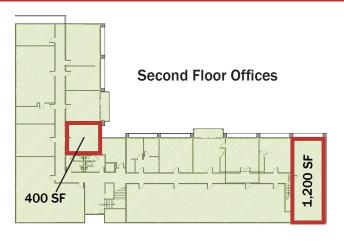
FOR LEASE: RESTAURANT/RETAIL/OFFICE



Valley Plaza • 2345 Erringer Road • Simi Valley, CA 93065





² Mag		.	Sienna Ln	Bance		
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile			
Population	20,079	84,167	122,189	irdet Pl		Z B
Households	6,255	26,926	40,343		Belburn	N Broadmoor Ave
Median HH Income	\$85,654	\$96,317	\$97,991	E Ches	erton St	or Ave
Ronald Reagan Fwy	(118) Ron	ald Reagan Fwy	(118)		ld Reagan	Fwy
24 (118)		Ronald Reagan F	-wy		118	
Meadowood Apartmany Meadowood Apartment		◆ Erringer	Oran	Almaden Ct Penngro	to Belvedere Ct	
Meadowood Apartment Meadowood Apartment Meadowood Apartment		29,000 VPD Euripe	Orangewood Pl	Moraga Ω Orangewood Pl	Atherton Ct	Pinewood PI
Cochran St 2	0,000 VPD Co	ochran St ←	ran St 20,000	W ₽D₁st		Cochran
Condero Ave	Marvel Ave			Wayne Cir	McDonald St	Bigelow Ave
hart St Ahart St Condero	Acton Ct	27,000 VPD			McD	

- Fully Fixtured Restaurant w/ Patio
- **Small Retail Units Available**
- **Easy 118 Freeway Access**

EXCLUSIVE AGENTS:

PAUL FORBAT

paul@pcirealty.com Lic. 01097663

ERIK PEDERSEN (805) 328-6348 (805) 501-7252

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