



New Anchor Tenant
Under Construction

2631

For lease

Civic Center Plaza | Simi Valley, CA

Austin Bettar

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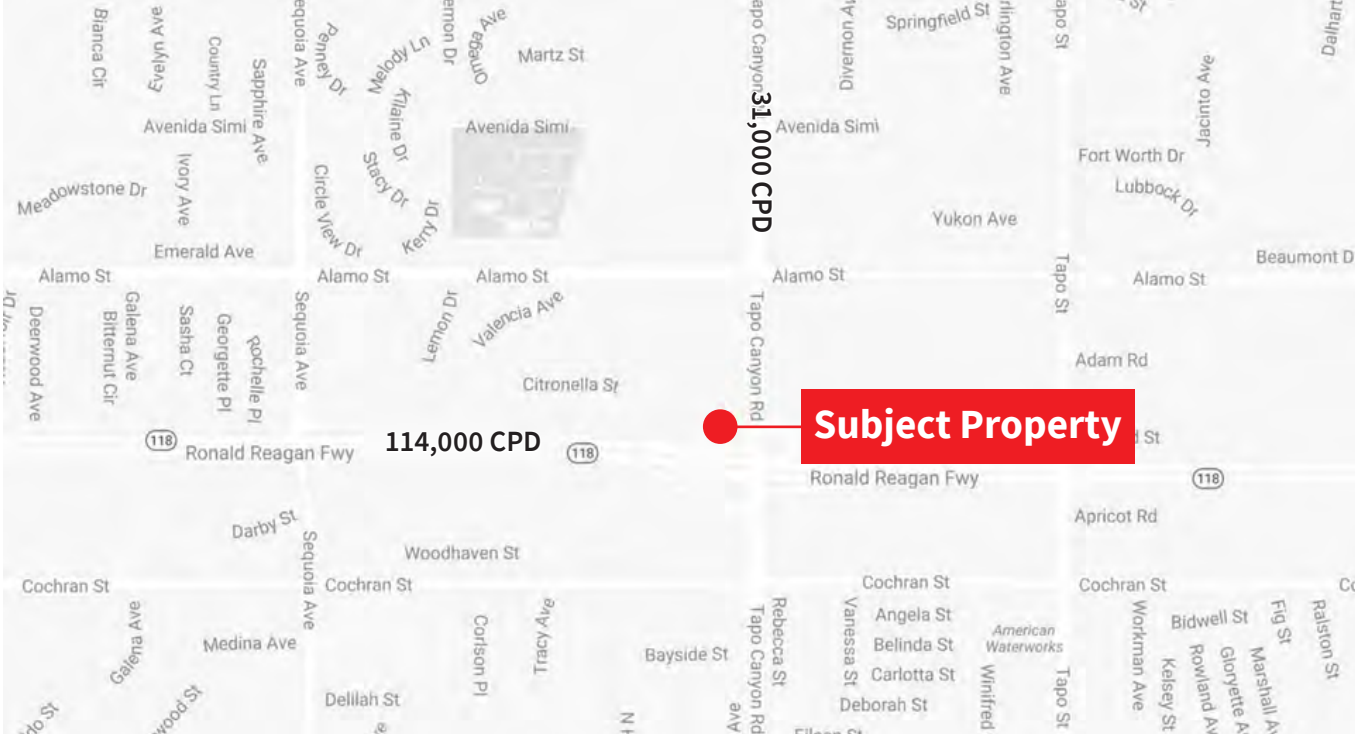
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Property highlights

- 1,200 s.f. of office spaces - Now Available
- The center has over 145,000 s.f. of GLA and boasts such national retailers as: Bed Bath & Beyond, Regal Cinemas, Unleashed, Carl's Jr., and Starbucks
- Regal recently completed \$4 million remodel including state-of-the-art stadium seating
- Freeway adjacent and visible to the 118 freeway
- Ample parking with approximately 1,088 parking stalls
- Excellent shopping center ingress and egress with easy east/west access to the 118 freeway
- Full refresh of Shopping Center - landscaping, lighting, facade

Area retailers



Demographics

1 mile

2 miles

3 miles



18,723
Total Population

45,864
Total Population

85,038
Total Population



2.97
Ave. Household Size

3.01
Ave. Household Size

3.05
Ave. Household Size



\$103,739
Ave. HH Income

\$106,821
Ave. HH Income

\$108,834
Ave. HH Income



\$432,235
Median Home Value

\$443,042
Median Home Value

\$443,136
Median Home Value

Site plan



List of tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
2619	Carl's Jr.	3,050	2679-C	Starbucks	1,481
2631-2655A-C	Future Anchor	35,236	2679-D	Its Boba Time	1,000
2643-A/B	Premier Amer. C.U.	1,838	2691-A	Available	1,256
2643-C	Petco	5,057	2691-B	Supercuts	1,350
2655-D	Wingstop	1,391	2691-C	Avenue of Smiles	2,792
2667-A	Available	1,408	2691-E	Wescom Credit Union	3,380
2667-B/C	Available - Restaurant	2,525	2717-A/B1	Available - Former BofA	4,302
2667-D	Available - Restaurant	1,350	2717-B2	Victra Wireless	2,000
2667-E	Panda Express	1,819	2717-C	FedEx Kinko's	2,000
2667-F	E. Coast Pizza Co.	1,332	2750	Regal Cinemas	56,095
2667-G	Available - Restaurant	3,457	2795	Available - Former TGI Friday's	6,414
2679-A	Baja Fresh	2,876	Total GLA:		145,260
2679-B	YogurtLand	1,069			

Aerial



Thank you

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