

SYCAMORE SQUARE – 2845 COCHRAN ST SIMI VALLEY, CA



- ● ● NEC Sycamore Dr & Cochran ST
FULLY LEASED



www.cypress.net

CA DRE LICENSE NO. 00870324

PROPERTY HIGHLIGHTS

- ▶ 1,823 SF Available
- ▶ Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- ▶ Approximately 3.2 million visits to the center in the last 12 months (*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

Anna-kay Earle

Associate Broker
805.449.1804 ext.107
aearle@cypressretail.net
License No. 02241530

North Office

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

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
THE CAMP TRANSFORMATION CENTER
AMERICA'S BEST CONTACTS & EYEGLASSES
YOGASIX





CONTACT US



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NORTH OFFICE

SOUTH OFFICE

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