

# EL PASEO SIMI

2902-2950 TAPO CANYON RD | SIMI VALLEY, CA 93063



## Property Details

### Owned GLA

108,734 SF

### Availability

4 Suites | 7,444 SF

### Parking Spaces

459

### Overview

- Community center with strong national co-tenancy including Vons, The Habit, Jersey Mike's, and The Coffee Bean
- Surrounded by a population of 80,561 with an average household income of \$142,000+ within 3 miles
- Strategically positioned center in the heart of Simi Valley with easy access to the 118 freeway, located directly across from the Simi Valley Municipal Complex
- Dynamic mix of soft goods, grocery, daily needs and service retailers catering to the affluent demographic

## Tenant Mix



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## Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	15,617	14,309	5,169	\$136,745	\$110,659
3 MILES	67,665	54,219	22,070	\$122,778	\$103,501
5 MILES	114,054	92,796	37,350	\$127,384	\$105,551



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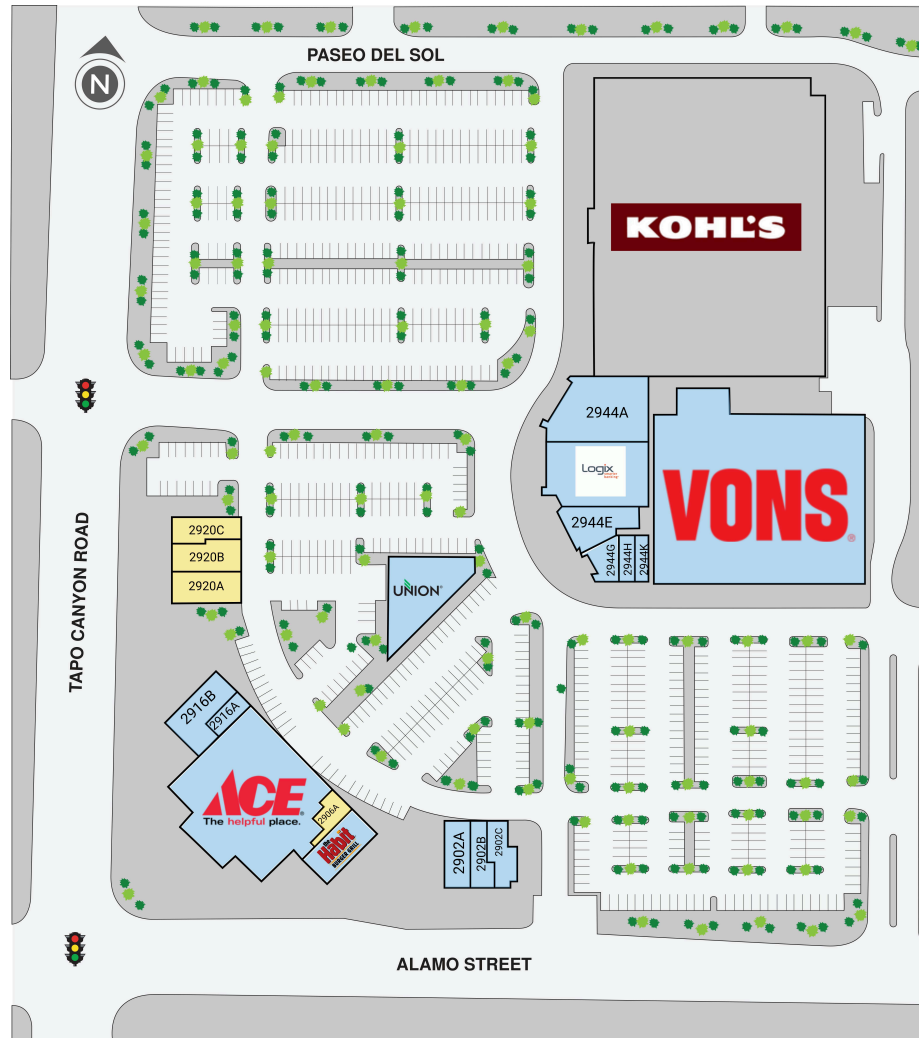
## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
2920A	AVAILABLE	2,500
2920B	AVAILABLE	2,125
2920C	AVAILABLE	2,000
2906A	AVAILABLE	819
2938	VONS	44,104
2910	WESTLAKE ACE HARDWARE	20,027
2944A	CARBON HEALTH TECHNOLOGIES	5,850
2944C	LOGIX FEDERAL CREDIT UNION	5,772
2930	UNION BANK & TRUST	4,500
2944E	LUXE SALON STUDIO & SPA	3,822
2902A	O2 SUSHI SEAFOOD	2,928
2916B	SLICE HOUSE	2,800
2906B	HABIT BURGER GRILL	2,388
2944G	COFFEE BEAN & TEA LEAF	1,702
2902C	JERSEY MIKES SUBS	1,660
2902B	THE FLYING YOLK	1,590
2944H	JAMBA JUICE	1,232
2916A	COLD STONE CREAMERY	1,200
2944K	GAMESTOP	1,191
NAP	KOHL'S (NAP)	

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## Get in Touch with Us

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