## DRIVE-THRU PAD OPPORTUNITY - RETAIL FOR LEASE

SOUTHWEST CORNER OF ERRINGER RD. & COCHRAN STREET | SIMI VALLEY, CA 93065

Rob Devericks 805.879.9641 rdevericks@radiusgroup.com

Daniel Bagdazian 805.535.8789 dbagdazian@radiusgroup.com BRE 02132117





- Excellent access from the 118 freeway 114,000 cars per day
- Strong daytime and residential access with a 3-mile radius



1500 PALMA DR. SUITE 215 VENTURA CA 93003 805.654.9300 WWW.RADIUSGROUP.COM



Asking Rent Contact Listing Agents

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## **Demographics**

Sites USA

2025 Estimates	1 Mile	2 Miles	3 Miles
Average Household Income:	\$150,791	\$142,943	\$149,360
Population:	14,326	48,157	79,087
Daytime Employees:	8,843	32,472	53,796

## **Traffic Counts**

Erringer Road:	26,193 ADT
Simi Town Center Way:	14,652 ADT
US 118 @ Erringer Road:	114,156 ADT
Sites USA	

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