

# 3965 Heritage Oak Ct Simi Valley, CA 93063



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE

**PEAK**  
COMMERCIAL

SERVICE BEYOND EXPECTATION<sup>®</sup>

# THE SPACE

Location	3965 Heritage Oak Ct Simi Valley, CA 93063
County	Los Angeles
APN	626-0-351-145
Square Feet	23,611
Monthly Rent PSF	\$1.45
Lease Type	MG

**Notes** 3-5 Years or terms acceptable to Sublessor

## PROPERTY FEATURES

BUILDING SF	23,611
LAND SF	76,666
LAND ACRES	1.76
YEAR BUILT	2002
BUILDING CLASS	B
NUMBER OF STORIES	1
PARKING RATIO	3.3/1,000

# HIGHLIGHTS

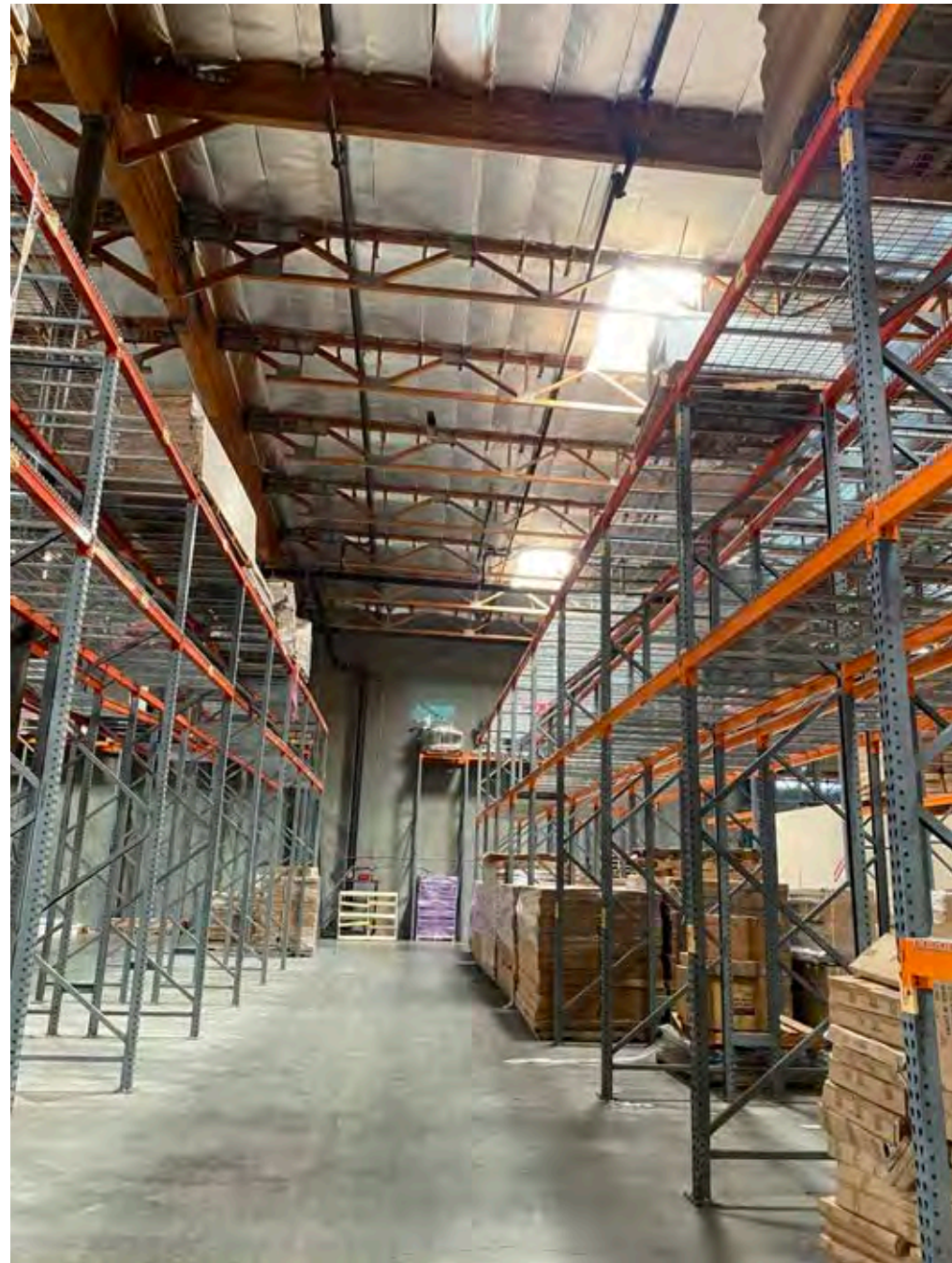
- 28' Ceiling Height
- Two (2) Dock-High Doors/Loading
- One (1) Drive In/Grade-Level Door
- Immediate Access to the 118 Freeway
- Less than 15 minutes from the SFV
- 20 Parking Spaces (Sublessor retaining yard area)



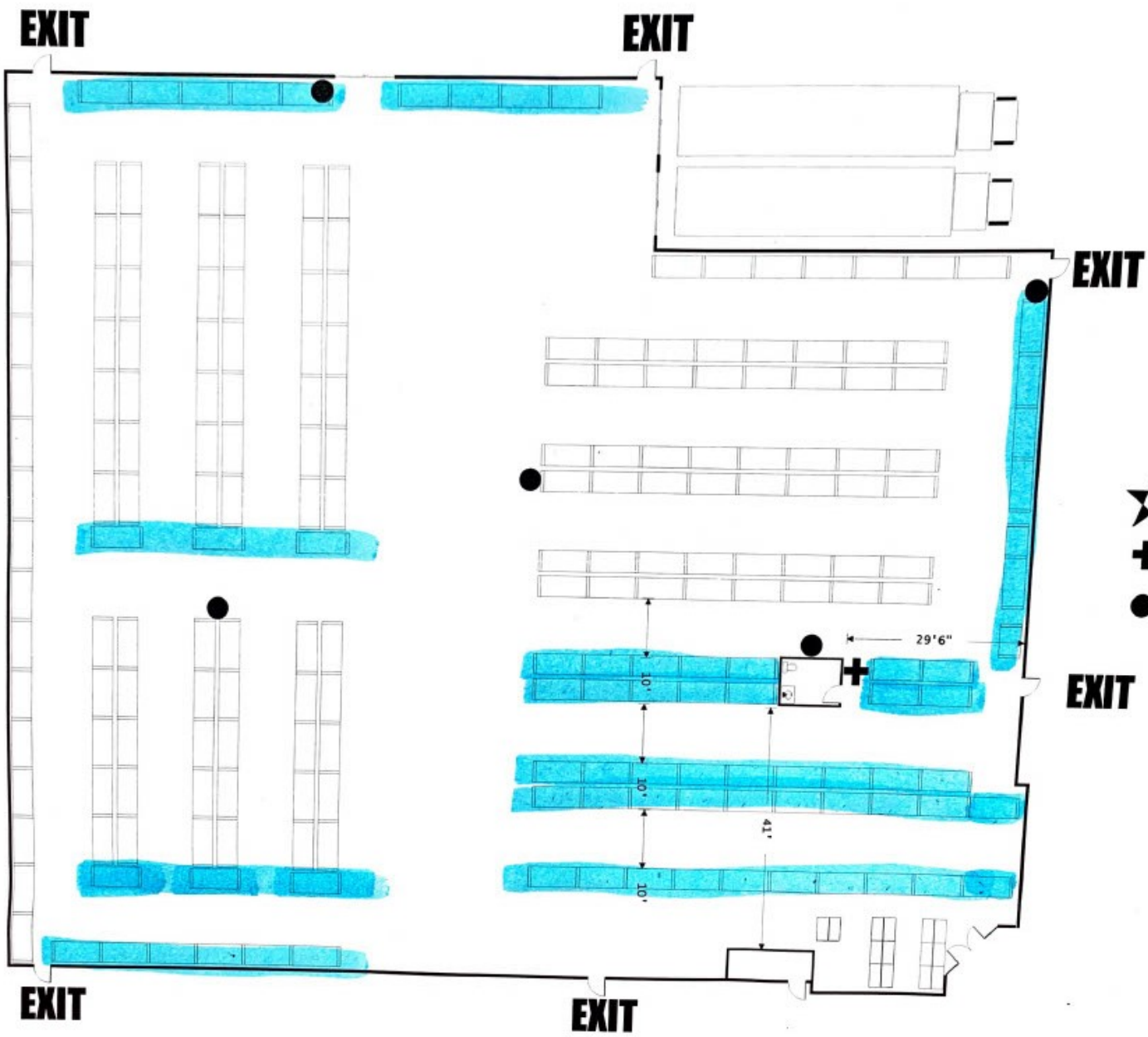












- ★ You Are Here
- + First Aid Station
- Fire Extinguishers





Target

CVS pharmacy

Chick-fil-®

TRADER JOE'S

SHARKY'S WOODFIRE MEXICAN GRILL

REGAL Cinema

BANK OF AMERICA

FedEx Office Print & Ship Center

Baja Fresh MEXICAN GRILL

LOWE'S

Starbucks

BEST BUY

california PIZZA KITCHEN

CHIPOTLE MEXICAN GRILL

BUFFALO WILD WINGS

Staples

citi

SPROUTS FARMERS MARKET

Panera

CVS pharmacy

Don Quijote

ALDI

Walmart

Auto Zone

PIZZA PAPA JOHN'S

Alamo ST

CALIFORNIA 118

Sycamore Dr

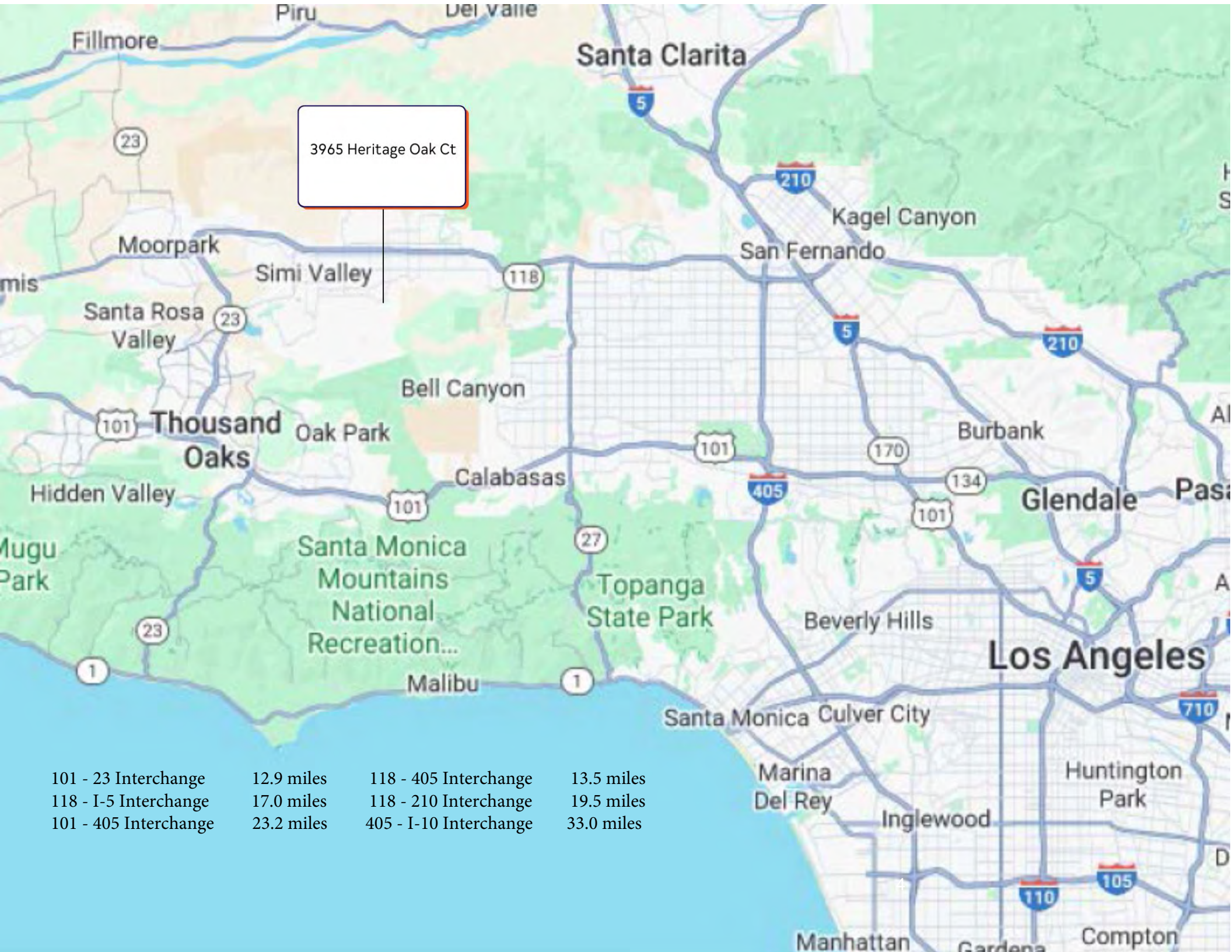
Tapo Canyon Rd

Los Angeles Ave

Royal Ave



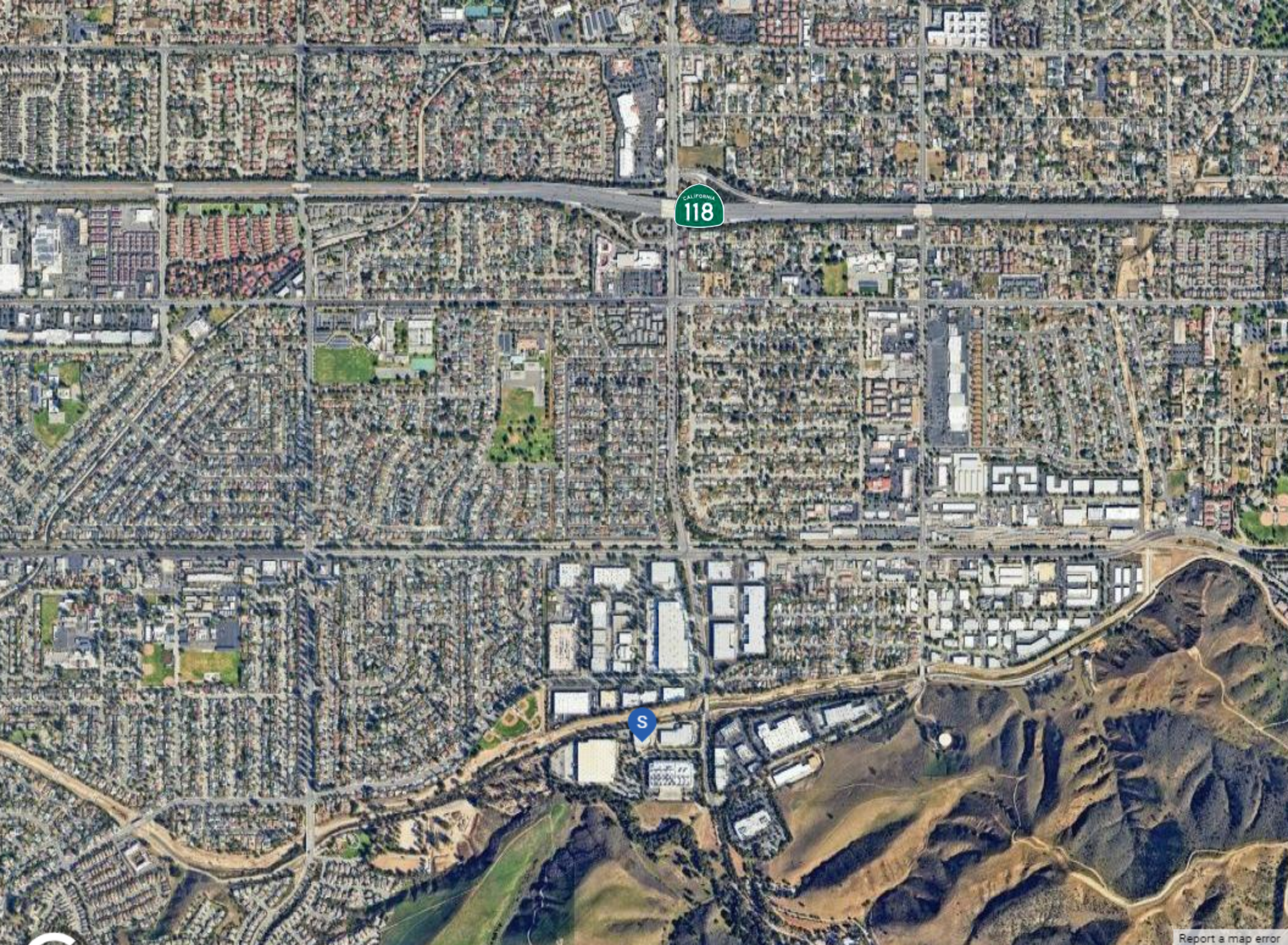




3965 Heritage Oak Ct

101 - 23 Interchange	12.9 miles	118 - 405 Interchange	13.5 miles
118 - I-5 Interchange	17.0 miles	118 - 210 Interchange	19.5 miles
101 - 405 Interchange	23.2 miles	405 - I-10 Interchange	33.0 miles







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	8,651	78,954	109,083
2010 Population	9,145	86,719	121,611
2023 Population	9,155	87,691	122,691
2028 Population	9,011	87,632	122,002
2023 African American	136	1,462	2,073
2023 American Indian	98	958	1,250
2023 Asian	955	9,509	13,613
2023 Hispanic	3,340	28,265	37,674
2023 Other Race	1,618	12,632	16,614
2023 White	4,846	49,416	70,330
2023 Multiracial	1,492	13,567	18,608
2023-2028: Population: Growth Rate	-1.60 %	-0.05 %	-0.55 %
<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	153	1,395	1,900
\$15,000-\$24,999	70	826	1,098
\$25,000-\$34,999	144	1,383	1,919
\$35,000-\$49,999	250	1,947	2,763
\$50,000-\$74,999	361	3,259	4,245
\$75,000-\$99,999	362	3,692	5,036
\$100,000-\$149,999	693	6,203	8,592
\$150,000-\$199,999	409	4,656	6,444
\$200,000 or greater	565	6,232	9,727
Median HH Income	\$108,100	\$113,842	\$117,716
Average HH Income	\$137,755	\$146,333	\$154,655

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	2,748	25,540	35,964
2010 Total Households	2,833	28,098	39,844
2023 Total Households	3,007	29,593	41,731
2028 Total Households	3,003	30,010	42,112
2023 Average Household Size	3.02	2.95	2.92
2000 Owner Occupied Housing	2,064	19,531	27,614
2000 Renter Occupied Housing	626	5,597	7,616
2023 Owner Occupied Housing	2,213	21,542	30,476
2023 Renter Occupied Housing	794	8,051	11,255
2023 Vacant Housing	60	711	1,103
2023 Total Housing	3,067	30,304	42,834
2028 Owner Occupied Housing	2,240	21,904	30,907
2028 Renter Occupied Housing	762	8,106	11,205
2028 Vacant Housing	75	815	1,290
2028 Total Housing	3,078	30,825	43,402
2023-2028: Households: Growth Rate	-0.15 %	1.40 %	0.90 %



<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	563	5,518	7,790
2023 Population Age 35-39	619	5,738	8,032
2023 Population Age 40-44	684	6,071	8,408
2023 Population Age 45-49	630	5,651	7,872
2023 Population Age 50-54	648	6,169	8,715
2023 Population Age 55-59	651	6,196	8,709
2023 Population Age 60-64	622	6,170	8,642
2023 Population Age 65-69	524	5,272	7,525
2023 Population Age 70-74	386	3,935	5,679
2023 Population Age 75-79	313	2,968	4,209
2023 Population Age 80-84	170	1,844	2,596
2023 Population Age 85+	151	1,743	2,464
2023 Population Age 18+	7,301	70,559	98,918
2023 Median Age	42	42	42

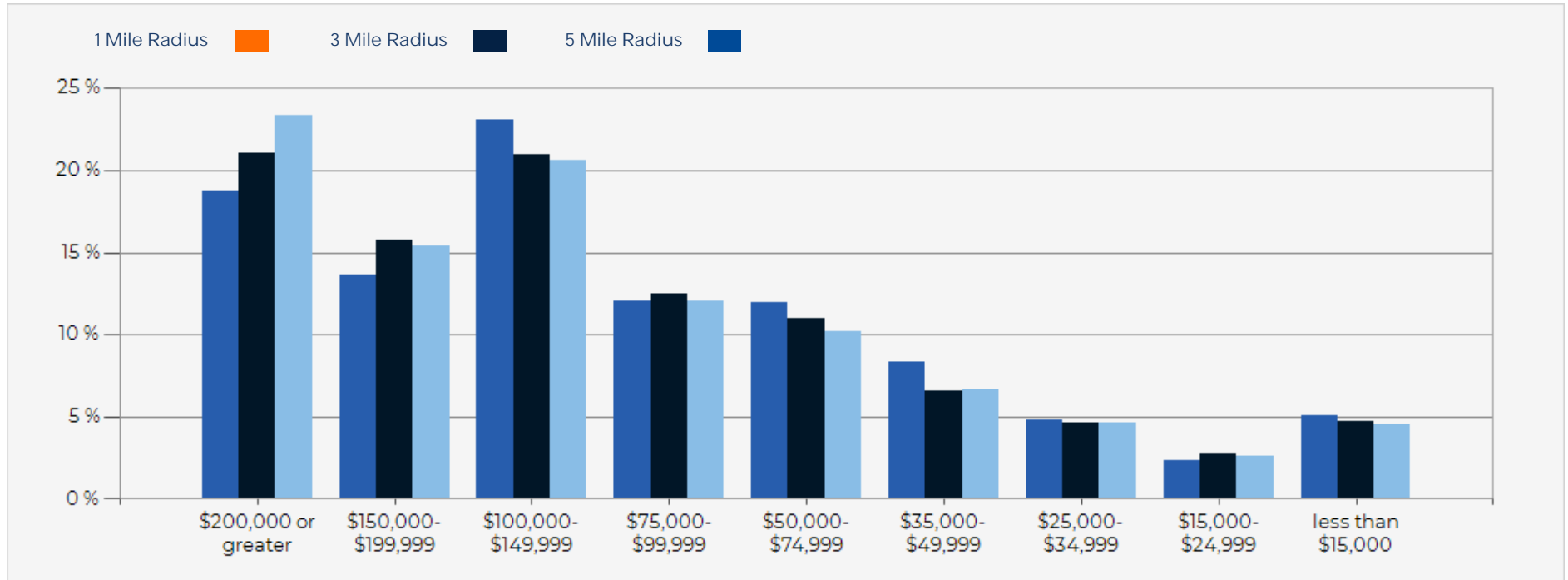
<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$110,514	\$111,747	\$113,880
Average Household Income 25-34	\$138,259	\$142,983	\$147,586
Median Household Income 35-44	\$141,762	\$142,895	\$146,607
Average Household Income 35-44	\$169,521	\$171,174	\$176,719
Median Household Income 45-54	\$131,234	\$154,516	\$158,952
Average Household Income 45-54	\$162,691	\$183,470	\$194,310
Median Household Income 55-64	\$118,993	\$134,738	\$142,532
Average Household Income 55-64	\$153,522	\$166,465	\$178,123
Median Household Income 65-74	\$86,379	\$89,969	\$93,695
Average Household Income 65-74	\$114,237	\$116,288	\$124,478
Average Household Income 75+	\$60,953	\$74,651	\$81,349

<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	613	6,160	8,396
2028 Population Age 35-39	581	5,822	8,222
2028 Population Age 40-44	618	5,827	8,125
2028 Population Age 45-49	655	5,920	8,212
2028 Population Age 50-54	592	5,439	7,594
2028 Population Age 55-59	588	5,704	8,083
2028 Population Age 60-64	584	5,706	8,005
2028 Population Age 65-69	543	5,513	7,756
2028 Population Age 70-74	462	4,738	6,705
2028 Population Age 75-79	327	3,439	4,884
2028 Population Age 80-84	246	2,381	3,346
2028 Population Age 85+	177	2,029	2,878
2028 Population Age 18+	7,278	71,101	99,298
2028 Median Age	42	43	43

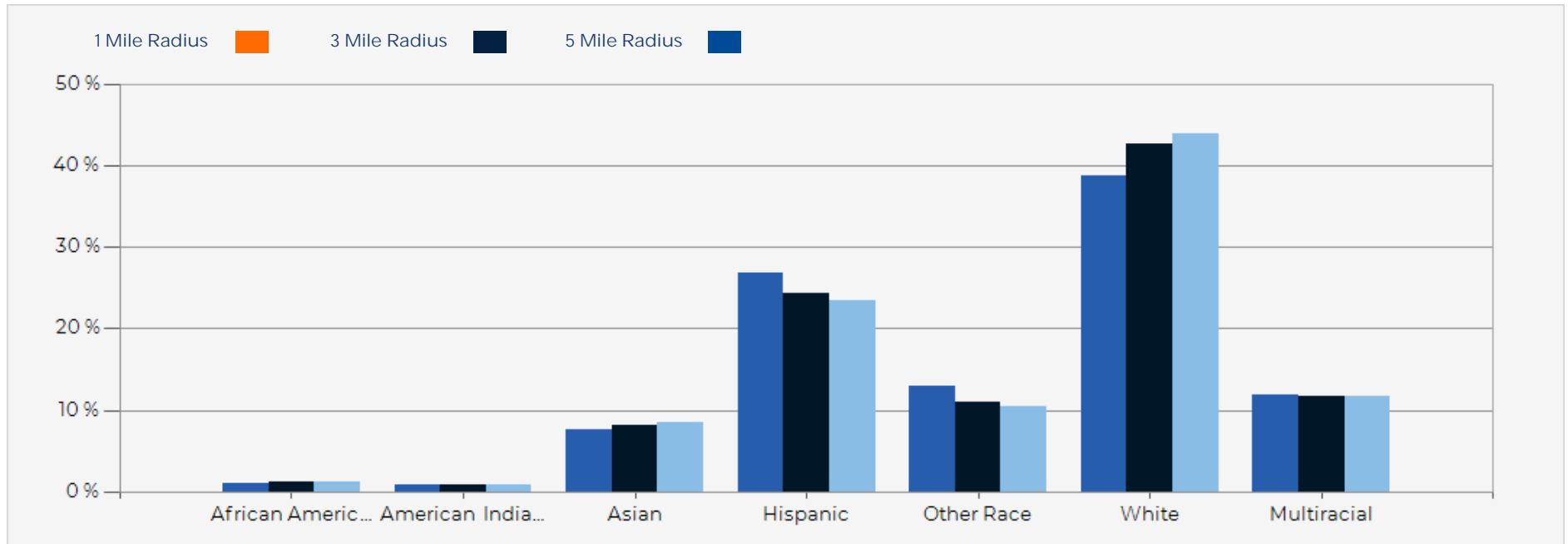
<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$123,912	\$129,141	\$132,730
Average Household Income 25-34	\$163,055	\$169,803	\$176,111
Median Household Income 35-44	\$159,092	\$158,958	\$160,884
Average Household Income 35-44	\$195,454	\$196,235	\$201,758
Median Household Income 45-54	\$153,910	\$166,061	\$171,047
Average Household Income 45-54	\$189,495	\$206,342	\$216,635
Median Household Income 55-64	\$142,101	\$156,978	\$162,024
Average Household Income 55-64	\$183,648	\$194,405	\$206,114
Median Household Income 65-74	\$102,238	\$106,424	\$109,540
Average Household Income 65-74	\$137,051	\$142,021	\$150,756
Average Household Income 75+	\$76,671	\$96,022	\$104,410



## 2023 Household Income



## 2023 Population by Race





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*Exclusively Marketed by:*

**Ron Feder**

Senior managing director  
D: 818-222-0404  
rfeder@rjfeder.com

**Joseph Dahan**

Commercial Associate  
D: 424-457-4049  
C: 213-509-4089  
joseph@jdcregroup.com

**Brooke Feder-Kenrick**

Commercial Associate  
O: 818-836-6706  
C: 818-451-3636  
Bkenrick@rjfeder.com



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