

**Simi Valley Town Center  
Prime Retail Space for Lease  
1263 Simi Town Center Way**



**LOCATION:**

1263 Simi Town Center Way  
Simi Valley, CA 93065

**UNIT AVAILABLE:**

Unit H3 - 5,506+/- sq ft @ \$2.50 psf, NNN (\$0.80)

**OCCUPANCY:**

Immediate

**PARKING:**

Good in-common parking lot

**COMMENTS:**

- \* Excellent location on Simi Town Center Drive
- \* Great access to 118 Freeway
- \* Prominent signage & visibility
- \* Adjacent to **Simi Valley Town Center Mall**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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**OUT PARCEL OF:**



1263 Simi Town Center Way,  
Simi Valley, CA



Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.