

FOR LEASE • SHOPS AT TARGET

2931-2941 COCHRAN ST • SIMI VALLEY, CA 93065

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PROPERTY OVERVIEW

- Retail Pad opportunity with excellent exposure on Cochran Street
- Located at one of Simi Valley's strongest regional retail intersections with tenants including Target, Trader Joe's, HomeGoods, Ross and Sprouts
- Strong daytime and residential population within 3-mile radius



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM

Join these
neighboring
tenants



THE JOINT
...the chiropractic place



Available

Suite 2B – 3 & 4: ±3,475 SF • \$3.50/SF NNN

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Demographics

2026 Estimates	1 MILE	2 MILES	3 MILES
Population	19,210	60,840	85,413
Average Household Income	\$148,964	\$156,061	\$158,871
Daytime Population	11,410	35,223	55,384

Source: Sites USA

Traffic Counts

Sycamore Dr & Cochran St: 109,223

Source: Sites USA



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