

SYCAMORE SQUARE – 2845 COCHRAN ST SIMI VALLEY, CA



- ● ● NEC Sycamore Dr & Cochran ST
1,823 SF Available



PROPERTY HIGHLIGHTS

- ▶ 1,823 SF Available
- ▶ 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:



Matt Haas

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

Bob Haas

Co-Founding Principal
805.449.1804 ext.103
rhaas@cypressretail.net
License No. 00870324

North Office

4035 E Thousand Oaks Blvd Suite 230
Westlake Village, CA 91362
www.cypress.net

5 - MILE RADIUS TRADE AREA

Estimated Population

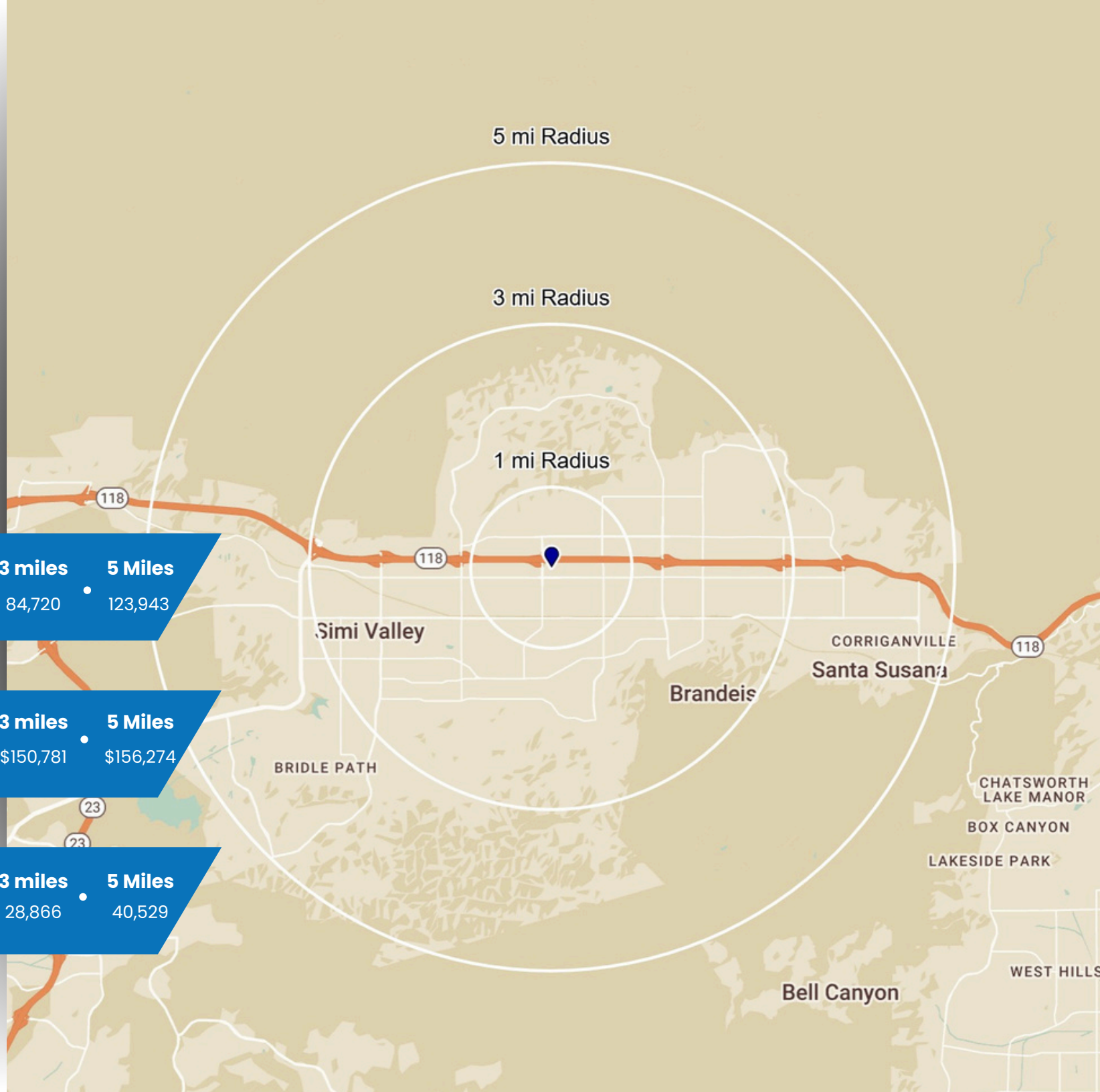
1 Mile	3 miles	5 Miles
19,240	84,720	123,943

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



Bob Haas

Co-Founding Principal

805.449.1804 ext.103

rhaas@cypressretail.net

License No. 00870324

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.