

DRIVE-THRU PAD OPPORTUNITY • RETAIL FOR LEASE

SOUTHWEST CORNER OF ERRINGER RD. & COCHRAN STREET | 1899 COCHRAN ST | SIMI VALLEY, CA 93065

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

BRE 01349816

Daniel Bagdazian

805.535.8789

dbagdazian@radiusgroup.com

BRE 02132117



- Rare drive-thru pad located on a hard corner in a shopping center anchored by Vons
- Excellent access from the 118 freeway – 198,477 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

DRIVE-THRU PAD OPPORTUNITY • RETAIL FOR LEASE

SOUTHWEST CORNER OF ERRINGER RD. & COCHRAN STREET | 1899 COCHRAN ST | SIMI VALLEY, CA 93065

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

BRE 01349816

Daniel Bagdazian

805.535.8789

dbagdazian@radiusgroup.com

BRE 02132117



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM

Demographics

2026 Estimates	1 Mile	2 Miles	3 Miles
Average Household Income:	\$149,472	\$153,952	\$158,216
Population:	20,368	55,407	80,379
Daytime Employees:	12,093	35,267	56,198

Sites USA

Traffic Counts

Erringer Road:	79,897 ADT
Simi Town Center Way:	13,419 ADT
US 118 @ Erringer Road:	198,477 ADT

Sites USA