



Sycamore Square

Simi Valley

For Lease

NEC Sycamore Dr & Cochran St

1,823 SF Available



CYPRESS RETAIL GROUP
CA DRE License No. 00870324





Property Highlights

- Approximately 1,823 SF available
- Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- Ample surface parking
- Traffic Counts:
 - 41,566 CPD on Sycamore Dr at Cochran St
 - 34,937 CPD on Cochran St at Sycamore Dr



Co-Tenants



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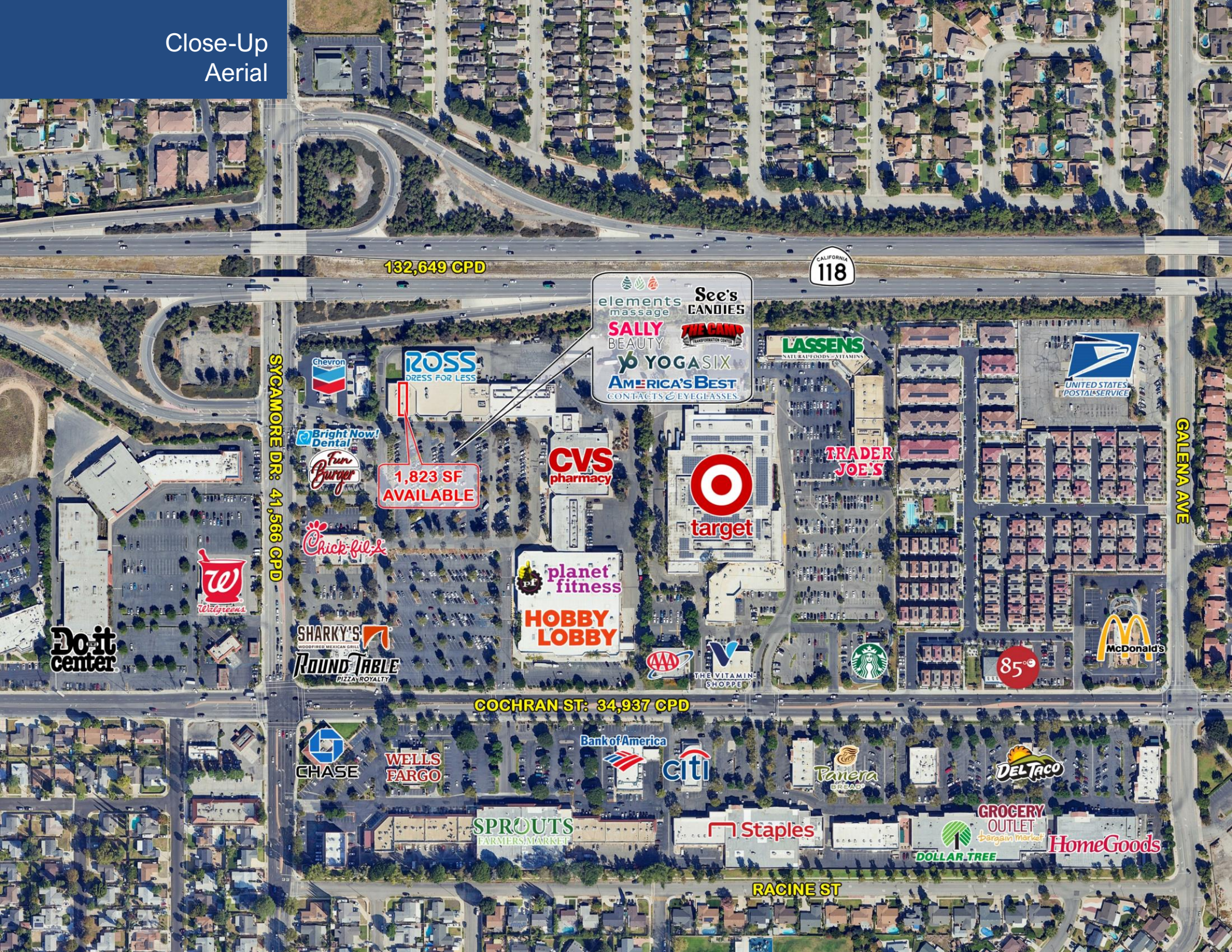
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5-Mile Radius Trade Area



	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



132,649 CPD

CALIFORNIA
118

SYCAMORE DR: 41,566 CPD

GALENA AVE

1,823 SF
AVAILABLE

elements
massage
See's
CANDIES
SALLY
BEAUTY
YOGASIX
AMERICA'S BEST
CONTACTS & EYEGLASSES

Chevron
ROSS
DRESS FOR LESS

LASSENS
NATURAL FOODS - VITAMINS

UNITED STATES
POSTAL SERVICE

Bright Now!
Dental
Fun
Burger

CVS
pharmacy

target

TRADER
JOE'S

Chick-fil-A

planet
fitness

HOBBY
LOBBY

Walgreens

SHARKY'S
WOODFIRED MEXICAN GRILL
ROUND TABLE
PIZZA ROYALTY

AAA

THE VITAMIN
SHOPPE

Starbucks

85⁰⁰

McDonald's

Do it
center

COCHRAN ST: 34,937 CPD

CHASE

WELLS
FARGO

Bank of America

Citi

Panera
BREAD

DEL TACO

SPROUTS
FARMERS MARKET

Staples

GROCERY
OUTLET
bargain market
DOLLAR TREE

HomeGoods

RACINE ST

Site Plan



VISION Wireless
1,823 SF AVAILABLE

SHARKY'S
 WOODFIRED MEXICAN GRILL

Round Table
 PIZZA ROYALTY

at&t

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
- 1.06/1000 sq ft
- 8x20 stall size

A Koenig & Wood Development
KOENIG & WOOD DEVELOPMENT
 8818 & Pacific Center Drive, Suite 110
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Sycamore Square
 San Valley, California

McClellan/Cruz/Gaylord

Contact Us

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