



## **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 provide essential services and consistent shopper traffic.
- Attractive Demographics Serves a dense, affluent trade area with over 75,000 residents within 3 miles and average household incomes of \$151,000.
- Prime Intersection Location Positioned at one of Simi Valley's busiest intersections, with more than 66,000 vehicles passing E. Los Angeles Avenue and First Street each day.
- Strong Retail Trade Area A convenient community hub that captures both neighborhood shoppers and regional traffic.

#### **DEMOGRAPHICS**

	1M	2M	3M
POPULATION	16,519	75,902	118,437
HOUSEHOLDS	5,361	25,528	40,260
AVG HH INCOM	E \$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
- 38 3.100 SF
- 45 9,568 SF
- 47 2,432 SF
- 52 1,200 SF
- 54 2.621 SF
- 60 1,430 SF
- 61 1,100 SF
- 64 2,413 SF
- 68 3,293 SF
- 76 1,408 SF
- 78 2,160 SF
- 89 904 SF







#### **CURRENT TENANTS**

Health Dept.

3	OneMain Financial	1,875 SF	40	Aqua Tots Swim School	8,500 SF	70	Vacant	6,089 SF
6	Dollar Tree	24,066 SF	50	Valley Marketplace	30,331 SF	72	Vacant	2,175 SF
10	Habitat for Humanity	19,000 SF	53	El Pollo Loco	2,400 SF	74	First Street Dental Group	3,050 SF
25	Ace Cash Express	990 SF	55	Coin Laundry	1,487 SF	77	The UPS Store	1,440 SF
26	777 Cleaners	1,019 SF	56	Hai Sushi	1,800 SF	79	Starbucks	1,650 SF
27	Mountaingate Barber	522 SF	58	Thai Noodles	986 SF	80	Nutrishop	970 SF
Shop	Shop		59	Rock Star Nails	770 SF	81	Jersey Mike's Subs	1,787 SF
28	Vacant	3,231 SF	62	The Donut Cafe	1,100 SF	82	Big 5 Sporting Goods	10,000 SF
30 Sierra Vista Family Medical Clinic & Urgent Care	, , , , , , , , , , , , , , , , , , , ,	35,004 SF	65	Catalina Paints	3,703 SF	84	O'Reilly Auto Parts	5,555 SF
			66	Pizza Hut	1,332 SF	86	US Armed Forces	6,178 SF
35	County of Ventura Public	4.896 SF	67	Fred Loya Insurance	1,200 SF	88	Larwin Liquor	1,875 SF