



Simi Hills Medical Center

2876 N. Sycamore Drive, Suite 101
Simi Valley, California 93065

Property Description

Sale Price - \$3,100,000 - 4,608 to 9,216 SF Medical Office Condo
For Sale or Lease. Entire First Floor of a 25,403 SF 3-story Medical
Office Building on a 1.75-acre parcel. Available Now!

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,793	39,598	112,388
Total Population	9,267	121,454	332,743
Average HH Income	\$103,139	\$100,161	\$119,865

Property Highlights

- Most-desired entire First Floor location
- Well-positioned for medical use(s) across the street from Simi Adventist Hospital
- 19 exam rooms, 10 doctor offices, 2 consult/offices, waiting room
- Nurse station, billing clerks office, staff room, 4 staff bathrooms
- 2 pedes rooms, 2 O.P. treatment rooms, 1 radiology
- 1 cardio pulm lab, 1 lab, 2 cardio exam rooms 1 cast room
- 5 patient bathrooms
- Former Tenant was paying \$3.01/sf, NNN

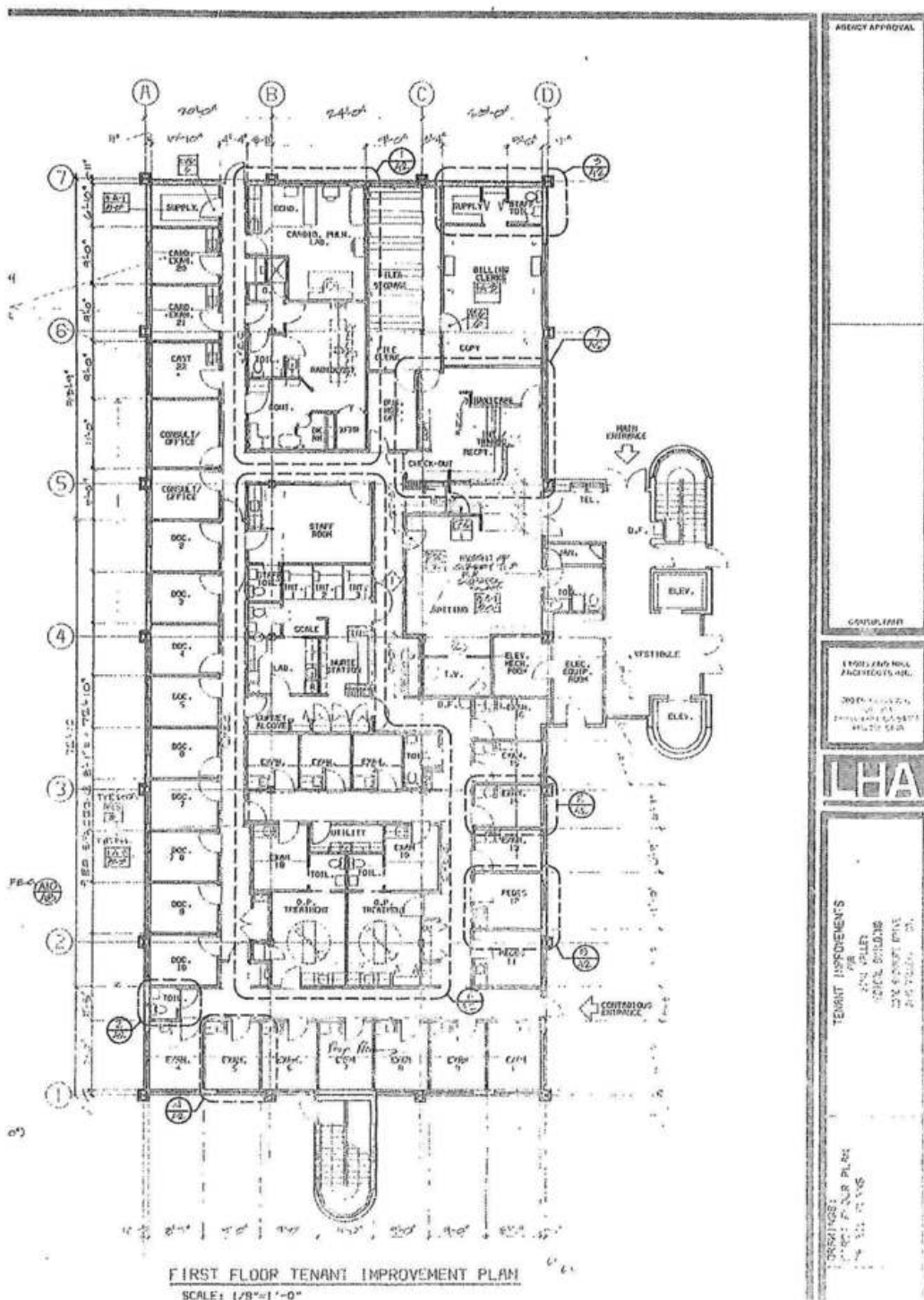
OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	\$2.50 SF/month (MG)
Available SF:	9,216 SF
Building Size:	4,608 to 9,216 SF (Div.)

Gary Seaton

Executive Vice President | 805.277.4021
gseaton@naicapital.com | CalDRE #00713834



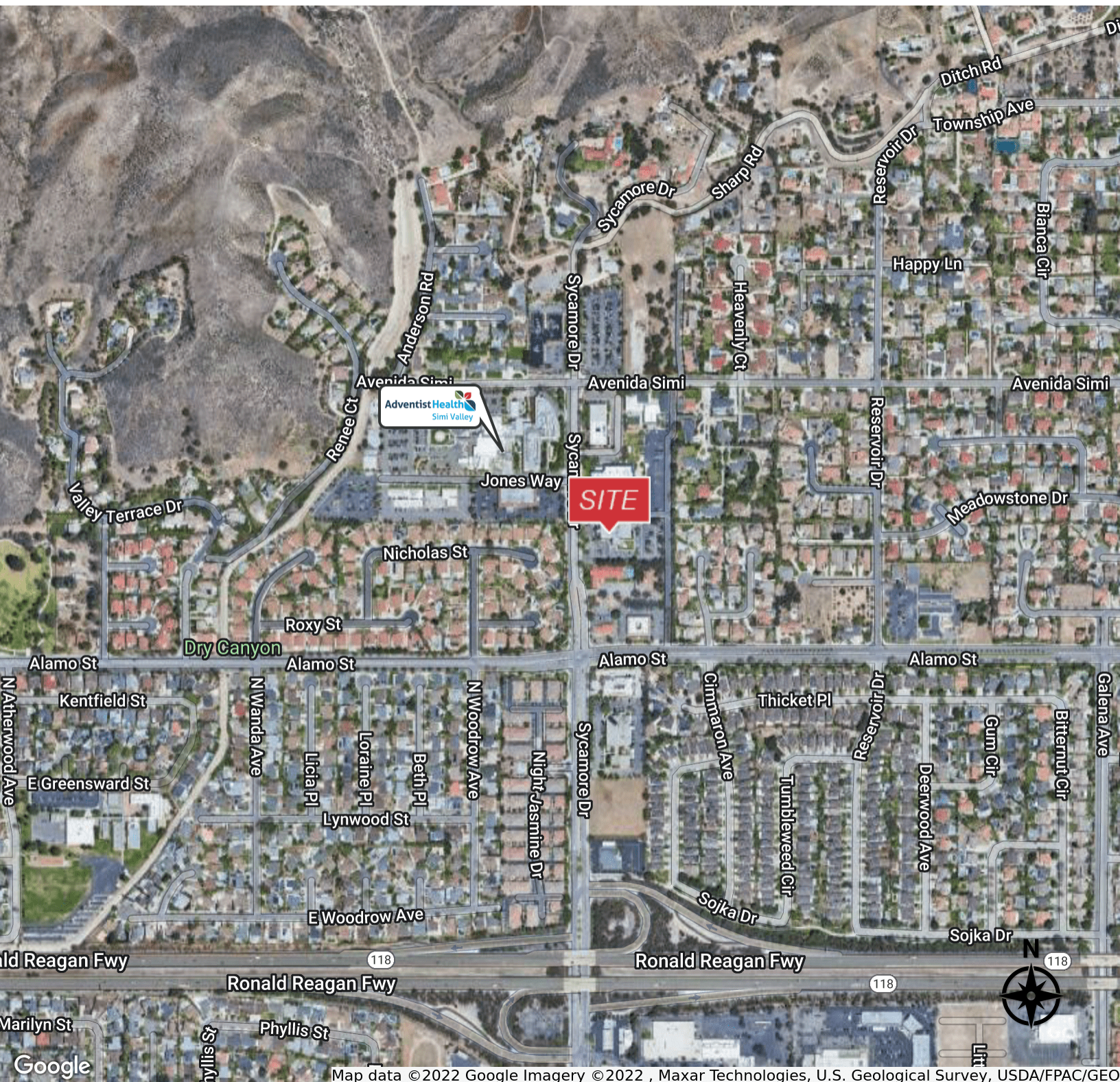


Gary Seaton

Executive Vice President | 805.277.4021

gseaton@naicapital.com | CalDRE #00713834



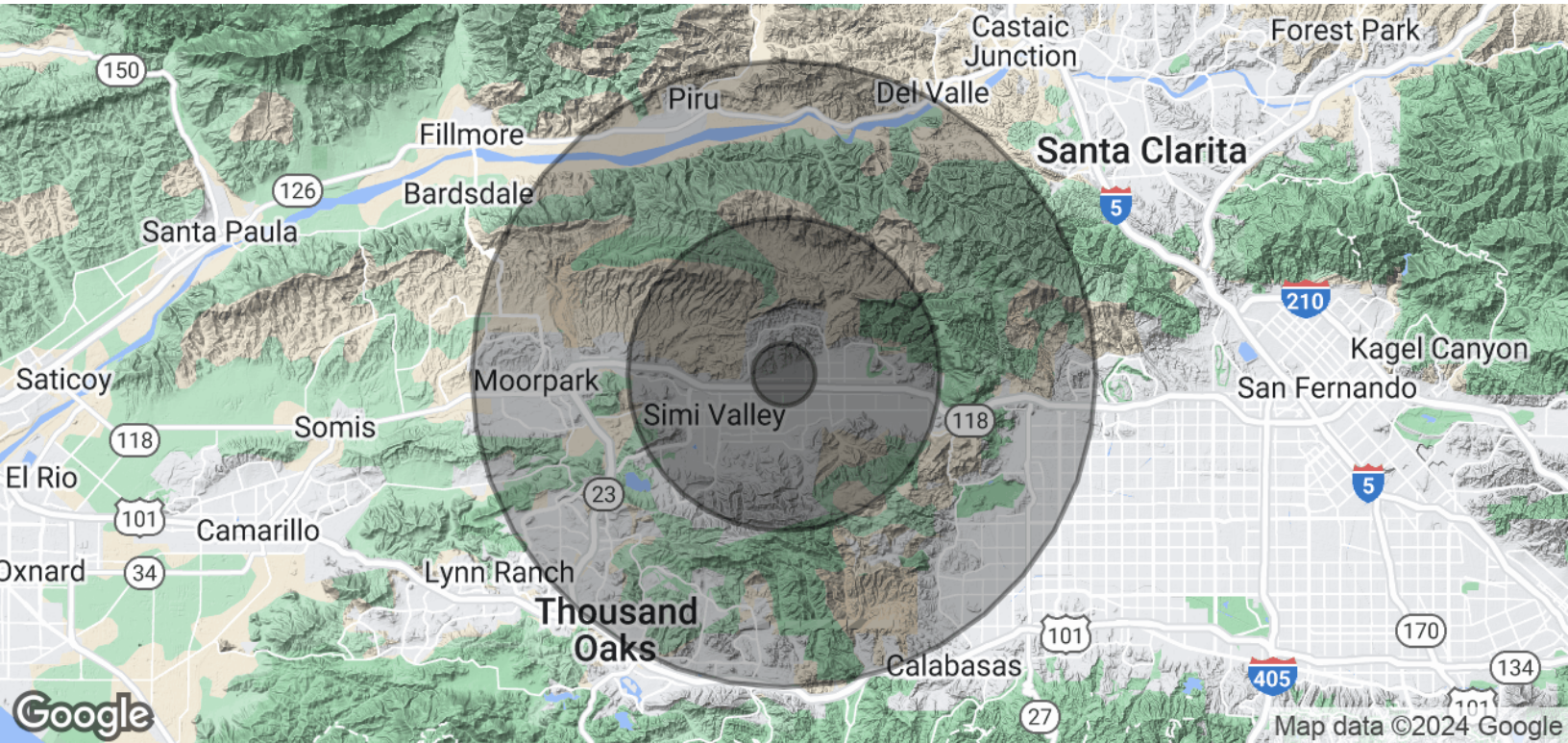


Map data ©2022 Google Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

Gary Seaton

Executive Vice President | 805.277.4021
gseaton@naicapital.com | CalDRE #00713834





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,267	121,454	332,743
Average Age	35.6	36.6	39.1
Average Age (Male)	34.0	35.9	38.1
Average Age (Female)	36.7	37.2	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,793	39,598	112,388
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$103,139	\$100,161	\$119,865
Average House Value	\$558,021	\$591,203	\$656,346

* Demographic data derived from 2020 ACS - US Census

Gary Seaton

Executive Vice President | 805.277.4021
gseaton@naicapital.com | CalDRE #00713834

