

FOR SALE

PRIME SIMI VALLEY STRIP CENTER

2355 Tapo Street | Simi Valley, CA 93063

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Exclusively Listed By:

Patrick Ortiz
Senior Vice President
portiz@naicapital.com
310.806.6105 direct
310.254.7333 mobile
CA DRE Lic. #01756382

Daniel Vlessing
Associate
dvlessing@naicapital.com
818.815.2424 direct
310.666.5721 mobile
CA DRE Lic. #02099487

PROPERTY INFORMATION

Property Address:	2355 Tapo Street, Simi Valley, CA
Price:	\$7,350,000
Price PSF:	\$549
Current Annual Net Income:	\$232,080
Building Size:	13,385
Total Land Area:	62,291
Stories:	1
Year Built:	1989
APN:	618-0-160-335
Parking Spaces/Ratio:	50: 6/1,000 SF
Occupancy:	Multi-Tenant

Investment Highlights

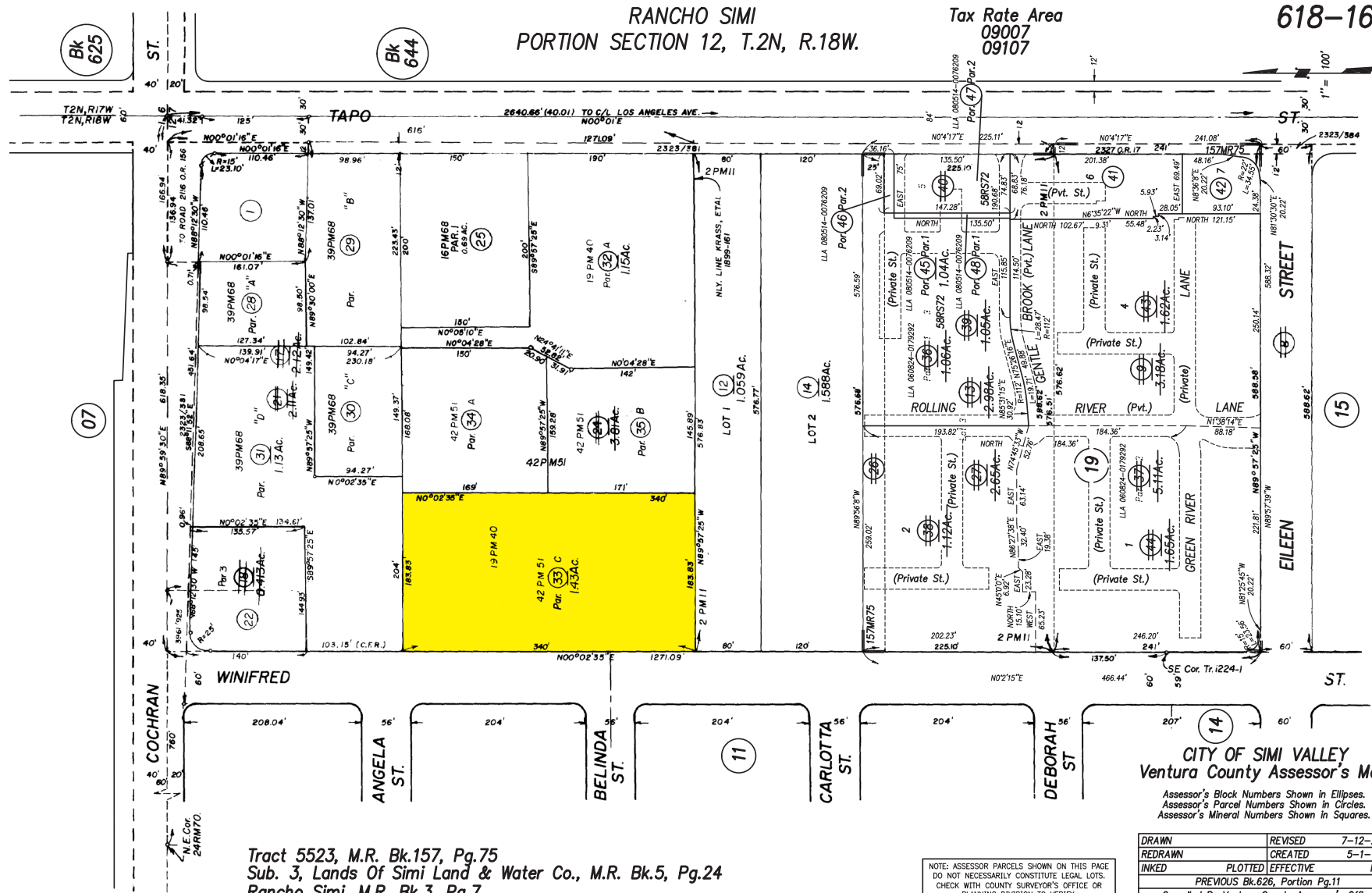
- Excellent Street Level Visibility
- Abundant parking
- This strip center benefits from being in Dense retail, high-traffic area with Strong Demographics
- Huge Population Growth in Immediate Area
- Surrounding tenants include Bed Bath & Beyond, Starbucks, CVS, Walmart



PROPERTY PHOTOS



PARCEL MAP



RANCHO SIMI
PORTION SECTION 12, T.2N, R.18W.

Tax Rate Area
09007
09107

618-16

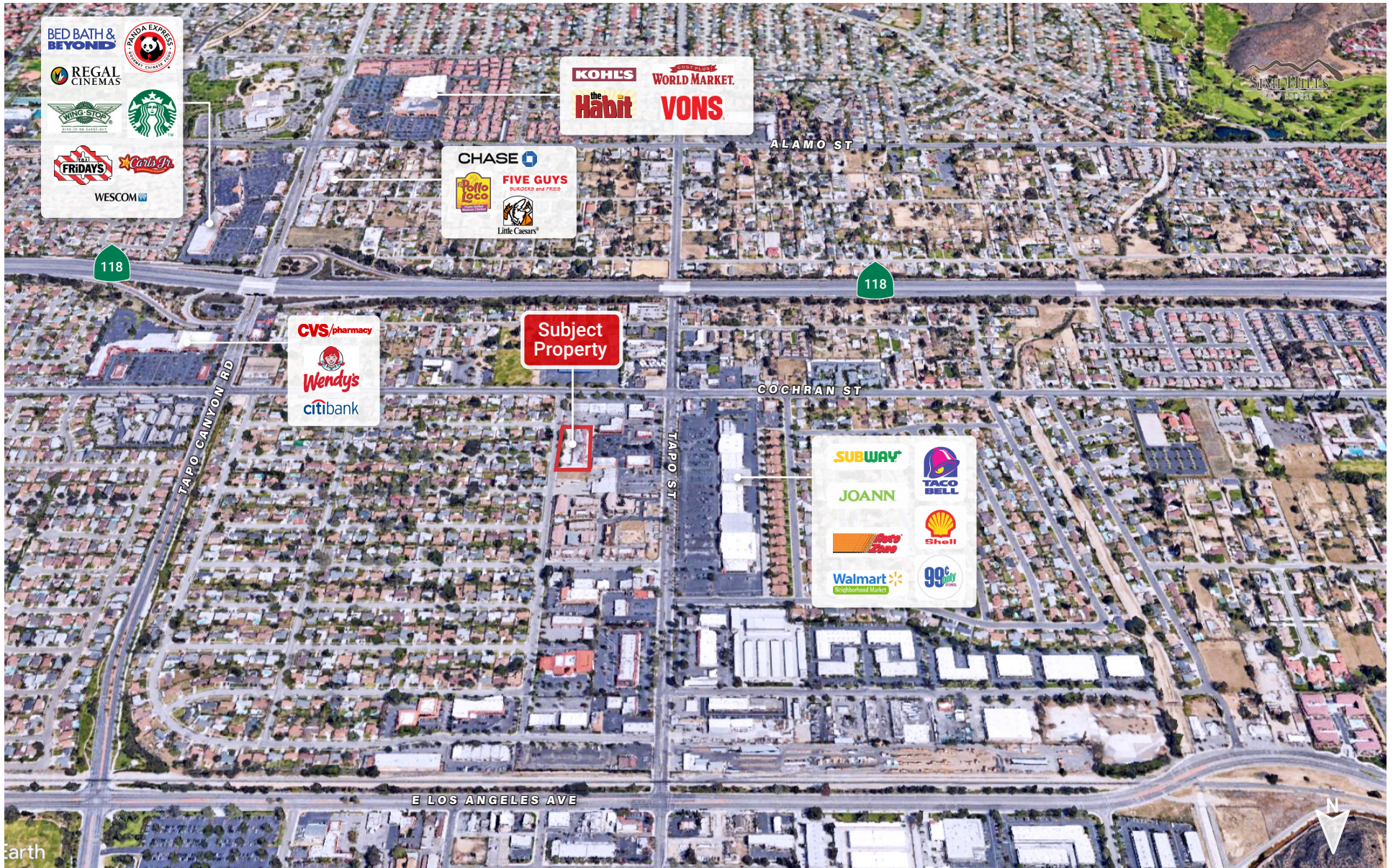
Tract 5523, M.R. Bk.157, Pg.75
Sub. 3, Lands Of Simi Land & Water Co., M.R. Bk.5, Pg.24
Rancho Simi, M.R. Bk.3, Pg.7

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

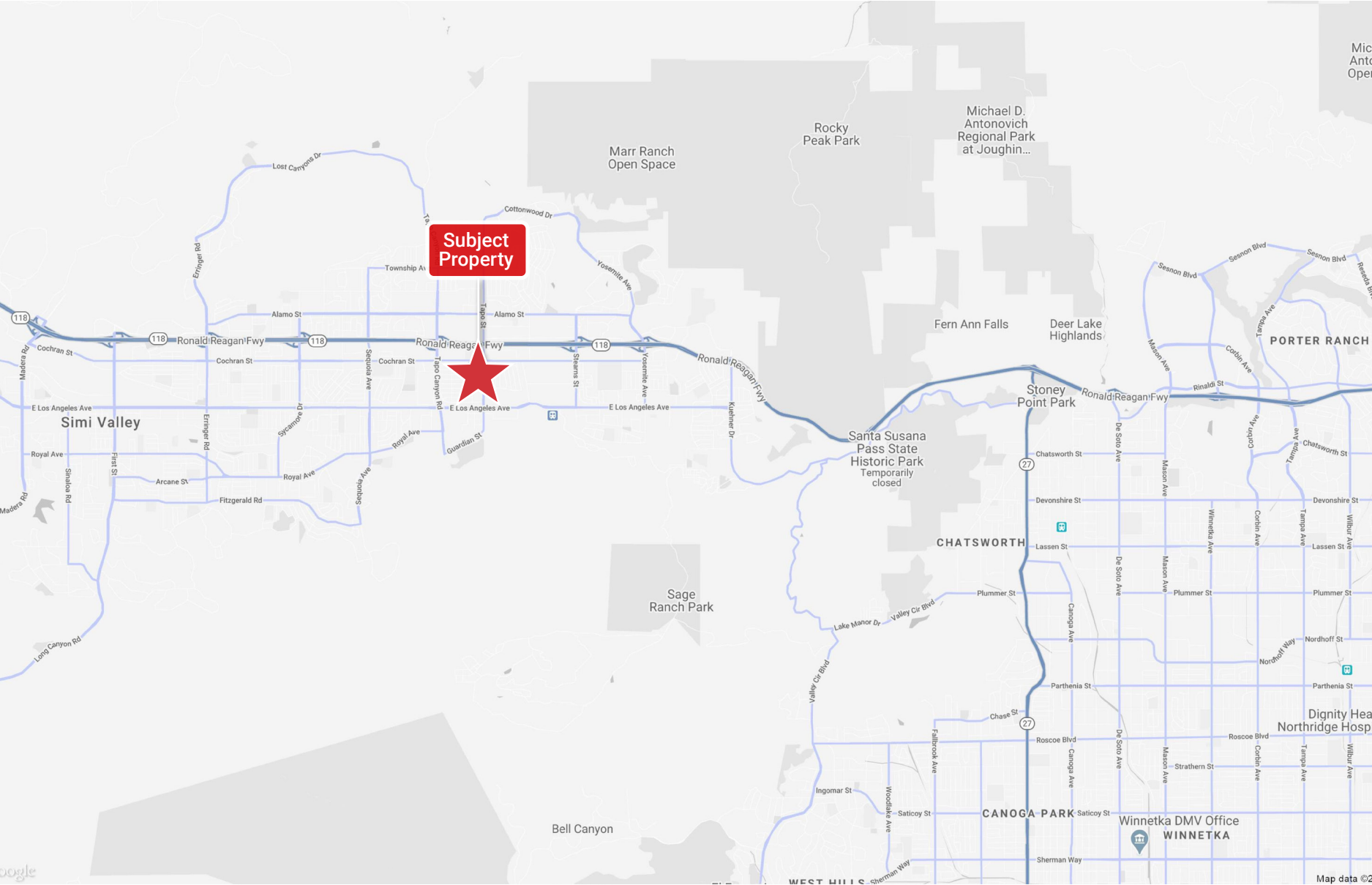
CITY OF SIMI VALLEY
Ventura County Assessor's Map.
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	7-12-2013
REDRAWN	CREATED	5-1-1962
INKED	PLOTTED	EFFECTIVE
		ROLL
PREVIOUS Bk.626, Portion Pg.11		
Compiled By Ventura County Assessor's Office		

AMENITIES AERIAL



REGIONAL MAP



RENT ROLL



2355 TAPO STREET SIMI 26 LLC
2355 TAPO ST. SIMI VALLEY, CA 93065
 Rent Roll as of July 26,2020

UNIT NO	TENANTS' NAME	NATURE OF BUSINESS	MOVE IN DATE	LEASE EXPIRATION	PER BLDG SQ. FT.	MONTHLY RENT
1	Reina Hernandez	Christian Church	8/1/2018	month to month	1400	\$2,250.00
2	Josefina Maghakian and Arthur Maghakian	Health Care Supplies & Comfort Shoes	4/15/2005	month to month	795	\$1,225.00
3	Elite After Care Cremation	Office	8/1/2017	4/1/2021	795	\$1,400.00
4-FRONT	Victor Hugo Poblete	Insurance Office	12/1/2007	month to month	465	\$625.00
4-BACK	Gerald Ernest Pyle	Debt Collection Agency	6/18/2012	month to month	405	\$450.00
5	Larry Willeford	Social Meeting	3/15/2009	month to month	870	\$1,275.00
6	Alejandro Martinez	Nail Salon	9/1/2003	month to month	870	\$1,215.00
7	Vacant				870	-
8	Li Sun	Acupuncture & Health Care Center	9/15/2017	month to month	870	\$1,250.00
9	Sevada Khanlari	Hookah Shop	12/1/2018	11/30/2021	1960	\$2,650.00
10	Willian Jhon Little	Tattoo Shop	12/1/2013	month to month	870	\$1,550.00
11-A	Raul Lopez	Insurance Office	1/10/2012	month to month	435	\$600.00
11-B	Salah Hassan	Car Sales Office	9/1/2014	month to month	435	\$525.00
12	Vacant				870	-
14	Maria Swoish	Beauty Salon	9/1/2019	8/31/2022	870	\$1,325.00
15	Chantaj Narupaves	Thai Restaurant	6/1/2012	6/30/2022	870	\$1,500.00
16	Vacant				795	-
17	Vacant				795	-
18	Sadegh Poloe (Future)	Recording Studio	9/1/2020	8/31/2022	1584	\$1,500.00
TOTAL					16824	\$19,340.00

AREA OVERVIEW

CITY OF SIMI VALLEY

Ventura County, CA

Location

Surrounded by the Santa Susana Mountains and the Simi Hills, the City of Simi Valley lies in southeastern Ventura County. Simi Valley sits adjacent to the San Fernando Valley region of Los Angeles, approximately 45 miles northeast of Downtown LA. The community encompasses about 42.3 square miles. Moorpark flanks the east, Thousand Oaks sits to the south and the Chatsworth neighborhood of Los Angeles borders the west. Highway 118 runs through the City providing easy access to the nearby 5, 23, 101, and 405 freeways.

Simi Valley represents a classic bedroom community ideal for those commuting within the Greater Los Angeles area. Consistently ranked as one of California's safest cities, this distinctly suburban area serves as an ideal environment for retail businesses and restaurants. Tourists flock to the Ronald Reagan Presidential Library, an array of elegant wedding venues, and more than 50 local parks as well as six golf courses.

Population & Income

Simi Valley's population consists of nearly 126K people in more than 42K households. The community expects to add at least 851 households in 2025 for 2% growth over the next five years. These affluent households enjoy an average annual income of \$132,417, which is projected to reach \$164,548 per year during the same period.

Area residents are considered highly educated as 69.3% of the population attended some college while 33.1% earned a bachelor's degree or higher. In fact, an impressive 11.2% achieved a graduate degree.

*Demographics:



125,651
Population



42,980
Households



\$132,417
HH Income



39.0
Median Age

Economy & Employment

Simi Valley and the surrounding area offer a strong economy to support the robust retail sector. The City prides itself on creating a business-friendly atmosphere, including its recently launched Economic Strategic Plan and Economic Development Program along with low property and business taxes. The Shop Simi Valley First program promotes local retail stores and restaurants to the general public through its website, social media, and other partnerships. Simi Valley's transit network ranges from the metro passenger rail station providing transit for commuters and tourists to the bus system and convenient freeways. Prominent employment sectors such as aerospace/defense, manufacturing, tech, and warehouse/distribution provide residents with plenty of disposable income to support local retailers.

Simi Valley boasts of several popular shopping, dining, and entertainment destinations. Simi Valley Town Center, Tapo Oaks Center, and Simi Valley Plaza helped the City generate \$18.9M in sales tax revenue in 2019 – up 1.7% from 2018. Area households spend \$3,398 per month and \$1.75B per year on retail expenditures alone.

*Economic Highlights:



5,361
Businesses



44,867
Employees



\$1.75B/Yr.
Retail Expenditures



\$18.9M
Sales Tax Revenue

*SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

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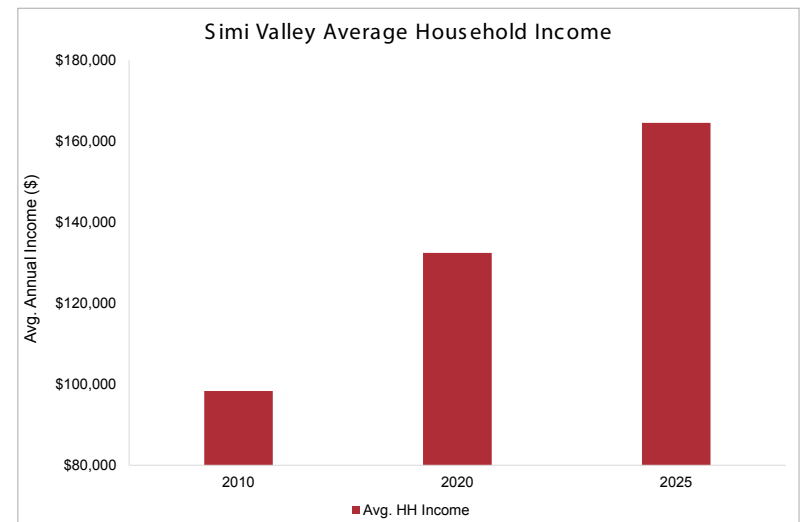
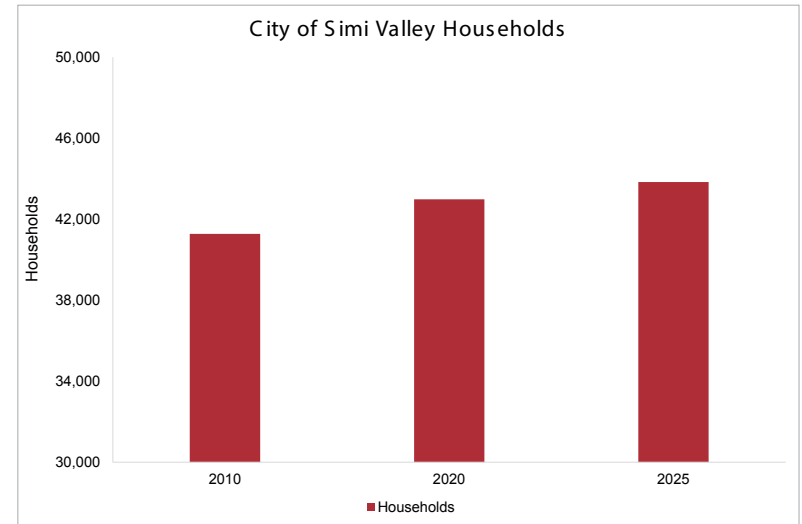
CITY OF SIMI VALLEY

Ventura County, CA

Principal Employers	Employees	% of Total
United States Naval Base	18,776	4.65%
County of Ventura	8,435	2.09%
Amgen, Inc.	5,500	1.36%
Anthem Inc. (previously Wellpoint, Inc.)	2,860	0.71%
Simi Valley Unified School District	2,737	0.68%
Community Memorial Hospital	2,300	0.57%
Conejo Valley Unified School District	2,050	0.51%
Dignity Health (St. John's)	2,016	0.50%
Ventura Unified School District	1,835	0.45%
Oxnard Union School District	1,654	0.41%

Source: Ventura County CAFR, 2019

Data reflects 2020 estimates unless otherwise stated. Source: NAI Capital Research; Applied Geographic Solutions; <https://venturacountyca.opengov.com/>



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