DELPHI
COMMERICAL PROPERTIES, INC.



Mountaingate Plaza

1117 E Los Angeles Avenue
Simi Valley, CA 93065

Center Type:
GLA: 276,602

Leasing Contact

Adam Greenberg, CLS

agreenberg@dlcmgmt.com

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	16,794	47,108	75,878
HOUSEHOLDS	6,122	16,142	26,314
AVG HH INCOME	$121,725	$141,754	$147,237

MAJOR TENANTS

DOLLAR TREE

Valley Marketplace
YOUR NEIGHBORHOOD INTERNATIONAL GROCER

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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

COMING AVAILABLE

25	990 SF
65	3,703 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.

Available Coming Available



CURRENT TENANTS

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