



Sycamore Square

Simi Valley

FULLY LEASED

NEC Sycamore Dr & Cochran St



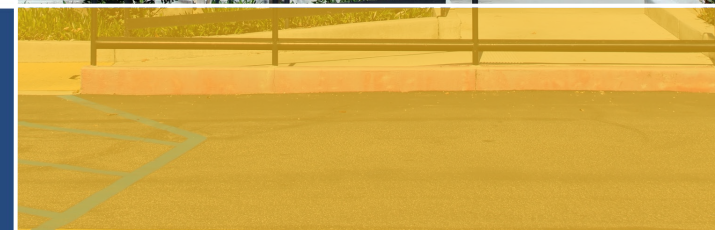
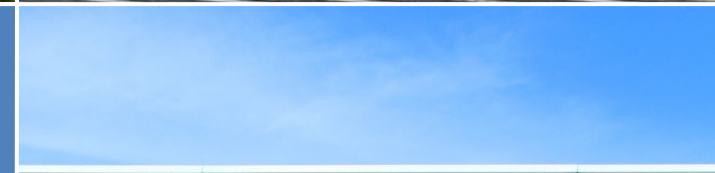
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Property Highlights

- Fully Leased
- Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- Ample surface parking
- Traffic Counts:
 - 35,946 CPD on Sycamore at Cochran
 - 30,629 CPD on Cochran at Sycamore



Co-Tenants



CYPRESS RETAIL GROUP

Matt Haas

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Trade Area Demographics



	1-Mile	3-Miles	5-Miles
Estimated Population	19,739	84,997	125,064
Average Household Income	\$151,696	\$157,795	\$165,394
Total Employees	4,991	28,985	40,744

Close-Up Aerial

127,559 CPD

CALIFORNIA 118

SYCAMORE DR: 35,946 CPD

GALENA AVE


 See's CANDIES

 THE CAMP
 TRANSFORMATION CENTER

 SALLY BEAUTY

 SCMC
 Social Medical Center

 AMERICA'S BEST
 CONTACTS & EYEGLASSES

 YOGASIX


 Chevron

 ROSS
 DRESS FOR LESS


 LASSENS
 NATURAL FOODS - VITAMINS


 UNITED STATES
 POSTAL SERVICE

New Development
 164 Residential Units/
 6,000 SF Retail


 Bright Now!
 Dental

 Fun
 Burger


 CVS
 pharmacy


 target


 TRADER
 JOE'S


 AMERICAN
 MATTRESS
 FAMILY


 Chick-fil-A


 planet
 fitness


 HOBBY
 LOBBY


 Starbucks


 McDonald's


 Do it
 center


 Walgreens


 SHARKY'S
 WOODFIRED MEXICAN GRILL

 ROUND TABLE
 PIZZA ROYALTY


 AAA


 THE VITAMIN
 SHOPPE

COCHRAN ST: 30,629 CPD


 CHASE


 WELLS
 FARGO


 Bank of America


 citi


 Panera
 BREAD


 DEL TACO


 SPROUTS
 FARMERS MARKET

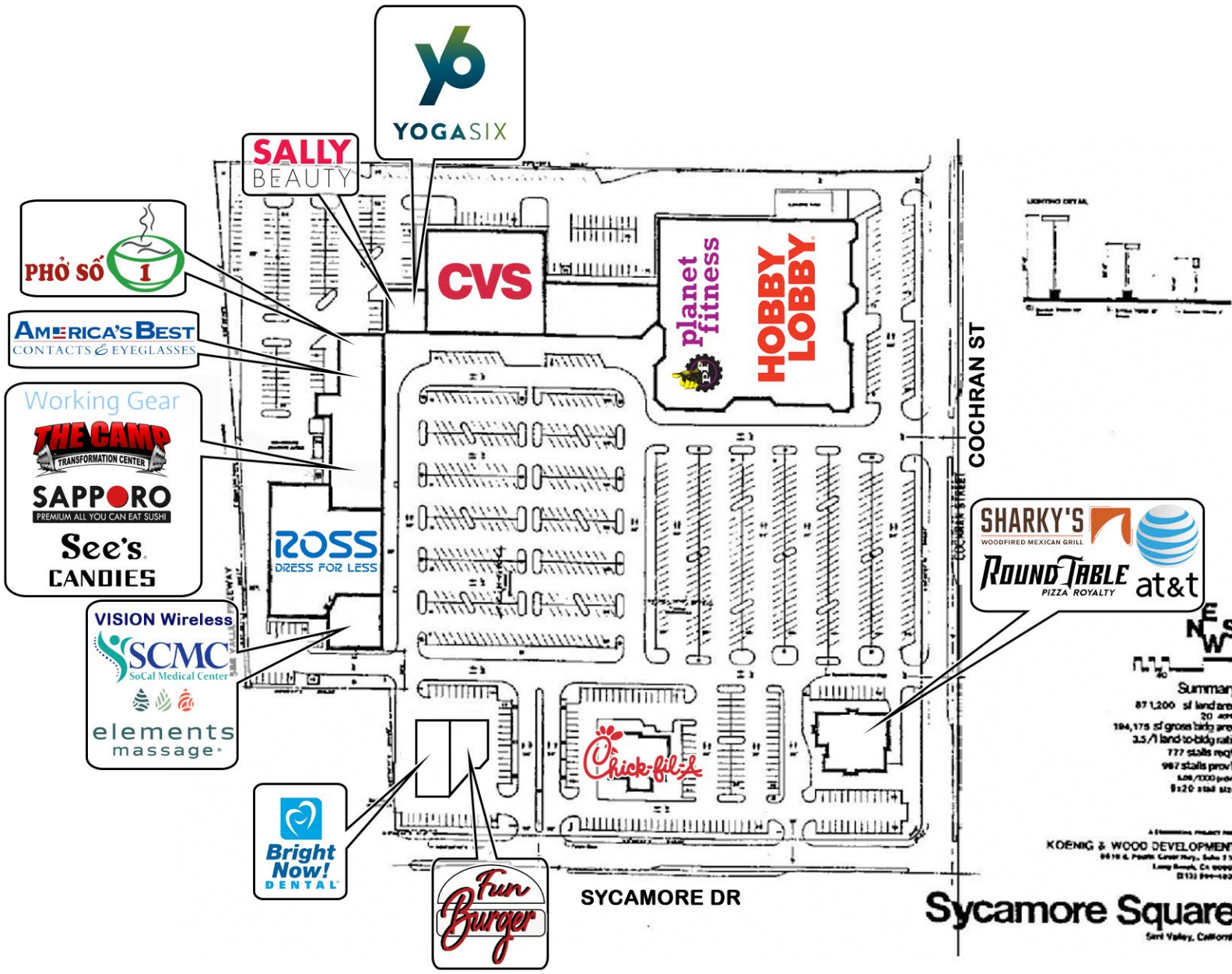

 Staples


 DOLLAR TREE
 GROCERY
 OUTLET
 bargain market


 HomeGoods

RACINE ST

Site Plan



Summary
 87,120 sq ft land area
 20 acres
 194,175 sq ft gross bldg area
 2.5/1 land-to-bldg ratio
 777 stalls req'd
 987 stalls prov'd
 1,067,000 sq ft
 8x20 stall size

A Kiewit/Johnson Development
KOENIG & WOOD DEVELOPMENT
 8810 & Pacific Center Drive, Suite 110
 Long Beach, CA 90803
 (310) 594-1828

Sycamore Square
 San Valley, California

McClellan/Cruz/Gaylord



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Contact Us

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