

903 Quimisa Drive  
751 W. Los Angeles Ave

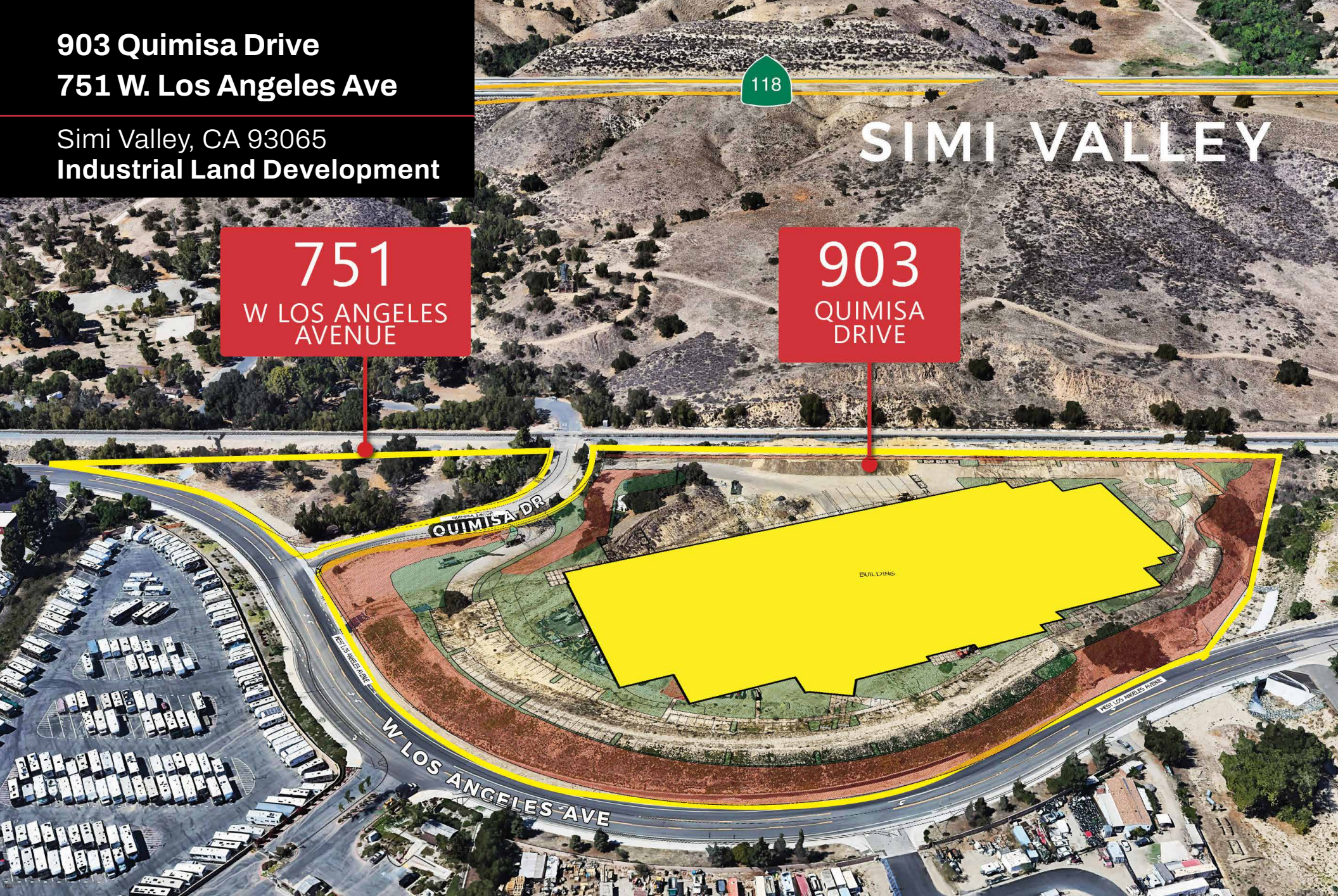
Simi Valley, CA 93065  
Industrial Land Development

118

SIMI VALLEY

751  
W LOS ANGELES  
AVENUE

903  
QUIMISA  
DRIVE



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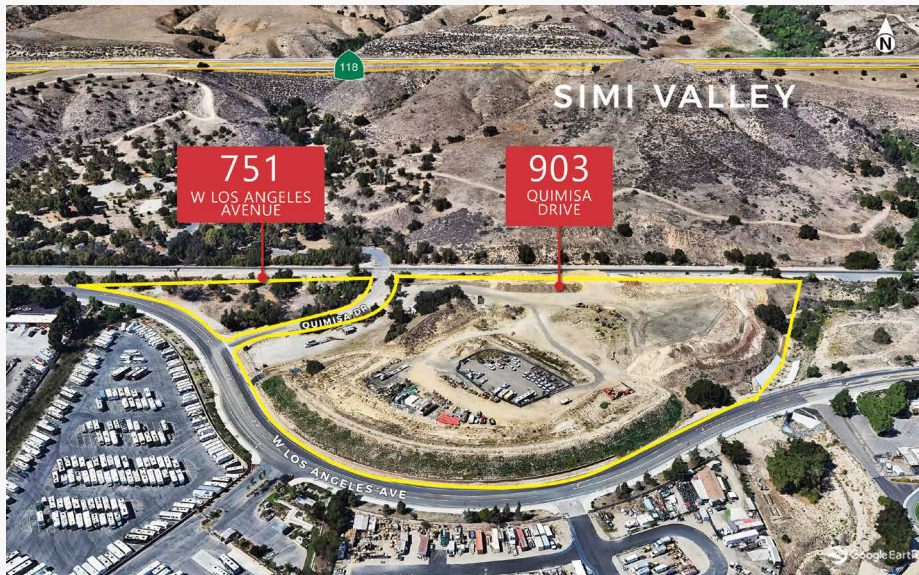
**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Overview

This industrial land development opportunity at the west end of Simi Valley is located just off the Madera Road exit of the 118 freeway. With excellent highway infrastructure, the properties at 903 Quimisa Drive and 751 W. Los Angeles Avenue offer immediate proximity to the San Fernando Valley, Los Angeles as well as to the cities of Moorpark, Thousand Oaks, Westlake and beyond via the 123 freeway.

With its easy access to Port of Hueneme, UPS, FedEx and Amazon, this is an extremely desirable location.

The City of Simi Valley is extremely friendly, amenity rich and is consistently ranked among the safest cities in America.



**Pricing:** \$28,890,630.00 (\$45.00 PSF)

## 903 Quimisa Drive, Simi Valley CA:

**Size:** Two (2) adjacent land parcels totaling approximately 571,882 square feet (+/- 13.1286 acres).

**APN:** 579-0-150-035 and 579-0-150-025.

**Type:** LI-BP-SP. Industrial

## 751 W. Los Angeles Ave., Simi Valley CA:

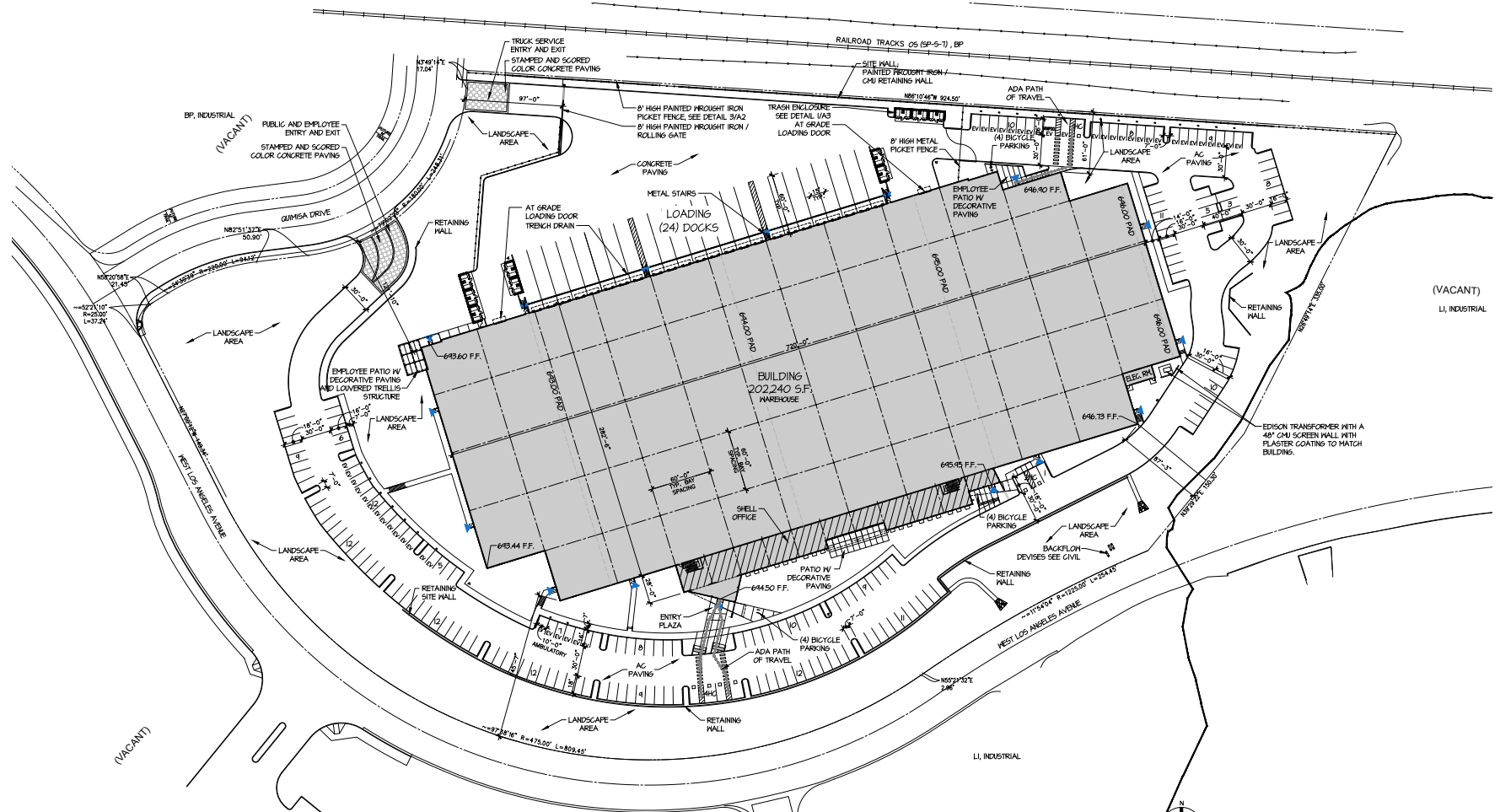
**Size:** One (1) land parcel totaling approximately 70,132 square feet (+/- 1.61 acres).

**APN:** 579-0-150-015

**Zoning:** LI-SP. Industrial.

## Combined Total Land Area:

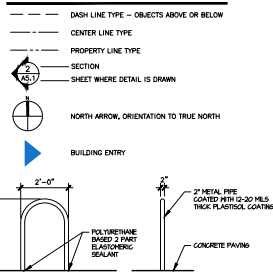
**Size:** Approximately 642,014 square feet (+/-14.74 acres)



**SITE PLAN**

SCALE 1" = 40'-0"

**LIST OF SYMBOLS**



**SITE DATA**

ED APN: 500-0-240-125 AND 500-0-240-355

ZONE: INDUSTRIAL

GENERAL PLAN DESIGNATION: LI - INDUSTRIAL LIGHT (SB) (SP-5-1)

ZONE DESIGNATION: LI - INDUSTRIAL LIGHT (SB) (SP-5-1)

GENERAL PLAN OCCUPANCY: OFFICE "B", WAREHOUSE "S-1"

CONSTRUCTION TYPE: TYPE III-B

FIRE SPRINKLERS PROVIDED: YES (NFPA-13)

BUILDING HEIGHT: VARIES 33', 41', 42'-6" AND 44'

SITE AREA: = 571,855 S.F. 13.28 AC. 100%

PAVING: = 174,425 S.F. 31%

LANDSCAPE: = 68,849 S.F. (NET) 12%

2:1 SLOPED AREA: = 125,521 S.F. 22%

BUILDING FOOTPRINT: = 202,240 S.F. 35%

TOTAL: = 571,855 S.F.

BUILDING AREAS:  
WAREHOUSE = 194,056 S.F.  
OFFICE = 8,844 S.F.  
OFFICE MEZZANINE = 7,340 S.F.  
TOTAL = 202,240 S.F.

LOADING ZONE REQUIRED: 3 PER 50,000 S.F. + 1 PER 100,000 = 4 SPACES (12' X 50')

LOADING ZONE PROVIDED: 24 LOADING SPACES (15' X 60')

**PARKING REQUIRED:**  
1 SPACE X 15,000 S.F. FOR 151 10,000 S.F. = 20 SPACES (WAREHOUSE)  
1 SPACE X 15,000 S.F. FOR 194,524 S.F. = 40 SPACES (WAREHOUSE)\*  
TOTAL = 60 SPACES

**1 ACCESSIBLE PARKING SPACES**

4) CAPABLE EV STATIONS  
25% INSTALLED = II (I VAN AND I STANDARD)

\*OFFICE AREA EQUAL TO 10% OF GROSS FLOOR AREA IS COUNTED AS WAREHOUSE AREA.

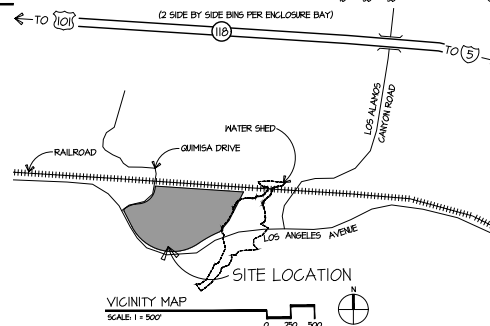
**PARKING PROVIDED:**  
FULL SIZE = 183 SPACES  
ACCESSIBLE = 1 SPACES  
EV SPACES = 46 SPACES (I VAN AND I STANDARD)  
TOTAL = 206 SPACES

**SIM VALLEY BIKE PARKING REQUIRED:**  
= 1 SPACE / 20 CAR SPACES  
= 60 CAR SPACES @ 1/20 = 3 SPACES

**C669C BIKE PARKING PROVIDED:**  
= 5% OF PROVIDED PARKING SPACES  
= 206 SPACES X 5% = 10 SPACES

**BIKE PARKING PROVIDED:**  
= 12 SPACES

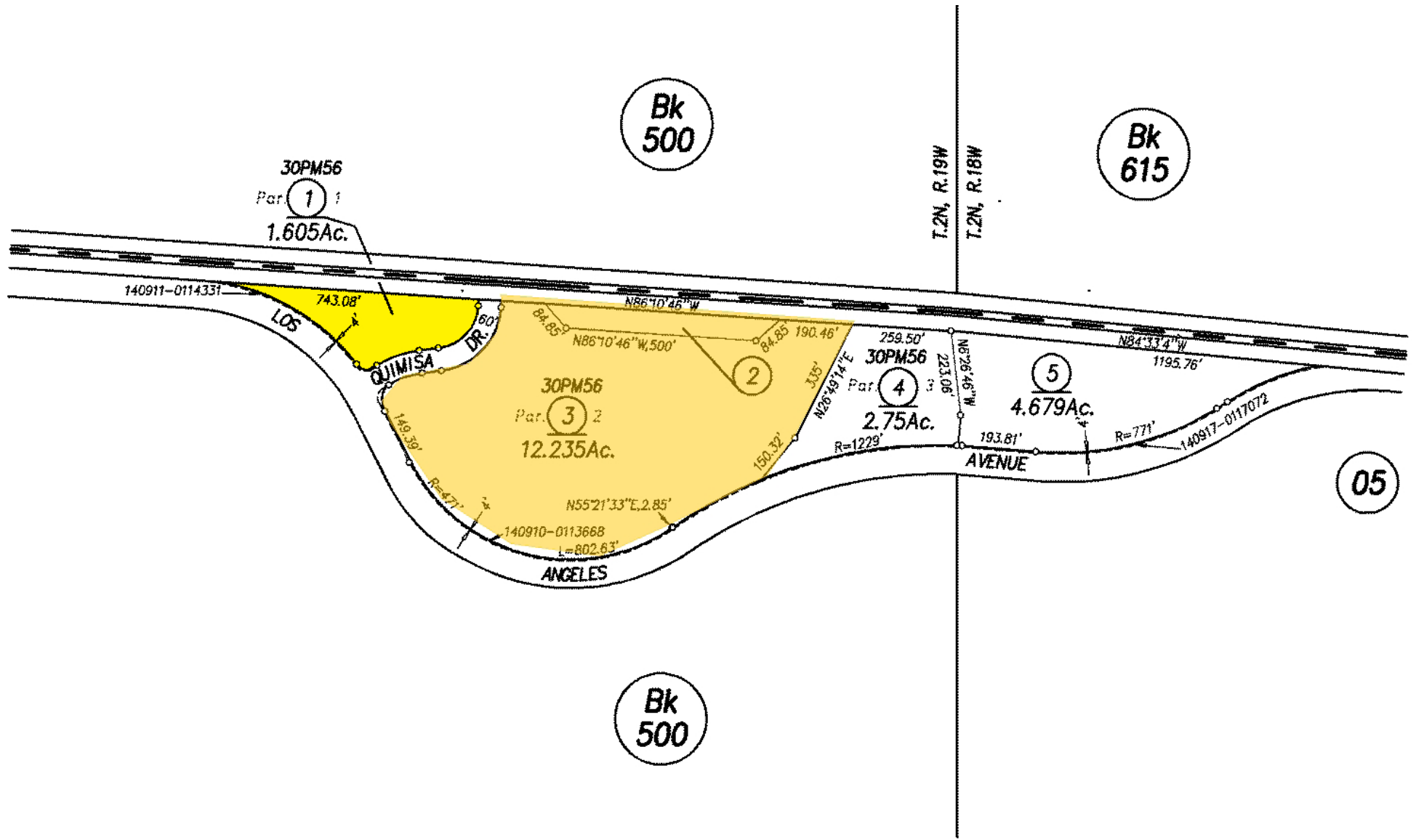
**TRASH COLLECTION REQUIRED:**  
= 7' X 45' BIN AREA  
PROVIDED = 8' X 160' BIN AREA



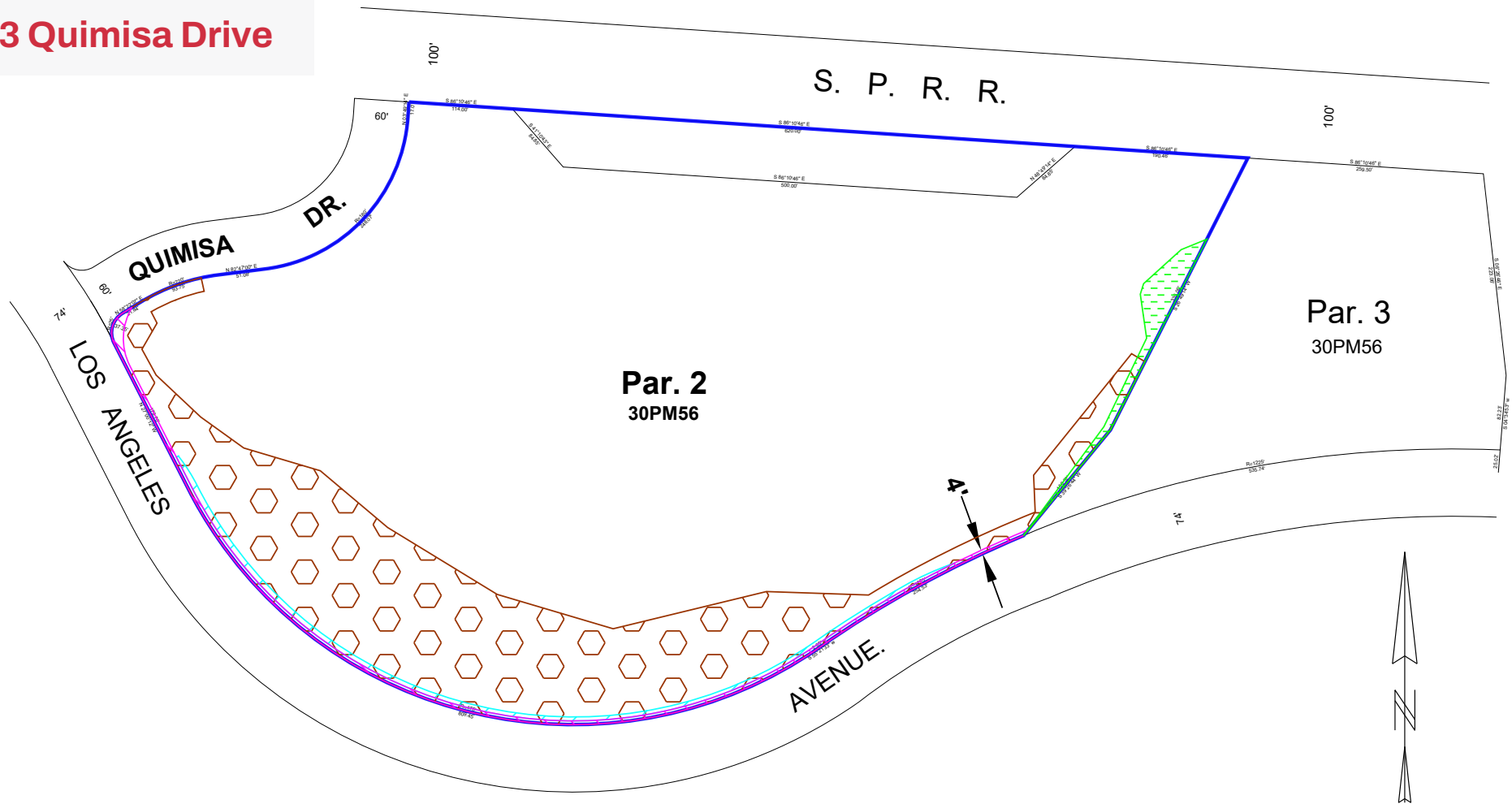








## 903 Quimisa Drive



### LEGEND:



PIQ



Easement for road, ingress, egress, ditches, pipelines and incidental purposes recorded in Book 29 Page 314, of Deeds shown as Item No. 7 is "Blanket in Nature"



Easement for pole lines and incidental purposes recorded May 28, 1948, in Book 818 Page 114, of Official Records shown as Item No. 8 is "Blanket in Nature"



Easement for flood control recorded May 1, 1981, as Document No. 81-40370, of Official Records shown as Item No. 11



Easement recorded September 27, 1991, as Document No. 91-143117, of Official Records shown as Item No. 13 is "Blanket in Nature"



Easement for permanent telecommunications and incidental purposes recorded January 30, 2014, as Document No. 20140130-00011258, of Official Records shown as Item No. 16 is "Blanket in Nature"



Easement for public street recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17

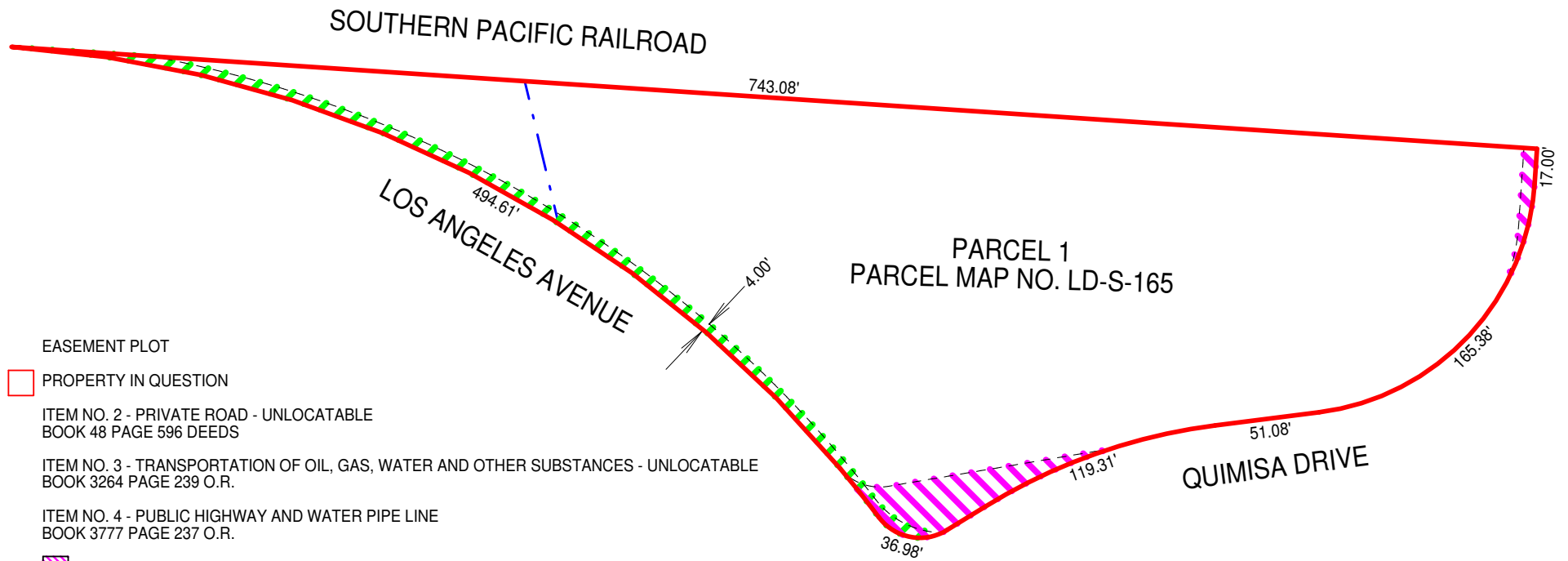


Easement for line of sight recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17



Easement for temporary construction purposes recorded September 10, 2014, as Document No. 2014-113668, of Official Records shown as Item No. 17

## 751 W. Los Angeles Avenue



**EASEMENT PLOT**

PROPERTY IN QUESTION

ITEM NO. 2 - PRIVATE ROAD - UNLOCATABLE  
BOOK 48 PAGE 596 DEEDS

ITEM NO. 3 - TRANSPORTATION OF OIL, GAS, WATER AND OTHER SUBSTANCES - UNLOCATABLE  
BOOK 3264 PAGE 239 O.R.

ITEM NO. 4 - PUBLIC HIGHWAY AND WATER PIPE LINE  
BOOK 3777 PAGE 237 O.R.

PUBLIC HIGHWAY

WATER PIPE LINE - CENTERLINE ONLY, NO WIDTH OF RECORD

ITEM NO. 5 - TRANSPORTATION OF OIL, GAS, WATER AND OTHER SUBSTANCES  
BOOK 5140 PAGE 626 O.R.

ITEM NO. 6 - INGRESS, EGRESS AND UTILITIES - UNLOCATABLE  
BOOK 4375 PAGE 146 O.R.

ITEM NO. 9 - FLOOD CONTROL AND MAINTENANCE - UNLOCATABLE  
BOOK 5152 PAGE 470 O.R.

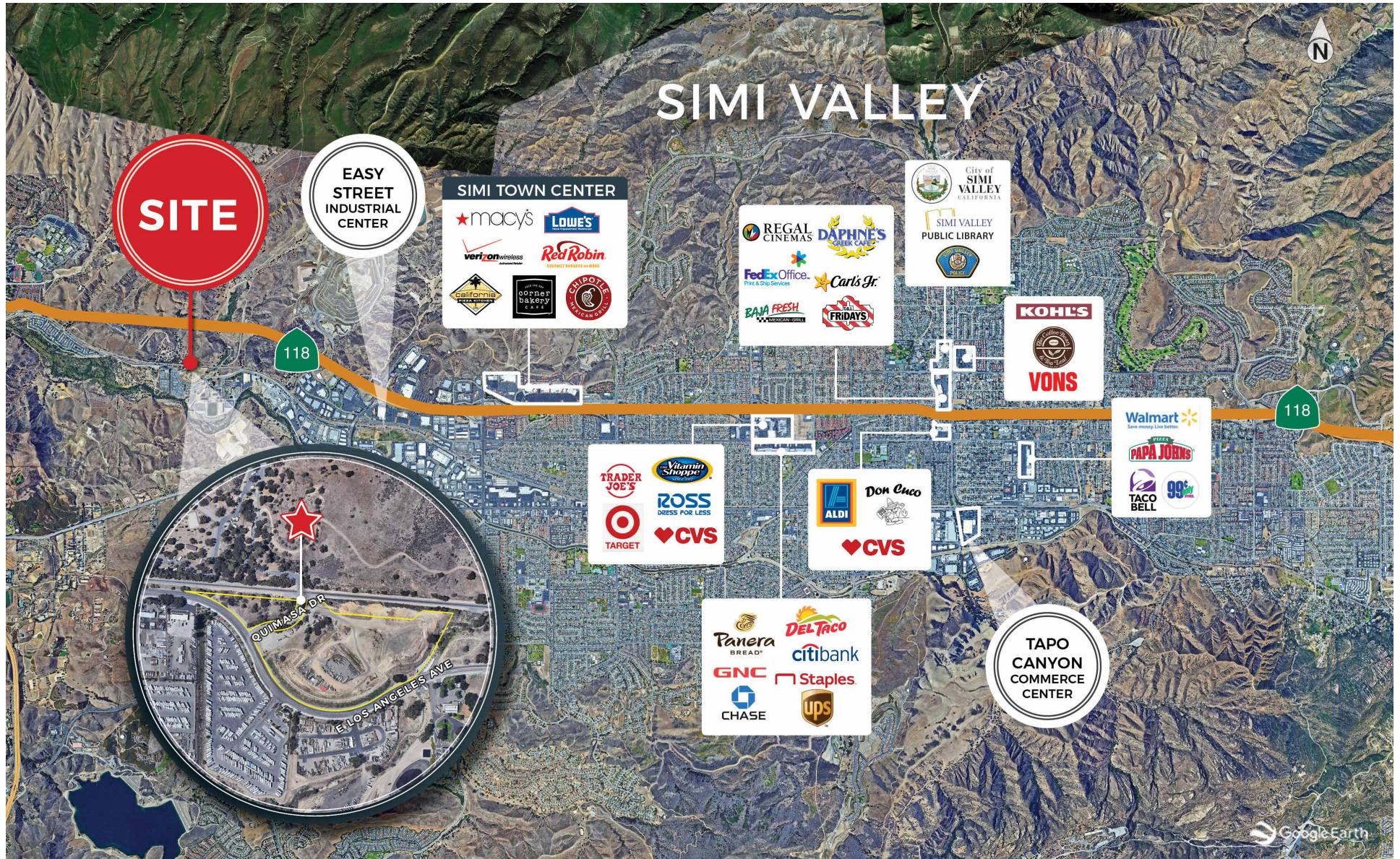
ITEM NO. 12 - TELECOMMUNICATIONS - UNLOCATABLE  
JANUARY 30, 2014 AS INSTRUMENT NO. 20140130-00011258 O.R.

ITEM NO. 13 - PUBLIC STREET  
SEPTEMBER 11, 2014 AS INSTRUMENT NO. 20140911-00114331 O.R.


This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Location Map









**Simi Valley** is a city located in the southeast corner of Ventura County, California, bordering the San Fernando Valley of Los Angeles and is part of the Greater Los Angeles Area. The city is situated west of the San Fernando Valley and east of the Conejo Valley, just 40 miles from Downtown Los Angeles. Located in the valley of the same name, Simi Valley is surrounded by the Santa Susana Mountain range and the Simi Hills. It is the third largest of Ventura County's ten cities. Simi Valley is well-known as the home of the Ronald Reagan Presidential Library, where the former president was laid to rest following his death in 2004.

The City's commercial and industrial base is diverse. Major industries with headquarters or divisions located within the City's boundaries, or in close proximity, include retail sales, real estate lending, health care, computer hardware, and light manufacturing.

The production of housing units continues with single-family homes in various subdivisions including the Enclave, Pinehurst, Fountain Wood, the Westerly, and the Woodlands. Additionally, production of multi-family apartments and condominiums throughout various under-utilized infill sites (along Patricia Avenue, Heywood Street, Sycamore Drive, and Los Angeles Avenue). Furthermore, growing demand of building permits for Accessory Dwelling Units peppered throughout Simi Valley contributes to the variety the city's housing stock. As Simi Valley is approaching General Plan buildout, undeveloped accessible land on the valley floor is rare. Concurrently, the community's wish to preserve and protect Simi Valley's hillsides though the Hillside Performance Standards is guiding the continued development of underutilized and nonconforming properties found on the valley floor. As a result, new and future development proposals will likely be inward, upward, and with intensified density. Simi Valleys' activity in the housing and the commercial real estate market has increased to levels not seen since before the Great Recession.



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