

FOR LEASE | THE ENCLAVE SIMI VALLEY

3039-3041 Cochran St. | Simi Valley, CA 93065

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

Lic. 01349816



- Retail pad with excellent exposure on Cochran Street — New Construction!
- Located at Simi Valley's strongest regional retail intersection with vibrant regional tenants like Target, Trader Joe's, HomeGoods, Ross, Sprouts, Grocery Outlet and Hobby Lobby (Coming Soon)
- Strong daytime and residential population within 3-mile radius
- Easy access to and from the Ronald Reagan 118 Freeway

**Final city approved footprint size and project renderings may be subject to change.*



2775 N. VENTURA RD. SUITE 201

OXNARD CA 93036

805.654.9300

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Available

3,479 SF (Divisible)

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Demographics

| 2020 Estimates | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| Population: | 19,624 | 86,510 | 124,045 |
| Average Household Income: | \$130,137 | \$124,782 | \$130,475 |
| Daytime Employees: | 12,992 | 57,511 | 79,615 |

2020 Demographics from Sites USA

Traffic Counts

| | |
|-----------------|------------|
| Sycamore Drive: | 30,000 ADT |
| Cochran Street: | 25,000 ADT |

Traffic Counts from the City of Simi Valley



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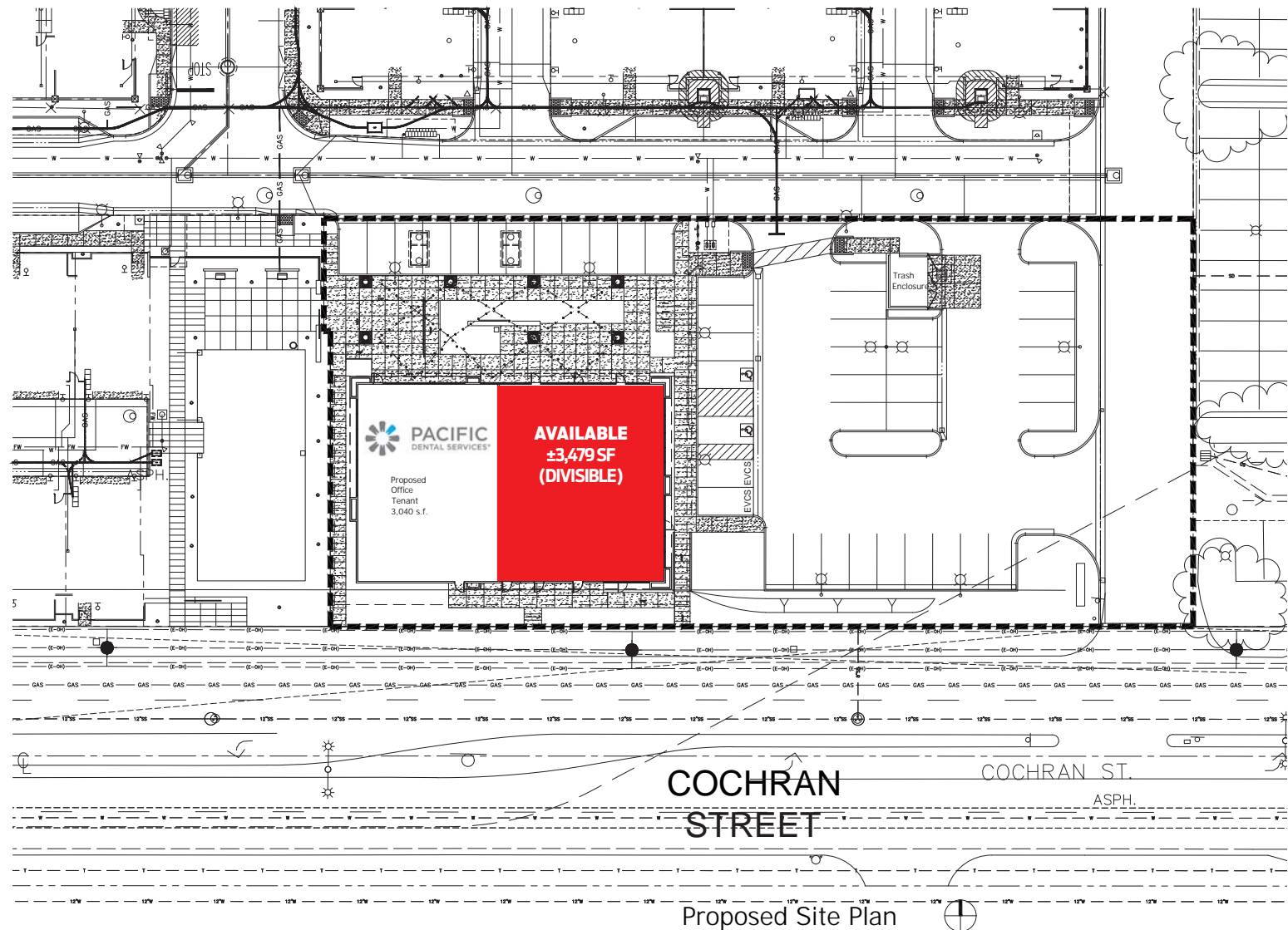
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SITE PLAN



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