



Sycamore Square

Simi Valley

FULLY LEASED

NEC Sycamore Dr & Cochran St





Property Highlights

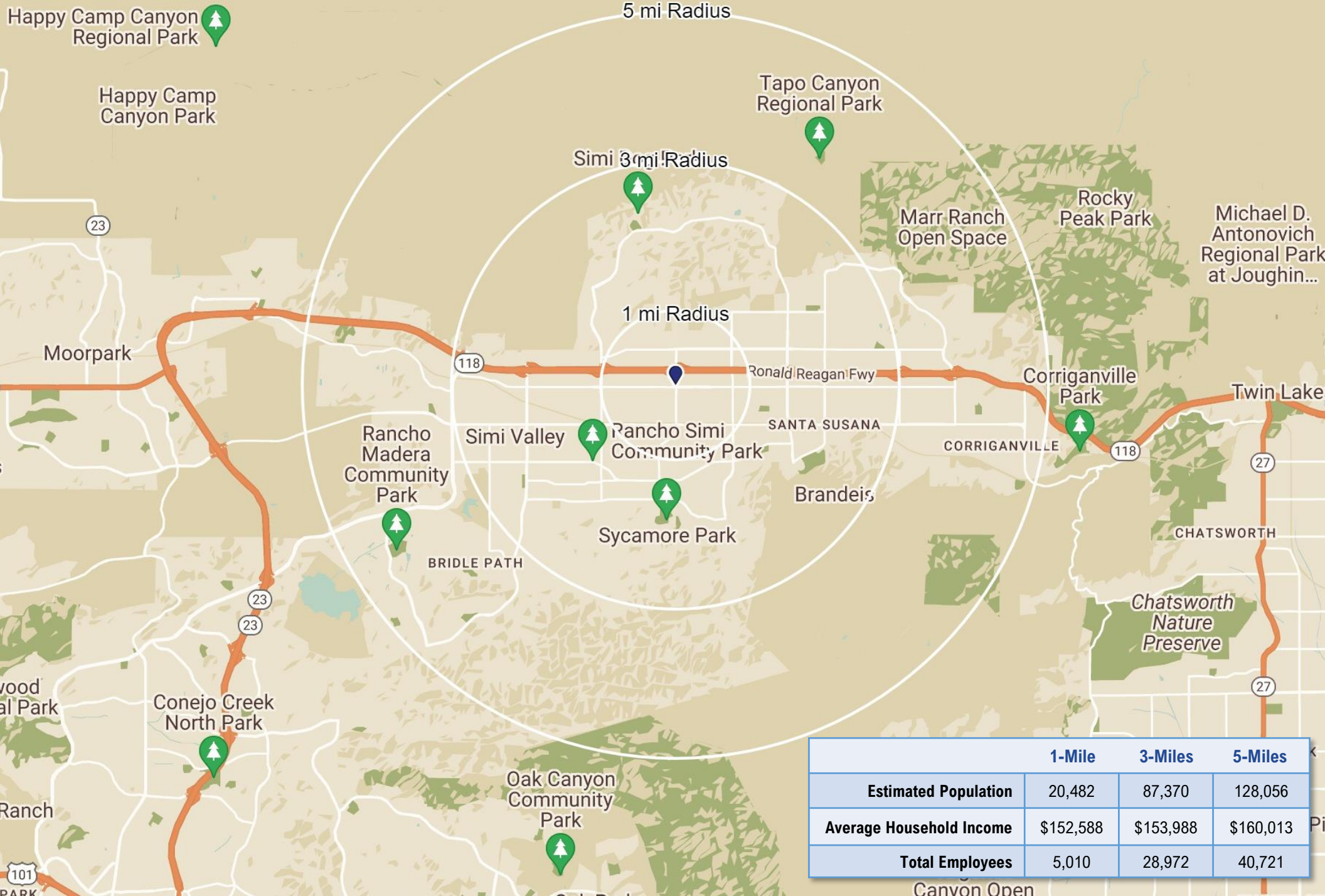
- Fully Leased
- Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- Ample surface parking
- Traffic Counts:
 - 45,803 CPD on Sycamore at Cochran
 - 34,937 CPD on Cochran at Sycamore

Co-Tenants



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Trade Area Demographics



| | 1-Mile | 3-Miles | 5-Miles |
|--------------------------|-----------|-----------|-----------|
| Estimated Population | 20,482 | 87,370 | 128,056 |
| Average Household Income | \$152,588 | \$153,988 | \$160,013 |
| Total Employees | 5,010 | 28,972 | 40,721 |

Close-Up Aerial

132,649 CPD

CALIFORNIA
118

SYCAMORE DR: 45,803 CPD

GALENA AVE

COCHRAN ST: 34,937 CPD

RACINE ST

BIG LOTS!

Do it center

Chevron
ROSS
DRESS FOR LESS

Bright Now!
Dental

Fun
Burger

Chick-fil-A

Walgreens

SHARKY'S
WOODFIRED MEXICAN GRILL
ROUND TABLE
PIZZA ROYALTY

CVS
pharmacy

planet
fitness

HOBBY LOBBY

target

elements
massage
See's CANDIES
THE CAMP
TRANSFORMATION CENTER
SALLY BEAUTY
SCMC
Natural Medical Center
AMERICA'S BEST
CONTACTS & EYEGLASSES
Coming Soon:
YOGA SIX

LASSENS
NATURAL FOODS • VITAMINS

TRADER JOE'S

UNITED STATES
POSTAL SERVICE

The Enclave
Development
164 Residential Units
& 6,000 SF Retail
(Under Construction)

SINGLE-FAMILY RESIDENTIAL

McDonald's

CHASE

WELLS FARGO

Bank of America

citi

Panera
BREAD

DEL TACO

SPROUTS
FARMERS MARKET

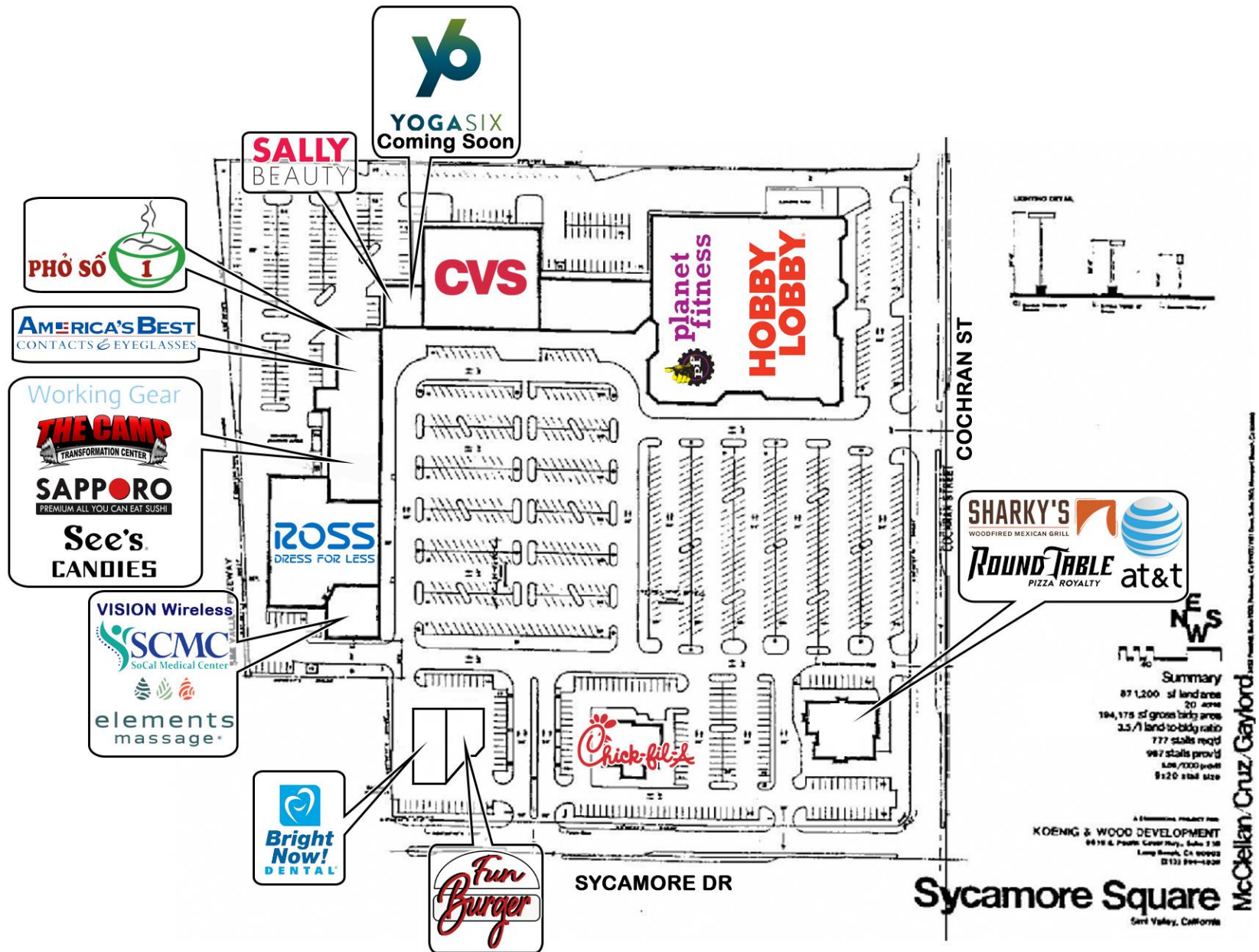
Staples

GROCERY
OUTLET
bargain market

DOLLAR TREE

HomeGoods

Site Plan





CYPRESS RETAIL GROUP

Contact Us

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