



Mountaingate Plaza

1117 E Los Angeles Avenue
Simi Valley, CA 93065

Center Type:
GLA: 276,602

Leasing Contact

Chrystelle Shanks

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PROPERTY HIGHLIGHTS

- Daily Needs Anchors: Valley Marketplace, Big 5 Sporting Goods, Ventura County Health Care Agency, and Dollar Tree drive consistent daily traffic.
- Affluent Demographics: Serves more than 75,000 residents within a 3-mile radius with average household incomes of \$151,000.
- Prime Intersection: Located at one of Simi Valley's busiest intersections at E. Los Angeles Avenue and First Street.
- High Traffic Exposure: Benefits from over 66,000 vehicles per day at the E. Los Angeles Avenue and First Street intersection.
- Community Retail Hub: Well-positioned neighborhood center serving both local residents and regional shoppers.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	16,519	75,902	118,437
HOUSEHOLDS	5,361	25,528	40,260
AVG HH INCOME	\$118,695	\$151,515	\$165,668

MAJOR TENANTS



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AVAILABLE SPACES

1	2,088 SF
4	19,687 SF
15	17,000 SF
18	5,270 SF
20	19,170 SF
24	1,380 SF
28	3,231 SF
38	3,100 SF
45	9,568 SF
47	2,432 SF
52	1,200 SF
54	2,621 SF
60	1,430 SF
64	2,413 SF
68	3,293 SF
76	1,408 SF
78	2,160 SF
89	904 SF

CURRENT TENANTS

3	OneMain Financial	1,875 SF	50	Valley Marketplace	30,331 SF	72	Vacant	2,175 SF
6	Dollar Tree	24,066 SF	53	El Pollo Loco	2,400 SF	74	First Street Dental Group	3,050 SF
10	Habitat for Humanity	19,000 SF	55	Coin Laundry	1,487 SF	77	The UPS Store	1,440 SF
25	Ace Cash Express	990 SF	56	Hai Sushi	1,800 SF	79	Starbucks	1,650 SF
26	777 Cleaners	1,019 SF	58	Thai Noodles	986 SF	80	Nutrishop	970 SF
27	Mountaingate Barber Shop	522 SF	59	Rock Star Nails	770 SF	81	Jersey Mike's Subs	1,787 SF
30	Sierra Vista Family Medical Clinic & Urgent Care	35,004 SF	61	Yummy Hawaiian BBQ	1,100 SF	82	Big 5 Sporting Goods	10,000 SF
35	Ventura County WIC & Behavioral Health	4,896 SF	62	The Donut Cafe	1,100 SF	84	O'Reilly Auto Parts	5,555 SF
40	Aqua Tots Swim School	8,500 SF	65	Catalina Paints	3,703 SF	86	US Armed Forces	6,178 SF
			66	Pizza Hut	1,332 SF	88	Larwin Liquor	1,875 SF
			67	Fred Loya Insurance	1,200 SF			
			70	Vacant	6,089 SF			

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.