

LAST AVAILABLE UNIT IN A GREAT NEIGHBORHOOD STRIP CENTER

1960 Sequoia Ave, Simi Valley, CA 93063



EXCLUSIVELY PRESENTED BY:



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PROPERTY FEATURES

- Last unit available in historical occupied strip center
- Previously Pharmacist, currently built out as pharmacy
- On the corner of two of Simi Valleys popular throughways
- Great signage opportunity

AREA AMENITIES

- Great foot-traffic due to the abundance of residential homes surrounding the property
- LA is Simi Valley's main throughway
- 7/11 and urgent care anchored strip center



DEMOS	1 mile	3 mile	5 mile
Population	17,173	92,702	129,448
Avg. HH Income	\$104,226	\$116,162	\$122,028
Daytime Pop.	5,545	28,817	42,665
Traffic Count	33,000 cars per day		

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