

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

RETAIL FOR LEASE



HIGHLIGHTS

- Albertson's, Sav-On Pharmacy, and 24-Hour Fitness anchored center
- Center GLA: 154,418 sq. ft.
- Site Area: 16.4 acres
- Parking: 900
- Zoning: CPD/Commercial C-H
- APN: 635-0-200-015
- Price (Per Sq. Ft.): \$1.75-\$2.25 +NNN (Est. \$.84/psf/mo.)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,333	62,018	136,176
Average HH Income	\$107,589	\$114,255	\$114,315
Employees	2,788	20,036	43,163

TRAFFIC COUNTS

- Madera Road: 45,000 Cars Per Day
- Royal Avenue: 25,000 Cars Per Day

NAI Capital
Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

SITE PLAN



*Pending

NAI Capital

Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

PHOTOS



NAI Capital
Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Summary			
Total Population	12,333	62,018	136,176
Households	4,189	20,164	43,962
Families	3,156	15,919	35,367
Average Household Size	2.93	3.06	3.08
Owner Occupied Housing Units	3,019	15,066	34,164
Renter Occupied Housing Units	1,170	5,097	9,798
Median Age	36.2	36.2	37.3
2010 Income Summary			
Median Household Income	\$93,824	\$95,024	\$96,859
Average Household Income	\$107,589	\$114,255	\$114,315
Per Capita Income	\$37,561	\$37,170	\$37,107

	1 Mile	3 Miles	5 Miles
2010 Business Summary			
Total Businesses	351	2,678	4,826
Total Employees	2,788	20,036	43,163
2010 Race and Ethnicity			
White Alone	74.6%	75.2%	75.9%
Black Alone	1.6%	1.4%	1.3%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	7.8%	8.5%	8.6%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	9.9%	9.5%	9.0%
Two or More Races	5.1%	4.5%	4.4%
Hispanic Origin (Any Race)	24.2%	23.1%	22.4%

Source: Business data provided by Infogroup, Omaha NE Copyright 2010, all rights reserved. Esri forecasts for 2010.

NAI Capital
Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

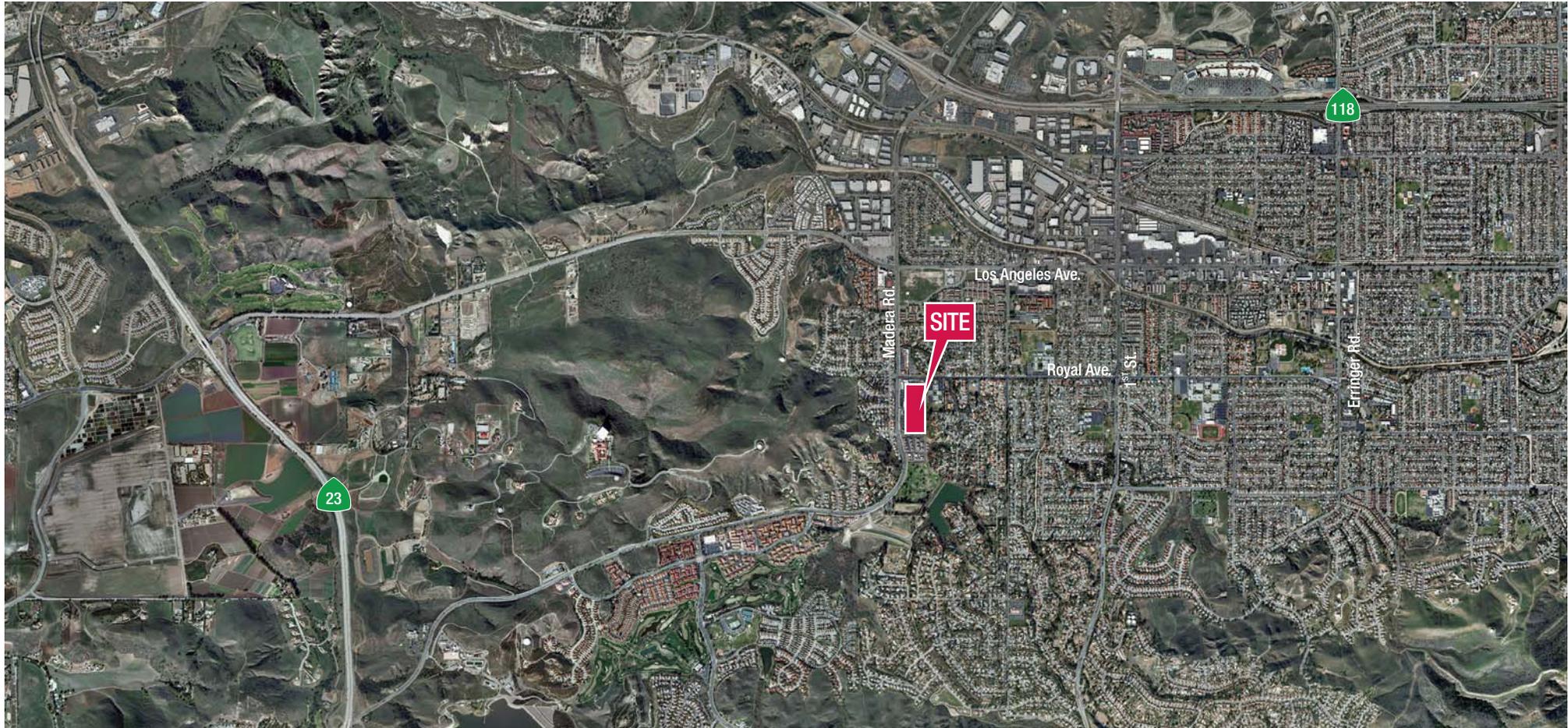
No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

AERIAL VIEW



NAI Capital

Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

RETAIL FOR LEASE

Centre Court Shopping Center

1230-1390 Madera Rd. ■ Simi Valley, CA

Area Information

Courtesy of the City of Simi Valley (<http://www.ci.simi-valley.ca.us/index.aspx?page=70#3>)

Why Simi Valley

Simi Valley offers opportunities for growth and prosperity at affordable rates. The more you learn about Simi Valley, the more you will appreciate our friendly atmosphere and enviable lifestyle. Simi Valley's 125,000-plus residents know the benefits of living in a community "so close and yet so far" from Los Angeles – close enough to take advantage of the big city amenities, while enjoying the peace, security, and calm of suburban living.

Companies have chosen to locate in Simi Valley for many reasons: attractive facility cost, diversified housing stock, productive and educated labor force, and an outstanding quality of life. These benefits, combined with the commitment of the City Council and the community, have created an environment for businesses to succeed. As a primary gateway between Los Angeles and Ventura County, Simi Valley offers low property, sales, and business taxes, and the City of Simi Valley does not assess any utility tax.

The City Council is fully committed to quality industrial and commercial development within the community, and the City is dedicated to assisting companies locating in Simi Valley. To this end, the City will assemble staff project teams, coordinated by the Office of Economic Development, to assist an applicant from development permit processing through construction inspection and obtaining a Certificate of Occupancy.

If transportation is critical, the City is served by the 118 Freeway, which connects to all freeways servicing California and the nation. Additionally, located 30 minutes away is Port Hueneme, the only deep-water port of entry between Los Angeles and San Francisco. Los Angeles International Airport is 60 minutes away and Burbank Airport is 40 minutes driving time. For rail commuters, you can hop on or off Metrolink commuter trains or Amtrak's regional trains at the Simi Valley Train Station.

Your employees will also want to live in Simi Valley, perennially ranked by the FBI as one of the nation's safest cities. Our low crime rate, award-winning schools, dozens of parks, ample open space, and suburban atmosphere enticed national publications to name Simi Valley one of their Best Places to Live.

© 2011 City of Simi Valley. All Rights Reserved.

NAI Capital
Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Bruce Hamous, CCIM
Vice President

805 277 4023
bhamous@naicapital.com
DRE License #01073432

Kenneth R. Simons
Senior Vice President

805 277 4015
KenSimons@naicapital.com
DRE License #00625646

2555 Townsgate Rd., Suite 320
Westlake Village, CA 91361
tel 805 446 2400
fax 805 446 2401

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.