

FOR LEASE | ±1,000 - 1,826

RETAIL SPACE AVAILABLE

SWC Cochran St & Tapo Canyon Rd | Simi Valley, CA

beta.



For leasing, please contact:

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PROJECT HIGHLIGHTS

- **89,682 SF** market and drugstore anchored shopping center
- Located at a busy signalized intersection on Tapo Canyon and Cochran St (**over 50,000 CPD combined**)
- Services a densely populated, upscale suburban neighborhood of over **2,100 students with an Average Household Income exceeding \$152,000** within 1 mile radius
- **Close proximity to Hwy 118** Conventional suburban shopping center format

DEMOGRAPHICS



POPULATION

1 mile	2 mile	3 mile
18,584	91,226	117,728



AVG. HOUSEHOLD INCOME

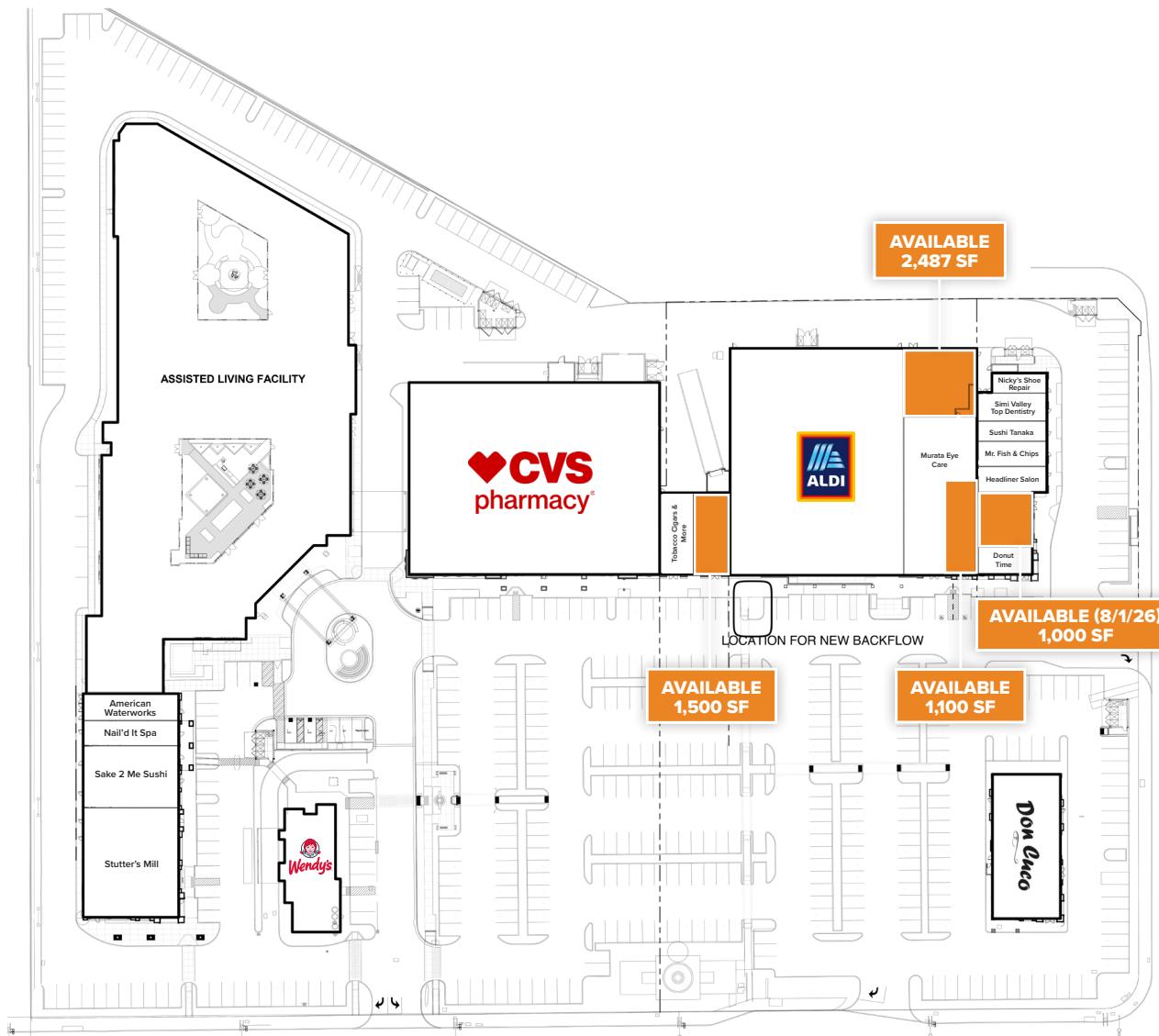
1 mile	2 mile	3 mile
\$152,372	\$151,140	\$154,627



DAYTIME POPULATION

1 mile	2 mile	3 mile
12,677	49,303	74,147

SITE PLAN



COCHRAN ST - 22,910 CPD

TENANT ROSTER		
Suite #	Tenant	Size (SF)
3885BD	Sutter's Mill	5,700
3885EG	Sake 2 Me Sushi	3,150
3885H	Nail'd It Spa	1,267
3885J	American Waterworks	1,267
3907	Wendy's	3,422
3935	CVS	25,800
3949A	Tobacco Cigars & More	1,298
3949B	AVAILABLE	1,500
3963A	Aldi	21,198
3963B	Murata Eye Care	5,004
3963C	AVAILABLE	1,100
3963D	AVAILABLE	2,487
3977A	Donut Time	1,200
3977B	Headliner Salon	1,200
3977B1	AVAILABLE (8/1/26)	1,000
3977C	Mr. Fish & Chips	817
3977D	Sushi Tanaka	750
3977E	Simi Valley Top Dentistry	1,000
3977G	Nicky's Shoes Repair	612
3991	Don Cuco Mexican Restaurant	5,250

AREA OVERVIEW



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