

SYCAMORE SQUARE – 2837 COCHRAN ST SIMI VALLEY, CA



● ● ● NEC Sycamore Dr & Cochran ST
FULLY LEASED



PROPERTY HIGHLIGHTS



- ▶ Fully Leased
- ▶ Adjacent to I18 Freeway off-ramps & located at the best intersection in the trade area
- ▶ Approximately 3.2 million visits to the center from 05/2024-04/2025 (*Source, Placer.ai)
- ▶ Ample surface parking
- ▶ Traffic Counts:
 - 27,010 CPD on Sycamore at Cochran
 - 25,941 CPD on Cochran at Sycamore



CO-TENANTS:

ROSS
DRESS FOR LESS

CVS

HOBBY LOBBY

planet fitness

See's CANDIES

Chick-fil-A

AMERICA'S BEST
CONTACTS & EYEGLASSES

Bright Now! Dental

ROUND TABLE
PIZZA ROYALTY

SHARKY'S
WOODFIRED MEXICAN GRILL

elements
massage

SALLY BEAUTY

YOGASIX

THE CAMP
TRANSFORMATION CENTER

Fun Burger

Matt Haas

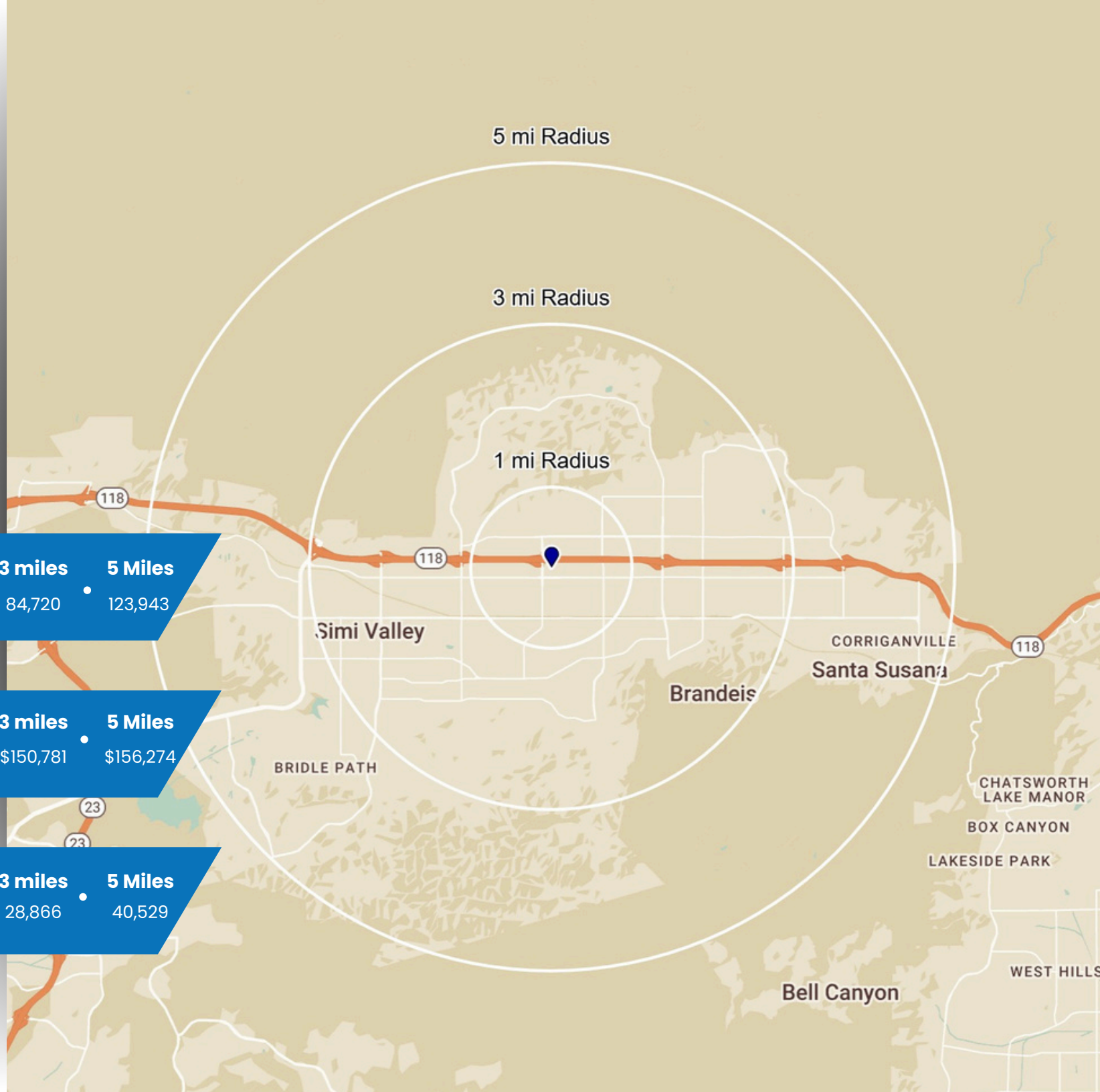
Vice President
805.449.1804 ext.106
mhaas@cypressretail.net
License No. 01970296

North Office

4035 E Thousand Oaks Blvd Suite 230
Westlake Village, CA 91362

www.cypress.net

5 - MILE RADIUS TRADE AREA



Estimated Population

1 Mile	3 miles	5 Miles
19,240	84,720	123,943

Avg. Household Income

1 Mile	3 miles	5 Miles
\$146,037	\$150,781	\$156,274

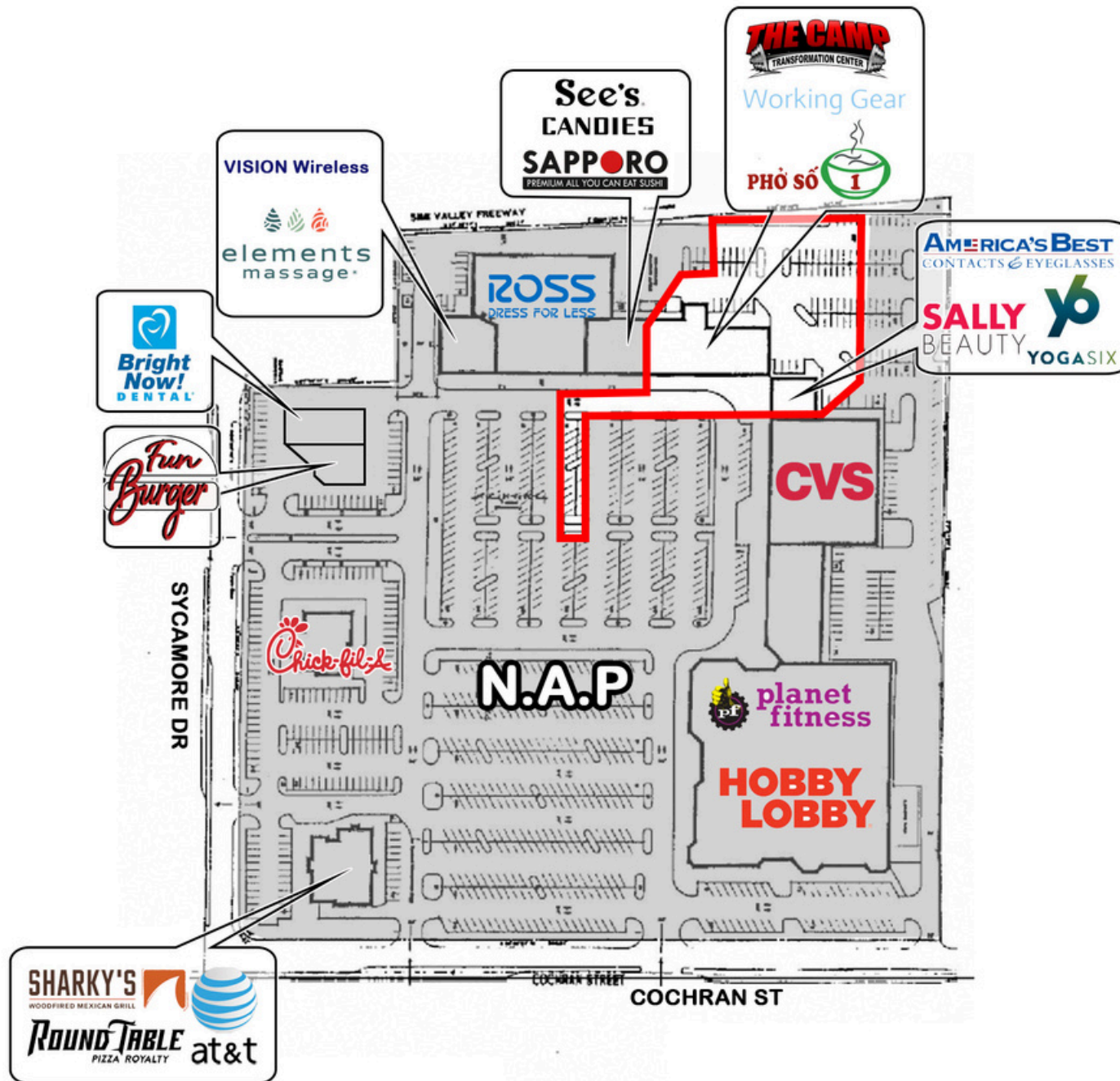
Total Employees

1 Mile	3 miles	5 Miles
4,936	28,866	40,529

TRADE AERIAL



SITE PLAN



CONTACT US



Matt Haas

Vice President

805.449.1804 ext.106

mhaas@cypressretail.net

License No. 01970296

North Office

4035 E Thousand Oaks Blvd
Suite 230
Westlake Village, CA 91362

www.cypress.net

NORTH OFFICE

SOUTH OFFICE

The information provided herein is intended as a general depiction of the property and is subject to change. This information has been obtained by sources deemed reliable. The information has not been independently verified and Cypress Retail Group and its agents do not warrant or represent that the information provided is accurate. Individuals are solely responsible for verifying information related to the property and its suitability for the individual's use.