



# Mountaingate Plaza

1117 E Los Angeles Avenue  
Simi Valley, CA 93065

Center Type:  
GLA: 276,602

## PROPERTY HIGHLIGHTS

- Daily Needs Anchors – Valley Marketplace, Big 5 Sporting Goods, and Ventura County Health Care Agency 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 INCOME	\$118,695	\$151,515	\$165,668

## MAJOR TENANTS



Valley Marketplace  
A Valley Properties Retail Company, LLC © 2020



## Mountaingate Plaza



Available



Coming Available



### CURRENT TENANTS

1	Vacant	2,088 SF	40	Aqua Tots Swim School	8,500 SF	67	Fred Loya Insurance	1,200 SF
3	OneMain Financial	1,875 SF	45	Vacant	9,568 SF	68	Vacant	3,293 SF
4	Spirit Halloween	19,687 SF	47	Vacant	2,432 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	52	Vacant	1,200 SF	74	First Street Dental Group	3,050 SF
15	Vacant	17,000 SF	53	El Pollo Loco	2,400 SF	76	Vacant	1,408 SF
18	Vacant	5,270 SF	54	Vacant	2,621 SF	77	The UPS Store	1,440 SF
20	Vacant	19,170 SF	55	Coin Laundry	1,487 SF	78	Vacant	2,160 SF
24	Vacant	1,380 SF	56	Hai Sushi	1,800 SF	79	Starbucks	1,650 SF
25	Ace Cash Express	990 SF	58	Thai Noodles	986 SF	80	Nutrishop	970 SF
26	777 Cleaners	1,019 SF	59	Rock Star Nails	770 SF	81	Jersey Mike's Subs	1,787 SF
27	Mountaingate Barber Shop	522 SF	60	Vacant	1,430 SF	82	Big 5 Sporting Goods	10,000 SF
28	Vacant	3,231 SF	61	The Great Central Steak & Hoagie	1,100 SF	84	O'Reilly Auto Parts	5,555 SF
30	Sierra Vista Family Medical Clinic & Urgent Care	35,004 SF	62	The Donut Caf?	1,100 SF	86	US Armed Forces	6,178 SF
35	County of Ventura Public Health Dept.	4,896 SF	64	Vacant	2,413 SF	88	Larwin Liquor	1,875 SF
38	Vacant	3,100 SF	65	Catalina Paints	3,703 SF	89	Vacant	904 SF
			66	Pizza Hut	1,332 SF			