

# SYCAMORE VILLAGE • RETAIL FOR LEASE

2868-3090 COCHRAN ST | SIMI VALLEY, CA 93065 | SOUTHEAST CORNER OF SYCAMORE & E. COCHRAN ST

±157,543 SF Shopping Center  
Anchored by Grocery Outlet,  
Staples & Home Goods

AVAILABLE  
SHOP SPACE

±892 SF – ±3,612 SF

AVAILABLE  
ANCHOR SPACE

±22,700  
Able to expand  
up to 32,000 SF

Smaller units move-in ready!

**SYCAMORE SQUARE**

**CIVIC CENTER**

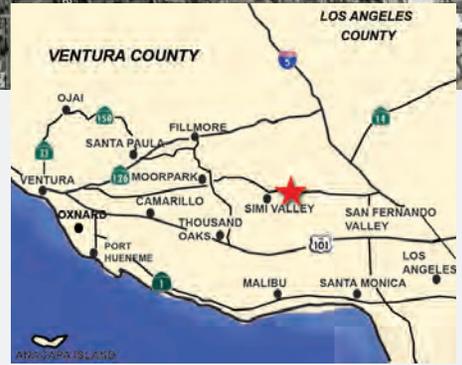
**EL PASEO SHOPPING CENTER**

**TARGET CENTER**

**SYCAMORE VILLAGE**

**SANTA SUSANA PLAZA**

**SIMI VALLEY MARKETPLACE**



**RADIUS**<sup>®</sup>  
Commercial Real Estate

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- 157,543 SF Community Shopping Center anchored by Grocery Outlet, Home Goods & Dollar Tree as well as many national retailers
- Potential Pylon & Monument signage positions available
- Strong daytime & residential population within 3-mile radius
- Easy access to Ronald Reagan 118 Feeway

Join these surrounding tenants



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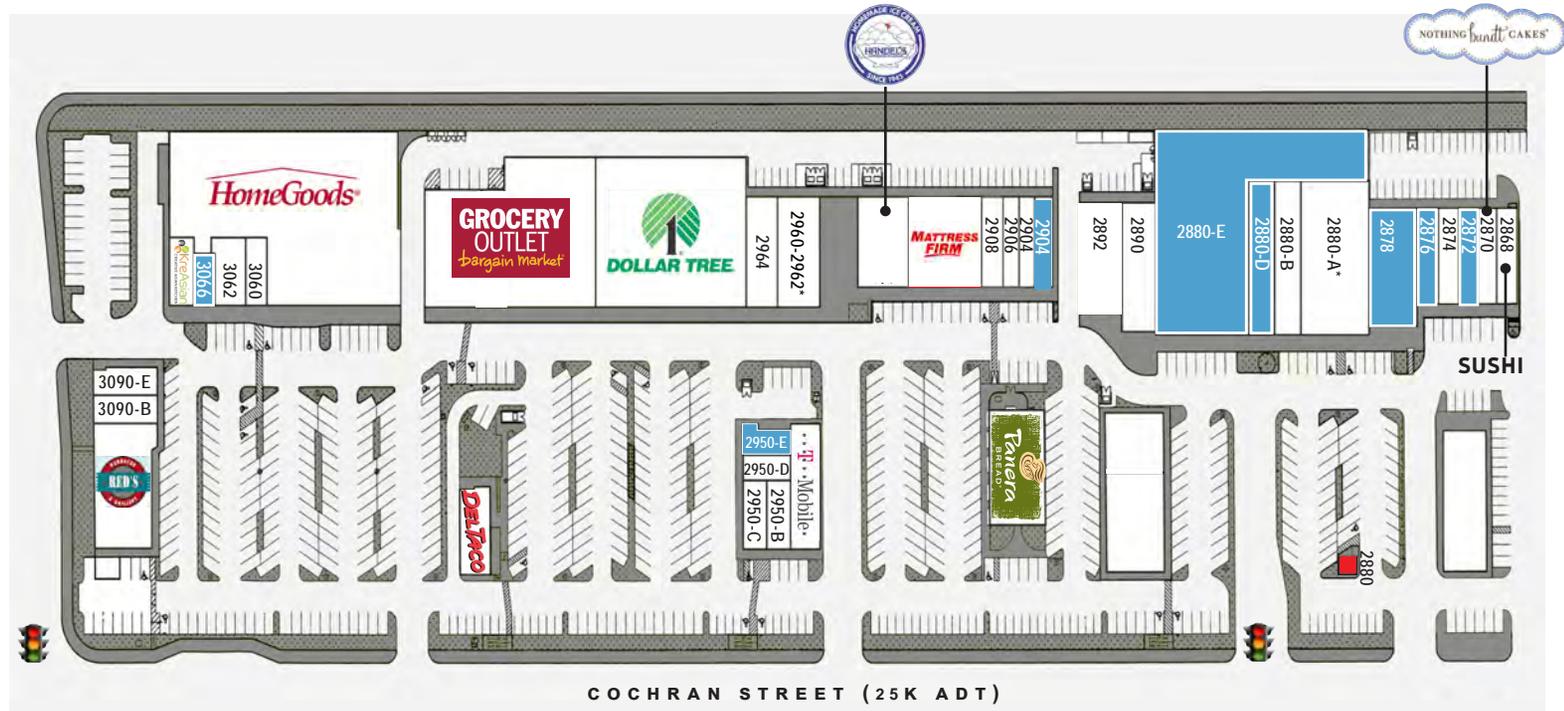
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## Current Retailers

Suite #	Tenant	Size
2868	Sushi	
2870	Nothing Bundt Cakes	
<b>2872</b>	<b>AVAILABLE</b>	<b>1,173 SF</b>
2874	Ubreakifix	
<b>2876</b>	<b>AVAILABLE</b>	<b>1,622 SF</b>
<b>2878</b>	<b>AVAILABLE</b>	<b>3,612 SF</b>
<b>2880</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>
2880-A	\$5 Bookstore*	
2880-B	Play It Again Sports	
2880-D	GNC	
<b>2880-E</b>	<b>AVAILABLE</b>	<b>22,700 SF</b>
2888-A	Carenow Urgent Care	
2888-B	Carenow Urgent Care	
2890	Dry Cleaner	
2892		
2900	Panera Bread & Cafe	
2902	Tobacco	
<b>2904</b>	<b>AVAILABLE</b>	<b>998 SF</b>
2906 & 2908	Fit Body Boot Camp	
2910	Mattress Firm	

\*Available w/notice

Suite #	Tenant	Size
2912	Mattress Firm	
2916	Handel's Ice Cream	
2950-A	T-Mobile	
2950-B	New Panda (Chinese)	
2950-C	Tutti Frutti (Yogurt)	
2950-D	Check Cashing	
<b>2950-E</b>	<b>AVAILABLE</b>	<b>892 SF</b>
2960-2962	For The Troops (30 Days)*	
2964	Jiu Jitsu	
2970-2974	Dollar Tree	
2982-2986	GROCERY OUTLET	
2990	Del Taco	
3050	Home Goods	
3060	Sandwich Spot	
3062	Rogers Optometry	
<b>3066</b>	<b>AVAILABLE</b>	<b>919 SF</b>
3068	Pokitomic	
3090-A	Red's Barbeque & Grillery	
3090-B	Nail Salon	
3090-E	AV Dental	



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## Demographics

	1 Mile	3 Miles	5 Miles
Average Household Income:	\$145,221	\$151,586	\$156,845
Population:	20,641	86,136	125,940
Daytime Population:	11,787	55,015	79,063

2025 Estimates from Sites USA

## Traffic Counts

Cochran St:	25,500 ADT
Sycamore Dr:	27,010 ADT
118 Fwy at Cochran St:	120,190 ADT

Traffic Counts from SitesUSA



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