

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

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BRE 01349816

Daniel Bagdazian

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BRE 02132117



- Rare drive-thru pad located on a hard corner in a shopping center anchored by Vons
- 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

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

Sites USA

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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