

# CIVIC CENTER PLAZA

2751 Tapo Canyon Rd, Simi Valley, CA

Now Anchored by Whole Foods Market





Food & Beverage



Wellness



Athleisure

CURATING THE NEXT CHAPTER OF CIVIC CENTER PLAZA



## AN UNDERSERVED MARKET AN UNMATCHED OPPORTUNITY

For years, a significant gap has existed between the established affluence of Westlake Village and Thousand Oaks and the explosive growth of Porter Ranch. In the middle lies Simi Valley—a market with powerful demographics and a distinct lack of premium retail and dining. That changes now. **Civic Center Plaza** is strategically positioned to finally serve this customer, creating a once-in-a-decade opportunity for savvy operators. The location features easy and direct access to the 118 freeway. Second generation & customizable spaces available.



574 SF-6,414 SF

Available  
Unit Configurations



45,000

VPD at Tapo Canyon Rd &  
Alamo Rd



100%

Full center refresh including  
façade, landscaping, & lighting



1,088

Parking Stalls  
Onsite

# THE ANCHOR & THE CONSUMER

## WHOLE FOODS EXPANDING IN PROVEN MARKETS

The arrival of Whole Foods Market is a market validation. It is a magnet for a high-value, high-frequency consumer who prioritizes quality and is loyal to brands that align with their lifestyle. This isn't just a grocer; it's a traffic engine that generates a 'halo effect,' elevating the entire center and creating a built-in ecosystem of success for every co-tenant. Your brand benefits from the constant stream of premium shoppers that Whole Foods delivers.



Center Remodel Renderings



# THE MARKET & THE MOMENTUM

## THOUSANDS OF NEW HOMES & THE EVOLUTION OF A “LIVE, WORK, PLAY” HUB

While drawing from the entire region, the immediate trade area is experiencing a powerful wave of development. This isn’t a static market; it’s a community in transformation, adding new, modern households daily. These are your future customers, and they are moving here now.



### New Residential:

Projects like The Enclave and Lost Canyons, representing thousands of new homes.



### Commercial Transformation

Simi Valley Town Center’s evolution into a “live, work, play” hub, is creating a more sophisticated local consumer.



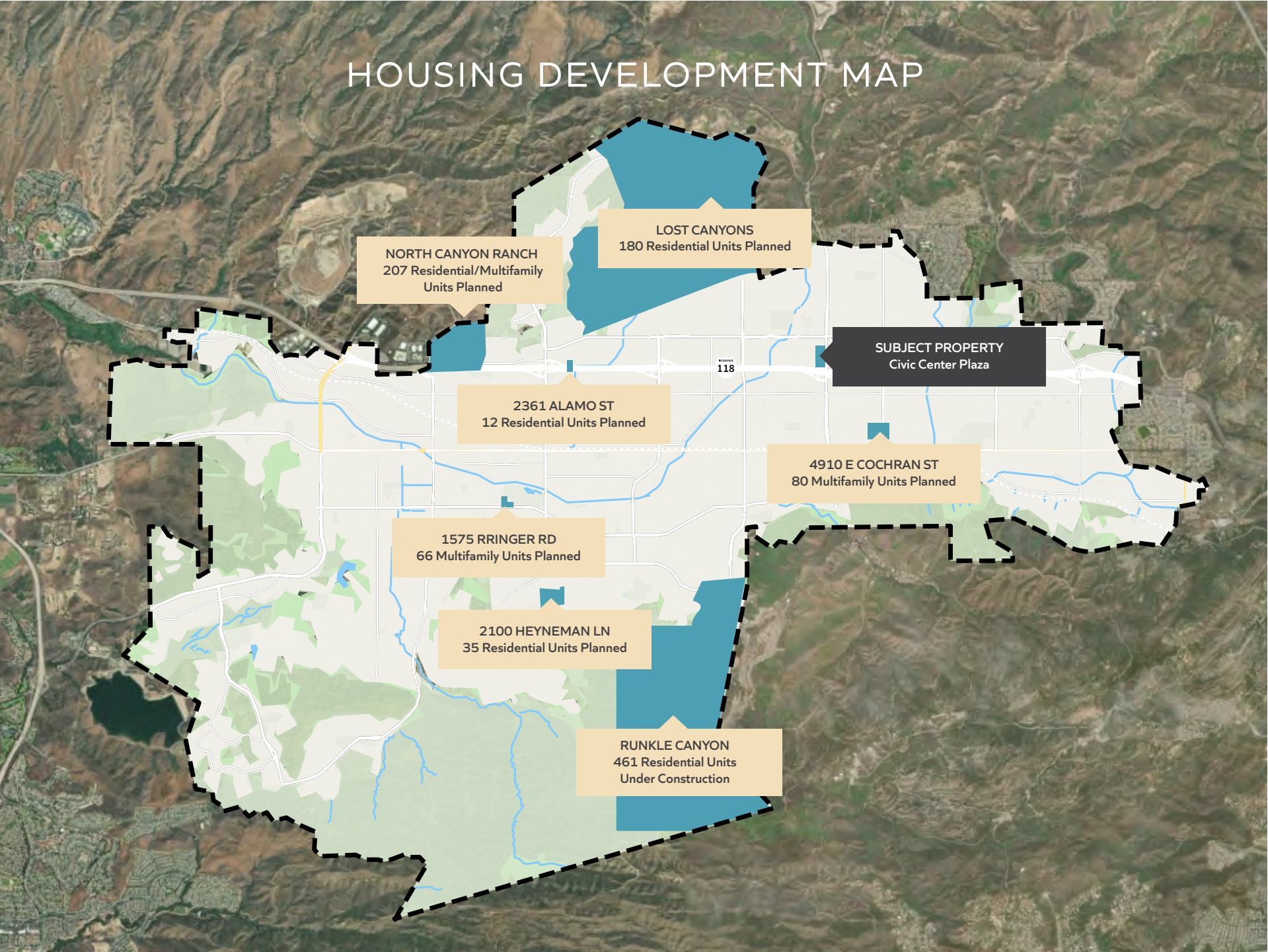
**The Enclave** development has brought new, higher-density housing directly into an established and desirable part of eastern Simi Valley. By replacing an old school site with dozens of new single-family homes, this infill project is creating an immediate, concentrated customer base for nearby commercial centers. This signals a trend of reinvestment within the city’s existing footprint, providing a fresh stream of spend-ready consumers for local retailers and restaurants seeking a convenient and built-in audience.



The new **Lost Canyons** master-planned community is introducing 394 of new luxury homes, injecting a significant and affluent customer base directly into the Simi Valley market. This development is specifically designed to attract high-income residents by creating a desirable lifestyle centered on recreation, extensive open space, and over 4.5 miles of trails. This major private investment signals strong confidence in the area’s long-term economic prosperity, ensuring a stable and growing market for premium retail and dining operators looking to serve this expanding community.



**The Simi Valley Town Center** is being transformed into the city’s premier “live, work, play” hub by adding up to 375 new residential units and a hotel directly into the shopping center. This redevelopment provides a built-in, 24/7 customer base of on-site residents and visitors who will live, stay, and socialize just steps from restaurants and other businesses, creating guaranteed foot traffic. The resulting synergy establishes a dynamic lifestyle destination, offering an unmatched opportunity for retailers and restaurants to capture a captive audience in a vibrant, energetic environment.



THE OPPORTUNITIES

AVAILABLE FOR LEASE: 574 SF (min) to 6,414 SF (max)

IDEAL FOR: Best-in-class QSR & full-service restaurants, boutique fitness, and specialty retail.

| UNIT          | SPACE STATUS                  | SIZE (SF) | UNIT       | SPACE STATUS                    | SIZE (SF) |
|---------------|-------------------------------|-----------|------------|---------------------------------|-----------|
| 2619          | Carl's Jr.                    | 3,050     | 2679-C     | Starbucks                       | 1,481     |
| 2631,2655-A-C | Whole Foods - Coming Soon     | 35,236    | 2679-D     | It's Boba Time                  | 1,000     |
| 2643-A/B      | Premier America CU            | 1,838     | 2691-A     | Available                       | 1,256     |
| 2643-C        | Petco Unleashed               | 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     | 2679-STO   | Available                       | 574       |
| 2667-D        | Available (Former Restaurant) | 1,350     | 2717-B2    | Verizon                         | 2,000     |
| 2667-E        | Panda Express                 | 1,819     | 2717-C     | Fedex Office and Print Services | 2,000     |
| 2667-F        | East Coast Pizza              | 1,332     | 2717-A/B1  | Available (Demisable)           | 4,302     |
| 2667-G        | Available (Restaurant)        | 3,457     | 2750       | Regal Cinemas & IMAX            | 56,095    |
| 2679-A        | Baja Fresh                    | 2,876     | 2795       | Available (Restaurant)          | 6,414     |
| 2679-B        | Yogurtland                    | 1,069     | Total GLA: |                                 | 145,260   |





DEMOGRAPHICS

|                                                   | 10 MIN DRIVE | 20 MIN DRIVE | 30 MIN DRIVE |
|---------------------------------------------------|--------------|--------------|--------------|
| Estimated Population                              | 113,184      | 300,889      | 887,107      |
| Estimated Median Household Income                 | \$123,495    | \$135,738    | \$119,365    |
| Adj. Daytime Demographics<br>Age 16 Years or Over | 73,680       | 221,827      | 665,222      |
| College Degree +<br>(Bachelor Degree or Higher)   | 29,973       | 93,049       | 249,259      |



\$158,705

Average  
Household Income



\$125,145

Median  
Household Income



25.7%

Households with Annual  
Income over \$200,000

-1 MILE RADIUS -

# CIVIC CENTER PLAZA

## BROKER CONTACTS

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