

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:



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5 - MILE RADIUS TRADE AREA



Estimated Population

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

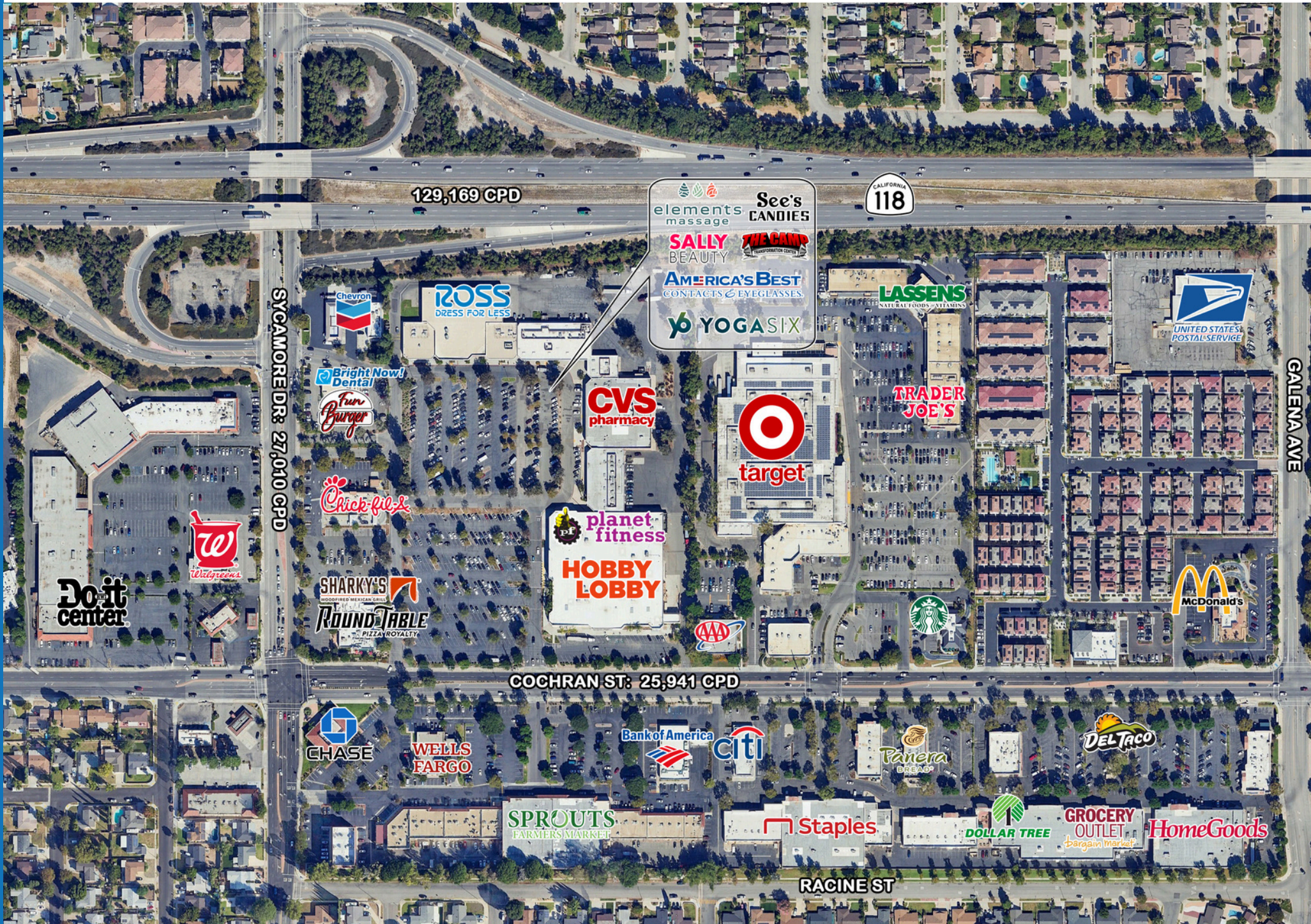
Avg. Household Income

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



129,169 CPD

CALIFORNIA
118

SYCAMORE DR: 27,010 CPD

GALENA AVE

COCHRAN ST: 25,941 CPD

RACINE ST

elements
massage

See's
CANDIES

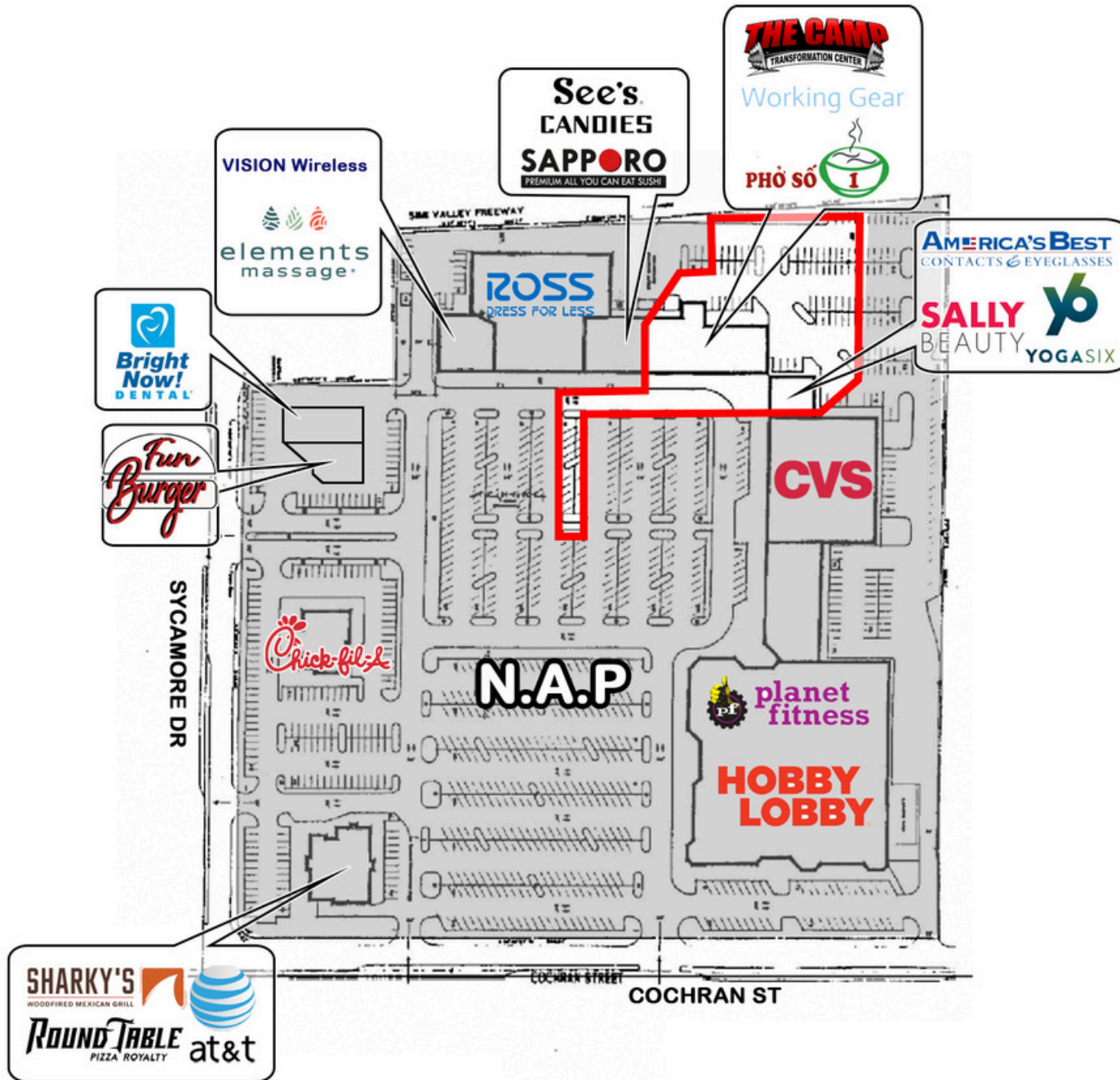
SALLY
BEAUTY

AMERICA'S BEST
CONTACTS & EYEGLASSES

YOGASIX



SITE PLAN



CONTACT US



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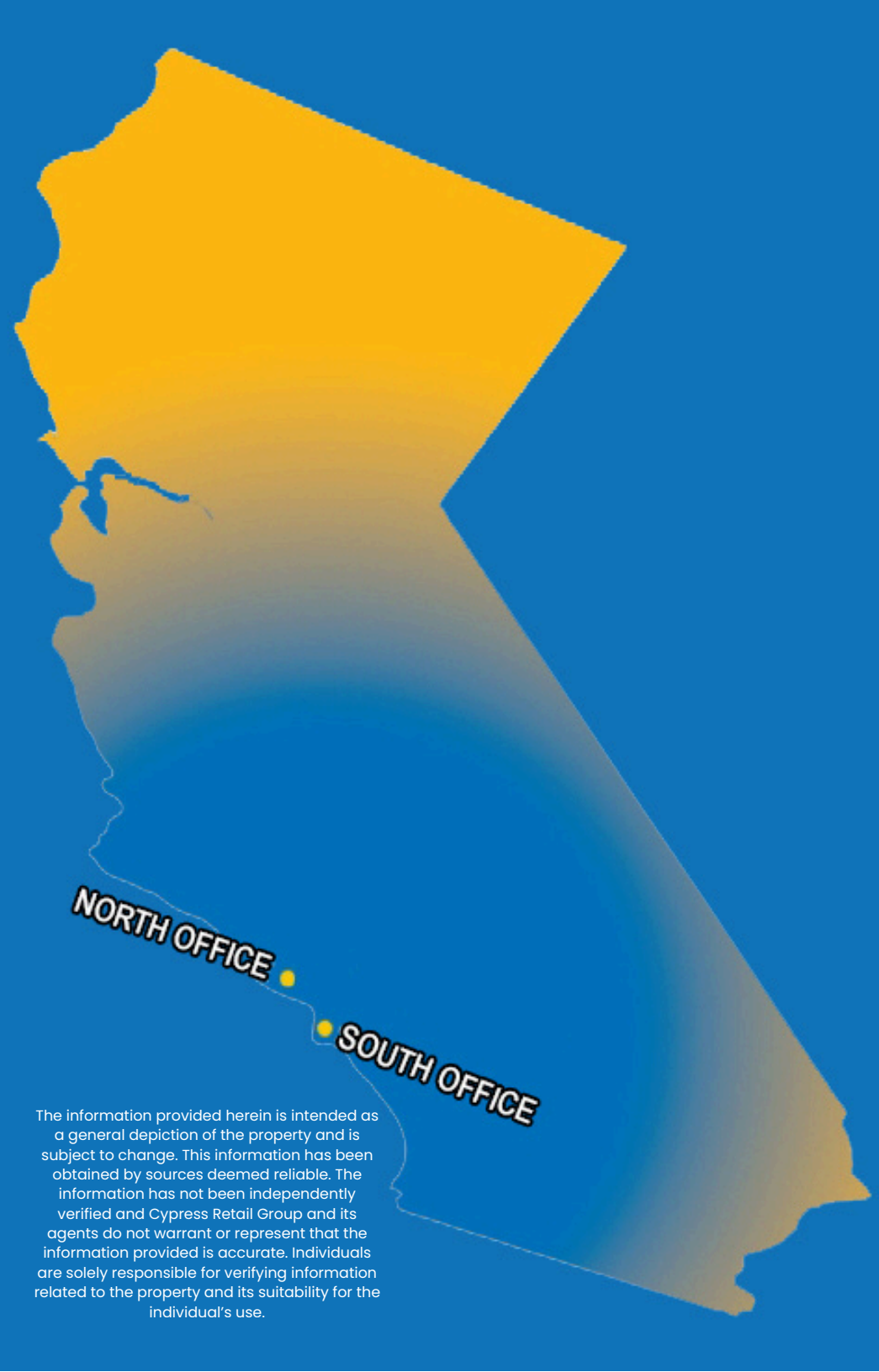
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