



# Sycamore Square

Simi Valley

FULLY LEASED

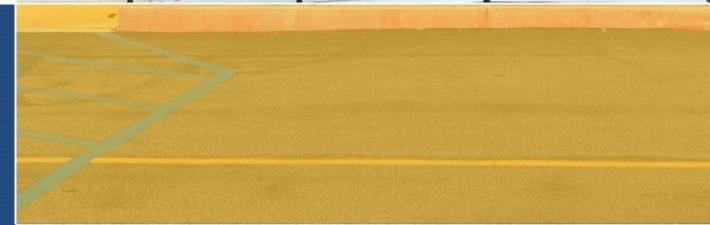
NEC Sycamore Dr & Cochran St





## Property Highlights

- Fully Leased
- Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- Ample surface parking
- Traffic Counts:
  - 28,223 CPD on Sycamore at Cochran
  - 23,305 CPD on Cochran at Sycamore



## Co-Tenants

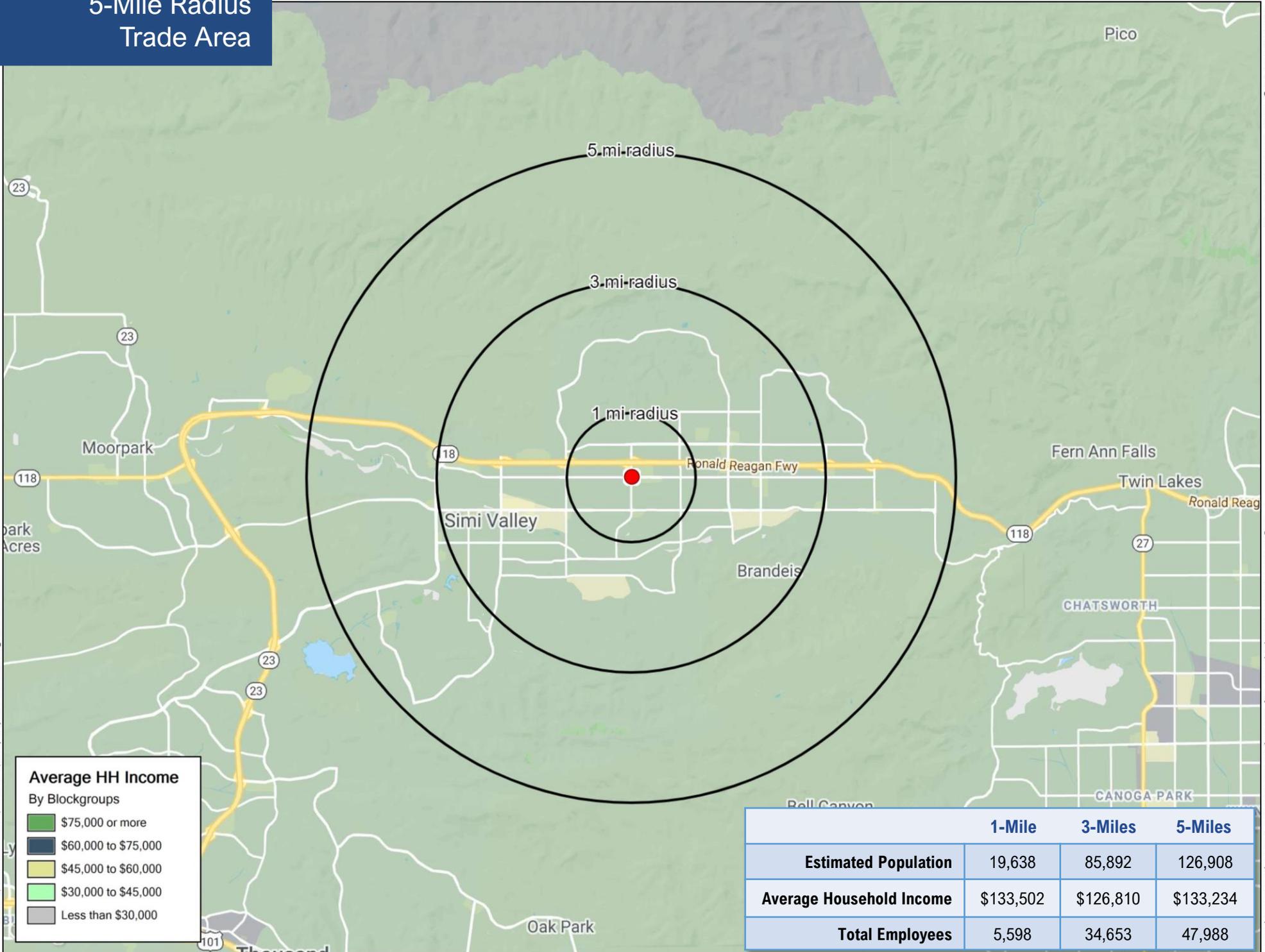


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# 5-Mile Radius Trade Area



**Average HH Income**  
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	19,638	85,892	126,908
<b>Average Household Income</b>	\$133,502	\$126,810	\$133,234
<b>Total Employees</b>	5,598	34,653	47,988

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Close-Up  
Aerial

132,649 CPD

CALIFORNIA  
118

SYCAMORE DRIVE 28,223 CPD

GALENA AVENUE

BIG  
LOTS!

Do it  
center

W  
Waldgreens

Bright Now!  
Dental  
FUNBURGER

Chick-fil-e

ROSS  
DRESS FOR LESS

elements  
massage  
SALLY  
BEAUTY  
See's  
CANDIES  
verizon  
THE CAMP  
TRANSFORMATION CENTER

CVS  
pharmacy

planet  
fitness  
HOBBY  
LOBBY

TARGET

LASSENS  
NATURAL FOODS & VITAMINS

TRADER  
JOE'S

UNITED STATES  
POSTAL SERVICE

The Enclave  
Development  
164 Residential Units  
& 6,000 SF Retail

McDonald's

COCHRAN STREET 23,305 CPD

SHARKY'S  
WOODFIRED MEXICAN GRILL  
STARBUCKS  
baskin BRobbins

CHASE

WELLS  
FARGO

Bank of America

citibank

WELLS  
FARGO

Panera  
BREAD

DEE  
TACO

SPROUTS  
FARMERS MARKET

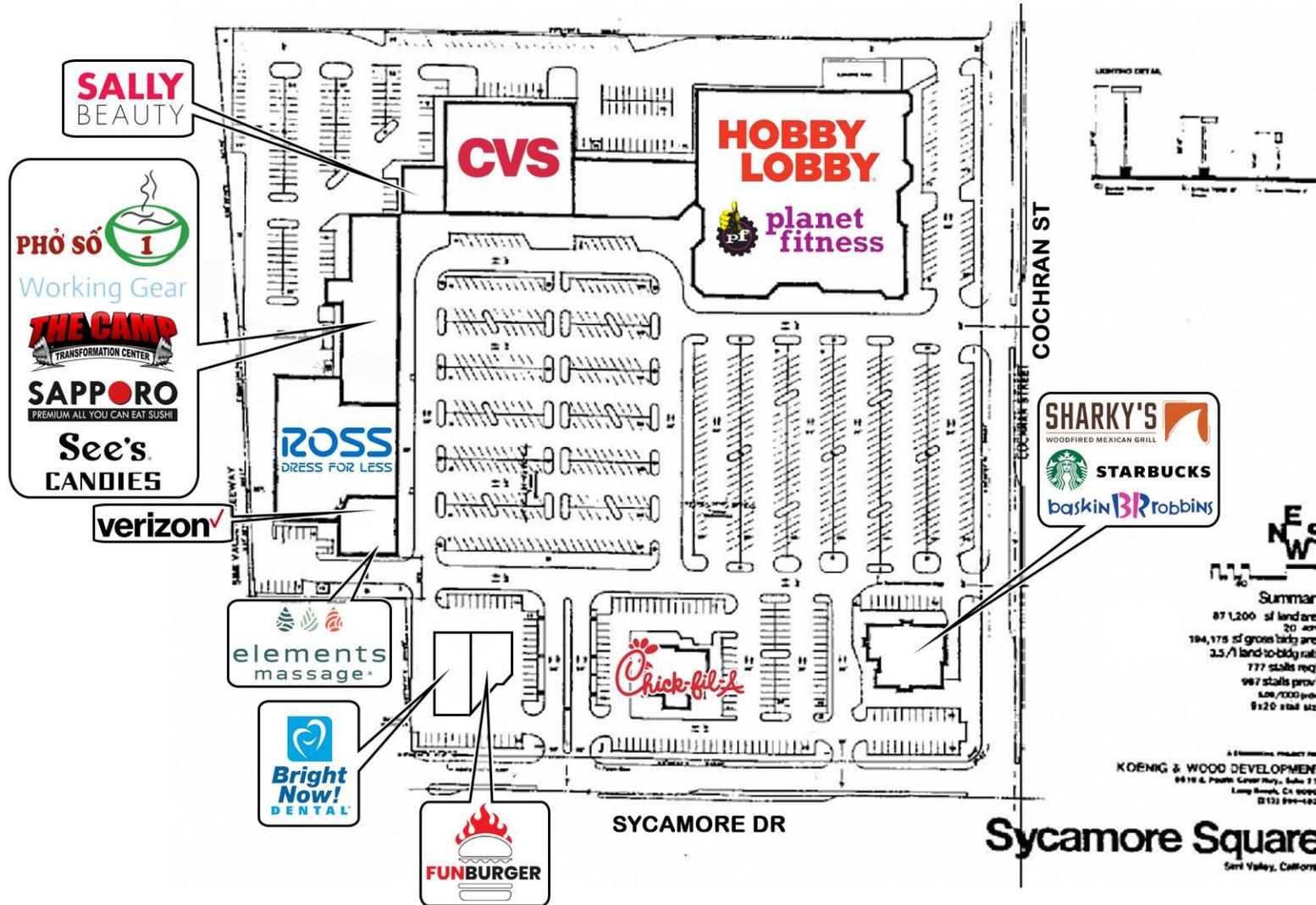
Staples

Dollar TREE

HomeGoods

RACINE STREET

# Site Plan



McClellan/Cruz/Gaylord

## Contact Us

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