



JOIN
TARGET
TRADER JOE'S
& ORANGE THEORY

For Lease

Target Center | Simi Valley, CA

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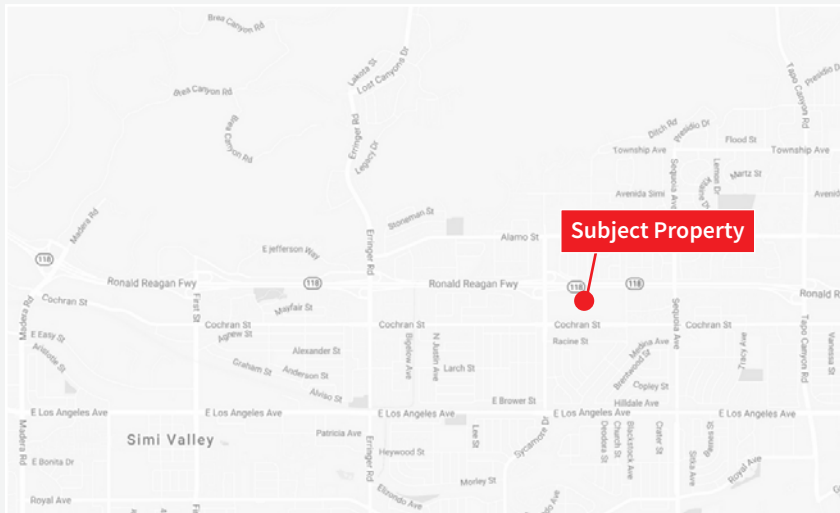
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Property Highlights

Target Center | East of NEC Sycamore Dr. & Cochran St.

- **1,565 s.f. and 2,912 s.f. - Now Available - FOOD OK!**
- Center is home to Simi Valley's only Trader Joe's
- Target Shopping Center is located at one of Simi Valley's premier retail intersections
- Over 800,000 s.f. of retail at the intersection; National tenants include: Home Goods, Ross Dress for Less, Staples, Dollar Tree, Panera Bread & Starbucks
- Center has ample parking and can accommodate multiple tenant-uses including retail, service and food

AREA RETAILERS



DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	20,419 Total Population	61,334 Total Population	87,553 Total Population
	3.25 Ave. Household Size	3.21 Ave. Household Size	3.18 Ave. Household Size
	\$113,884 Ave. HH Income	\$107,665 Ave. HH Income	\$110,006 Ave. HH Income
	\$482,541 Median Home Value	\$472,280 Median Home Value	\$489,943 Median Home Value

Site Plan



List of Tenants

Suite #	Tenant	SF
2975A-B	Trader Joe's	12,177
2975C	Sport Clips	2,091
2975D-1	Available - FOOD OK	2,912
2975D-2	Orange Theory Fitness	4,190
2955B-201	Club Pilates	2,588
2955B-202	Available - 2nd Level	1,565
2955AA	CKO Kickboxing	3,000
2955A-2	Eggs 'N Things	4,200
2955A4	Lassen's Health Food	4,080
2955B-1	Chiropractor	2,162
2955B-2	Color Mi Vino	2,061

TOTAL GLA: 41,114 S.F.



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Aerial

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