



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 INCOME	\$118,695	\$151,515	\$165,668

MAJOR TENANTS



Valley Marketplace
Your Neighborhood Supermarket
A Valley Produce Market Company est. 1982





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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

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 Shop	522 SF	58	Thai Noodles	986 SF	80	Nutrishop	970 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
35	Ventura County WIC & Behavioral Health	4,896 SF	66	Pizza Hut	1,332 SF	86	US Armed Forces	6,178 SF
			67	Fred Loya Insurance	1,200 SF	88	Larwin Liquor	1,875 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.

