

SIMI VALLEY TOWNCENTER GATEWAY LAND

CONTACT BROKER FOR PRICING

±77,972 SF Commercial Lot
with regional access to the
US 118 Freeway.

Located at the Gateway
to Simi Valley Towncenter
anchored by Marshall's,
Lowe's, Best Buy, Ulta and
Studio Movie Grill.



SIMI VALLEY TOWNCENTER GATEWAY LAND • FOR SALE

SOUTHWEST CORNER OF ERRINGER & SIMI TOWNCENTER WAY | SIMI VALLEY, CA 93065

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

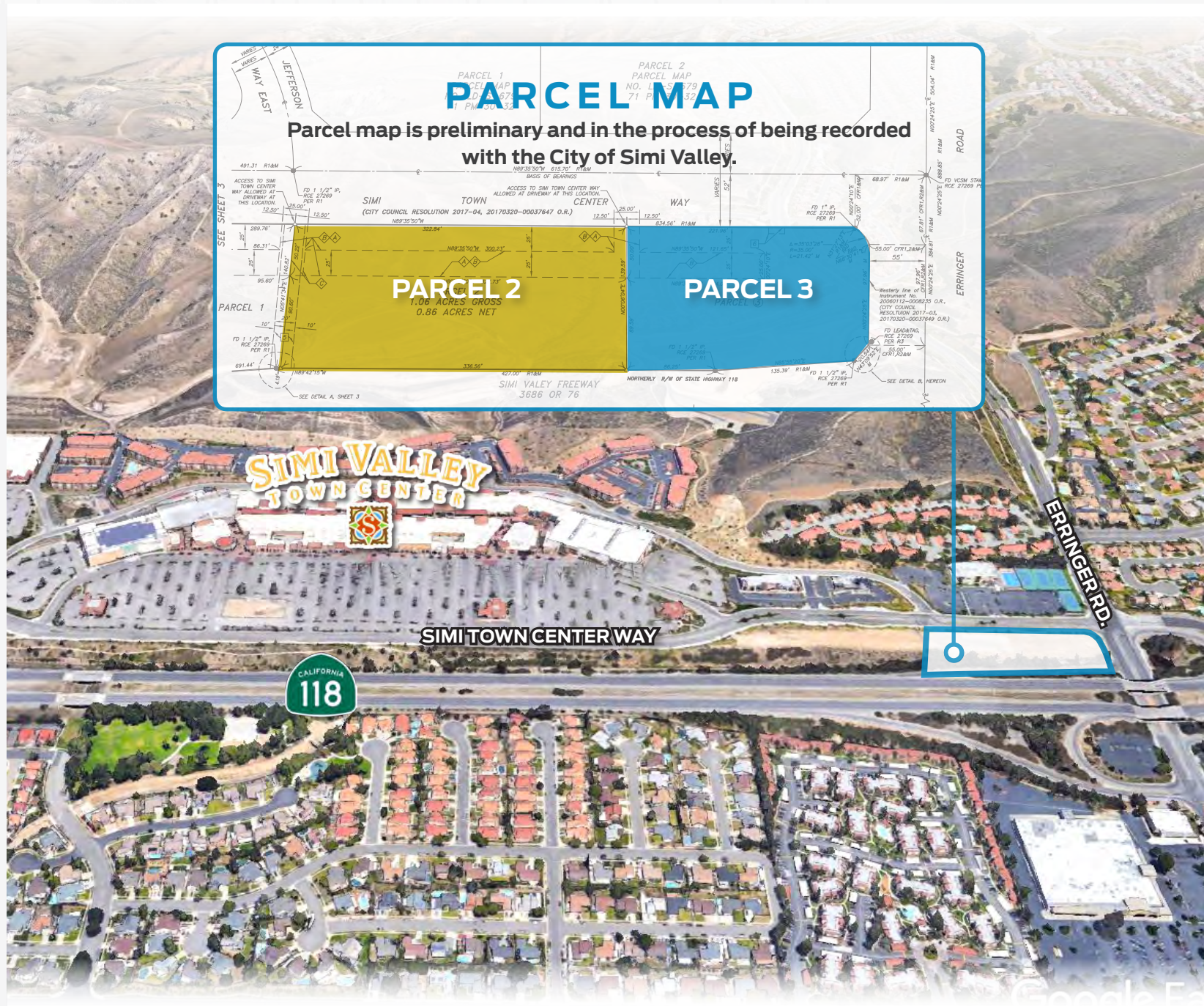
CA LIC. 01349816

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

CA LIC. 02132117



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

SIMI VALLEY TOWNCENTER GATEWAY LAND • FOR SALE

SOUTHWEST CORNER OF ERRINGER & SIMI TOWNCENTER WAY | SIMI VALLEY, CA 93065

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

CA LIC. 01349816

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

CA LIC. 02132117



Demographics

2026 Estimates	1 Mile	2 Miles	3 Miles
Average Household Income:	\$166,920	\$152,244	\$158,036
Population:	14,165	48,144	78,591
Daytime Employees:	8,843	32,472	53,796

Sites USA

Traffic Counts

Erringer Road:	39,207 ADT
Simi Town Center Way:	14,129 ADT
US 118 @ Erringer Road:	196,326 ADT

Sites USA



1500 PALMA DR. SUITE 215
VENTURA CA 93030
805.654.9300
WWW.RADIUSGROUP.COM