

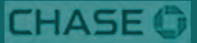


CENTERS  
BUSINESS  
MANAGEMENT

Your Southern California  
Shopping Center Management & Leasing Partner

NEIGHBORING

RETAILERS



FOR LEASE



JR. ANCHOR & PAD LOCATIONS + SHOP SPACE AVAILABLE

**NEC Adjacent E. Los Angeles Ave. + First St. – Simi Valley**

**FEATURES...**

- Join new Chase Bank and VALLARTA SUPERMARKETS' new 75,000 sq ft superstore! (coming soon)
- Junior anchor space available
- ± 1,053 to 9,174 sq ft available, in-line and pad locations
- Join Simi Valley Plaza as it reinvents itself and its tenant mix by adding Simi Valley's first large-scale Hispanic format supermarket

**AREA AMENITIES...**

- Strong retail area with high traffic and excellent signage
- Great parking
- 118 Freeway adjacent
- Signalized intersection
- Well known center central to the trade area and all of Simi Valley with great access

1317-1457 E. LOS ANGELES AVENUE  
SIMI VALLEY, CA 93065

**CONTACT...**

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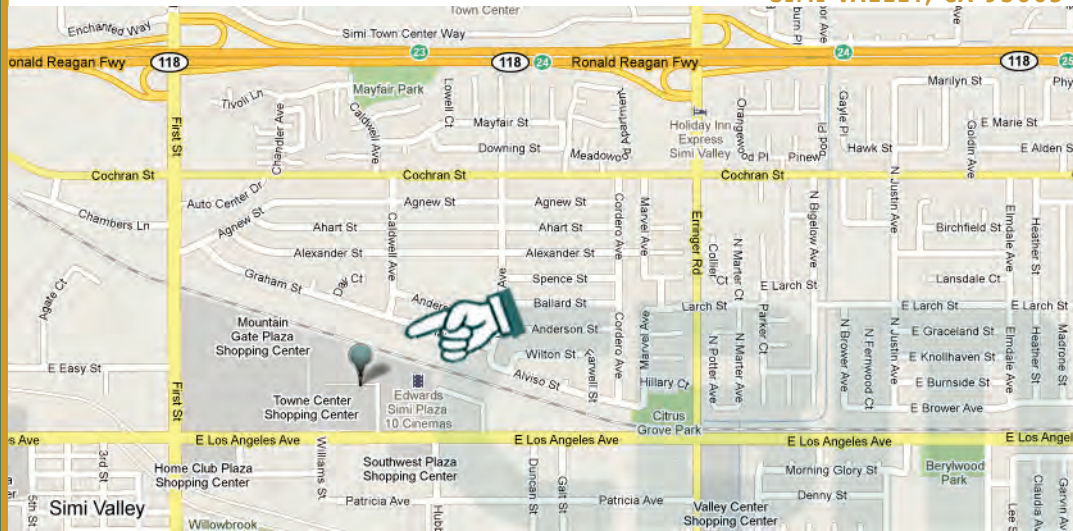
via e-mail...

dave@cbm1.com

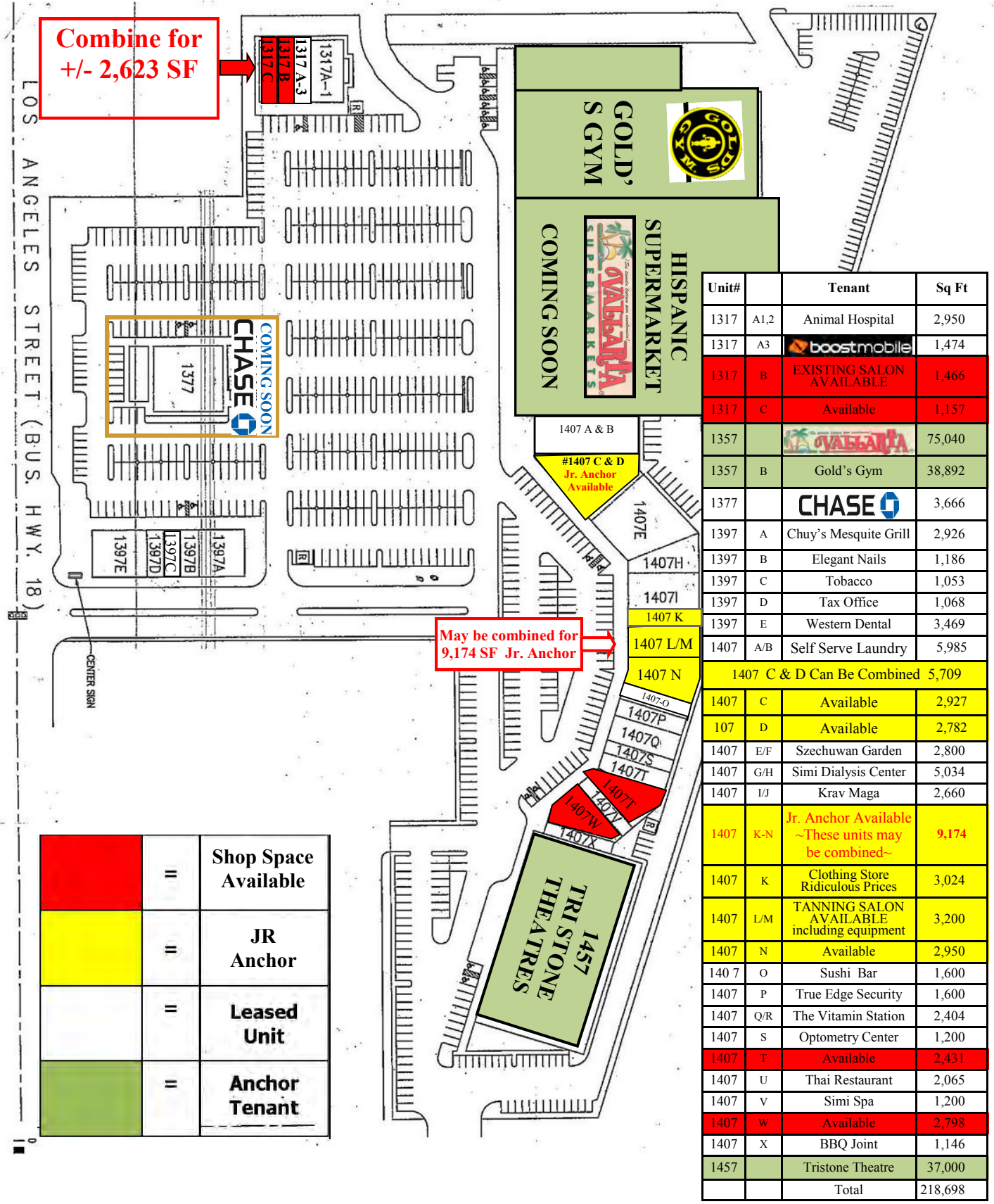
michael@cbm1.com

**MORE INFO...**

▶ visit [cbm1.com](http://cbm1.com)



# SITE PLAN



Combine for  
+/- 2,623 SF

May be combined for  
9,174 SF Jr. Anchor

COMING SOON  
CHASE

	=	Shop Space Available
	=	JR Anchor
	=	Leased Unit
	=	Anchor Tenant

Unit#	Tenant	Sq Ft
1317 A1,2	Animal Hospital	2,950
1317 A3	boostmobile	1,474
1317 B	EXISTING SALON AVAILABLE	1,466
1317 C	Available	1,157
1357	VALBARTA	75,040
1357 B	Gold's Gym	38,892
1377	CHASE	3,666
1397 A	Chuy's Mesquite Grill	2,926
1397 B	Elegant Nails	1,186
1397 C	Tobacco	1,053
1397 D	Tax Office	1,068
1397 E	Western Dental	3,469
1407 A/B	Self Serve Laundry	5,985
1407 C & D Can Be Combined		5,709
1407 C	Available	2,927
1407 D	Available	2,782
1407 E/F	Szechuan Garden	2,800
1407 G/H	Simi Dialysis Center	5,034
1407 I/J	Krav Maga	2,660
1407 K-N	Jr. Anchor Available ~These units may be combined~	9,174
1407 K	Clothing Store Ridiculous Prices	3,024
1407 L/M	TANNING SALON AVAILABLE including equipment	3,200
1407 N	Available	2,950
1407 O	Sushi Bar	1,600
1407 P	True Edge Security	1,600
1407 Q/R	The Vitamin Station	2,404
1407 S	Optometry Center	1,200
1407 T	Available	2,431
1407 U	Thai Restaurant	2,065
1407 V	Simi Spa	1,200
1407 W	Available	2,798
1407 X	BBQ Joint	1,146
1457	Tristone Theatre	37,000
Total		218,698

## DEMOGRAPHICS



**Date:** 01/14/10

**Current Geography Selection:** (3 Selected) 1,3,5 mile radii: 1317 E LOS ANGELES AVE, SIMI VALLEY, CA 93065

**Lat:** 34.271927 **Long:** -118.773643

**City:** Simi Valley **Pop:** 118,427

**County:** Ventura County **Pop:** 795,243

**Zip:** 93065 **Pop:** 71,743

### Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population: 2009</b>			
Total Population	19,127	73,928	116,568
Male Population	50.0%	49.8%	49.8%
Female Population	50.0%	50.2%	50.2%
Median Age	33.4	36.2	36.6
Population Density (per sq. mi.)	6,088.4	2,614.7	1,484.2
Employees	7,859	32,308	49,064
Establishments	895	2,873	4,475
<b>Income: 2009</b>			
Median HH Income	\$74,210	\$92,219	\$93,874
Per Capita Income	\$23,324	\$30,799	\$31,995
Average HH Income	\$75,064	\$97,847	\$101,261
<b>Households: 2009</b>			
Total Households	6,041	23,165	36,435
Average Household Size	3.15	3.18	3.18
Household Growth 1990 - 2000	12.4%	14.8%	16.7%
<b>Housing: 2009</b>			
Owner Occupied Housing Units	55.4%	68.0%	69.3%
Renter Occupied Housing Units	35.8%	22.8%	21.6%
Vacant Housing Units	8.8%	9.3%	9.1%
<b>Race: 2009</b>			
White	72.4%	76.6%	77.3%
Black	1.2%	1.1%	1.1%
American Indian, Eskimo, Aleut	0.9%	0.7%	0.7%
Asian	6.5%	7.2%	7.5%
Hawaiian or Pacific Islander	0.2%	0.2%	0.2%
Other	13.6%	9.0%	8.1%
Multirace	5.4%	5.2%	5.1%
<b>Ethnicity: 2009</b>			
Hispanic	29.8%	22.5%	21.2%
Non-Hispanic	70.2%	77.5%	78.8%