residential Population	7,356	48,138	151,113
Daytime Population	5,343	45,096	127,487
Average Household Income	\$172,178	\$185,909	\$175,544

TRAFFIC COUNTS

Madera Rd	31,320 ADT
Wood Ranch Parkway	16,000 ADT

Source: City of Simi Valley (2018)



Shopping Center Retailers:



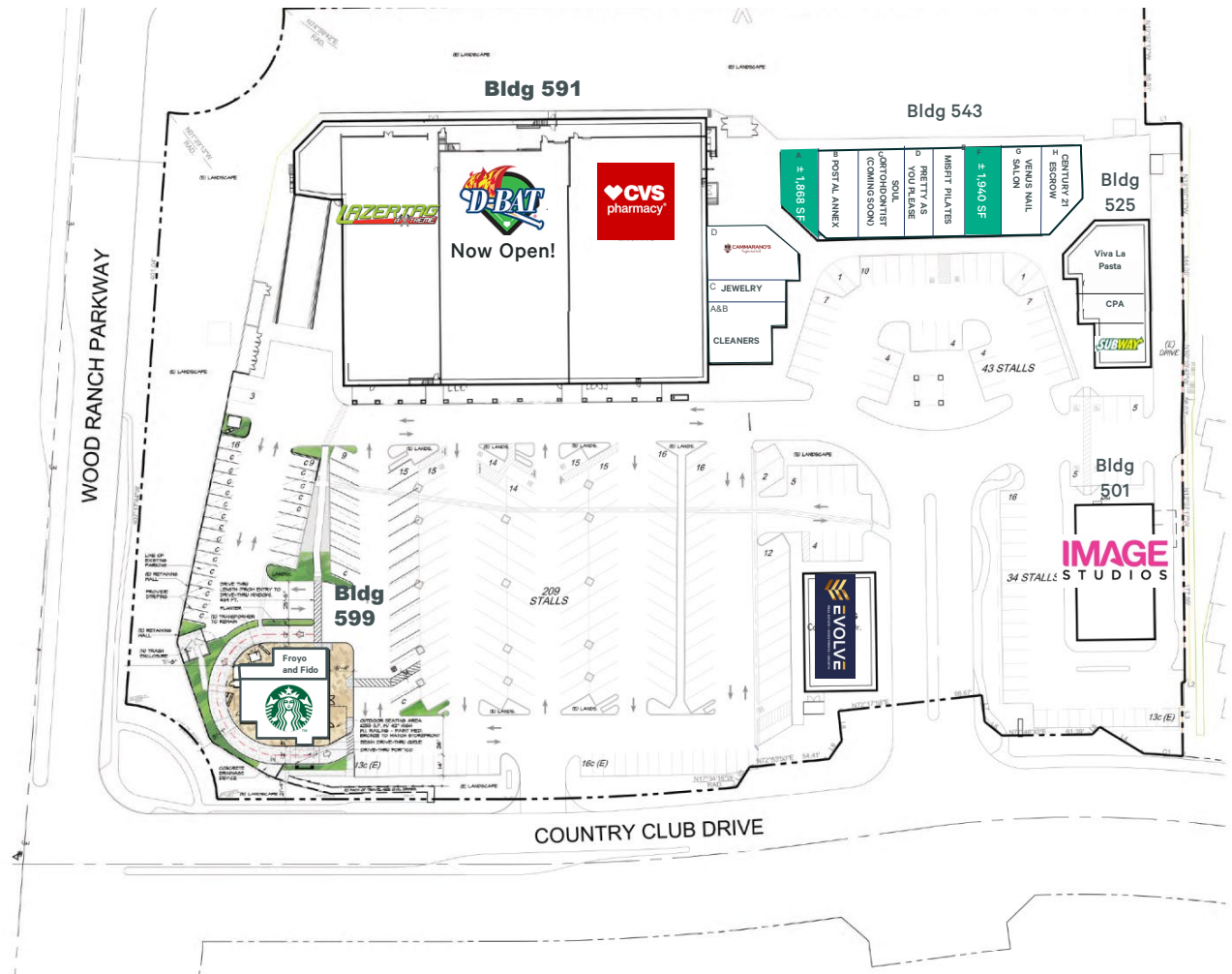
WOOD RANCH SHOPPING CENTER
 SEC Madera Road & Wood Ranch Parkway
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Retail Space For Lease

SITE PLAN

Space	Size	Lease Rate PSF/MO/NNN	Special 6- Month Introductory Rate**
543A	±1,868 SF	\$2.25/SF	\$1.50/SF
543F	±1,940 SF	\$2.25/SF	\$1.50/SF

NNN = ±\$0.60/SF
 ** Special 6-month Introductory Rate for lease terms of 5 or more years. Call Broker for full details



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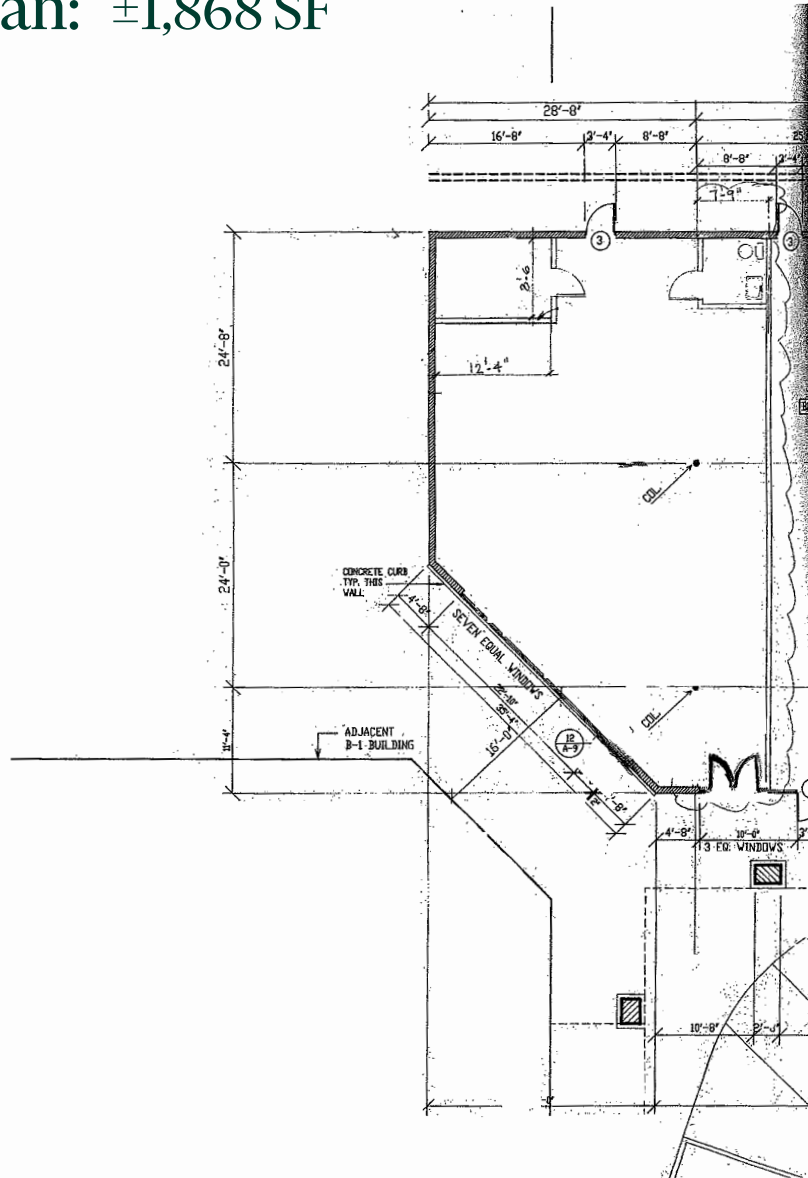
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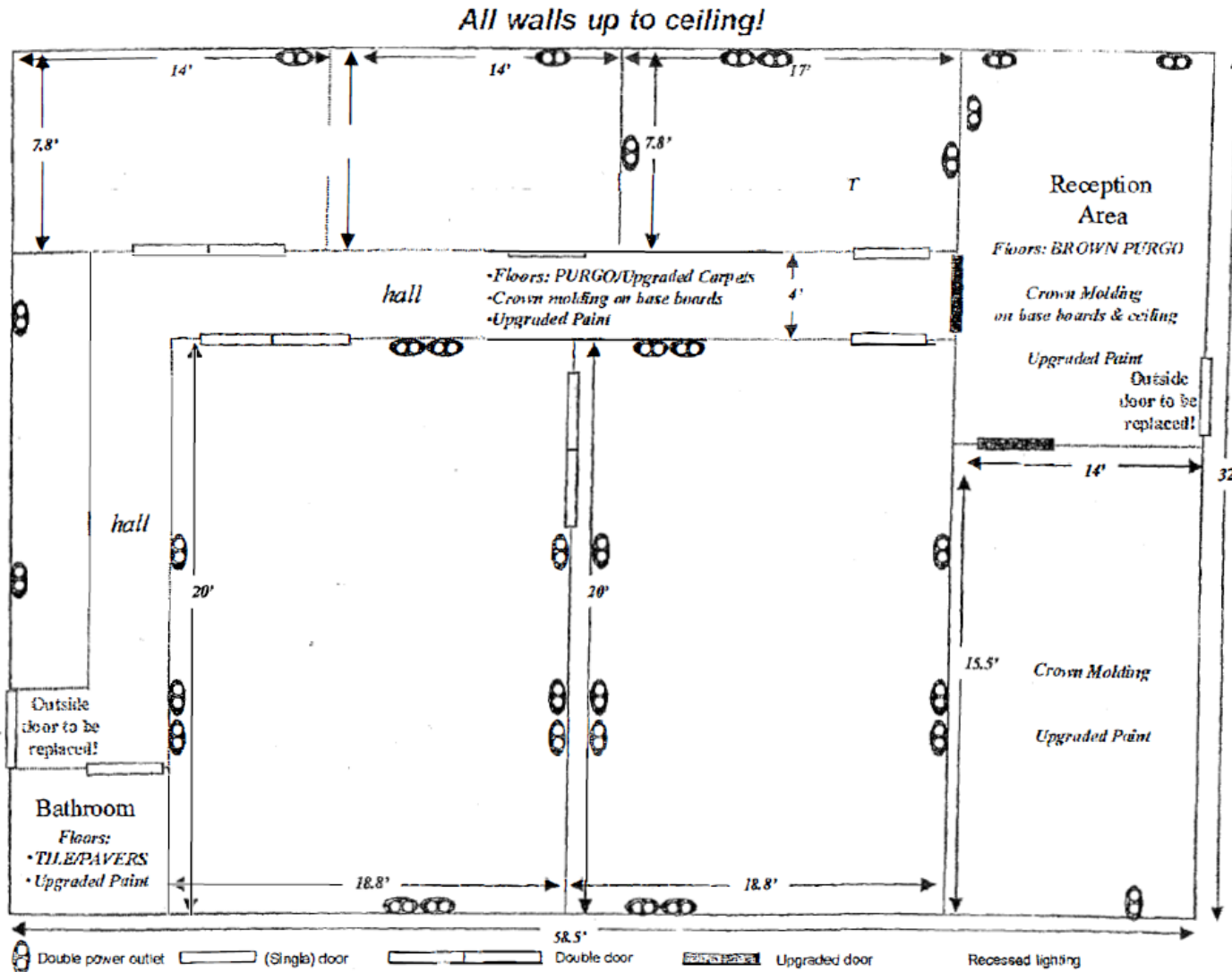
543A Floor Plan: ±1,868 SF



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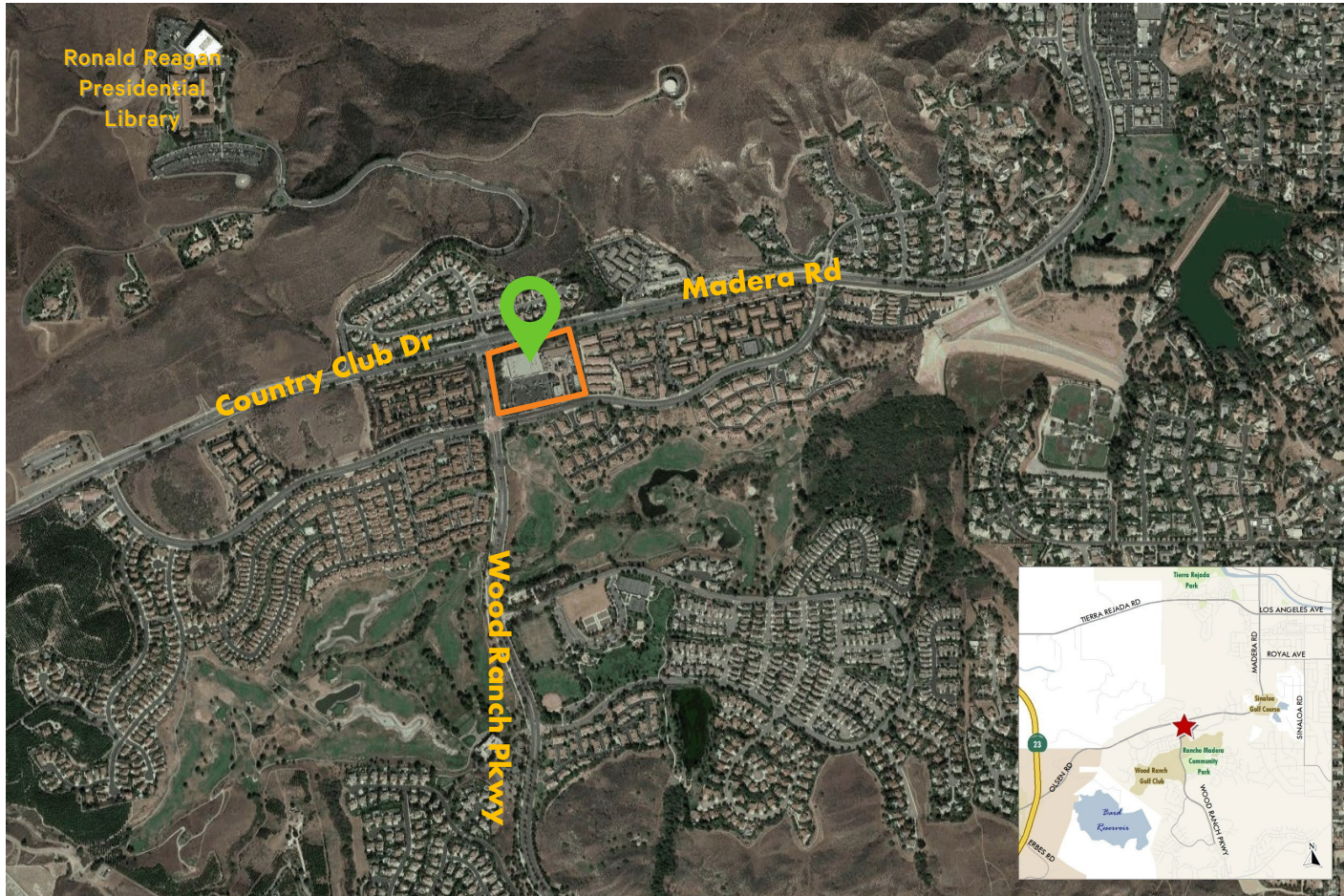
543F Floor Plan: ±1,940 SF



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AERIAL



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