



For Lease | Industrial

2655 Park Center Drive, Unit D, Simi Valley, CA



Accelerating success.

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Colliers

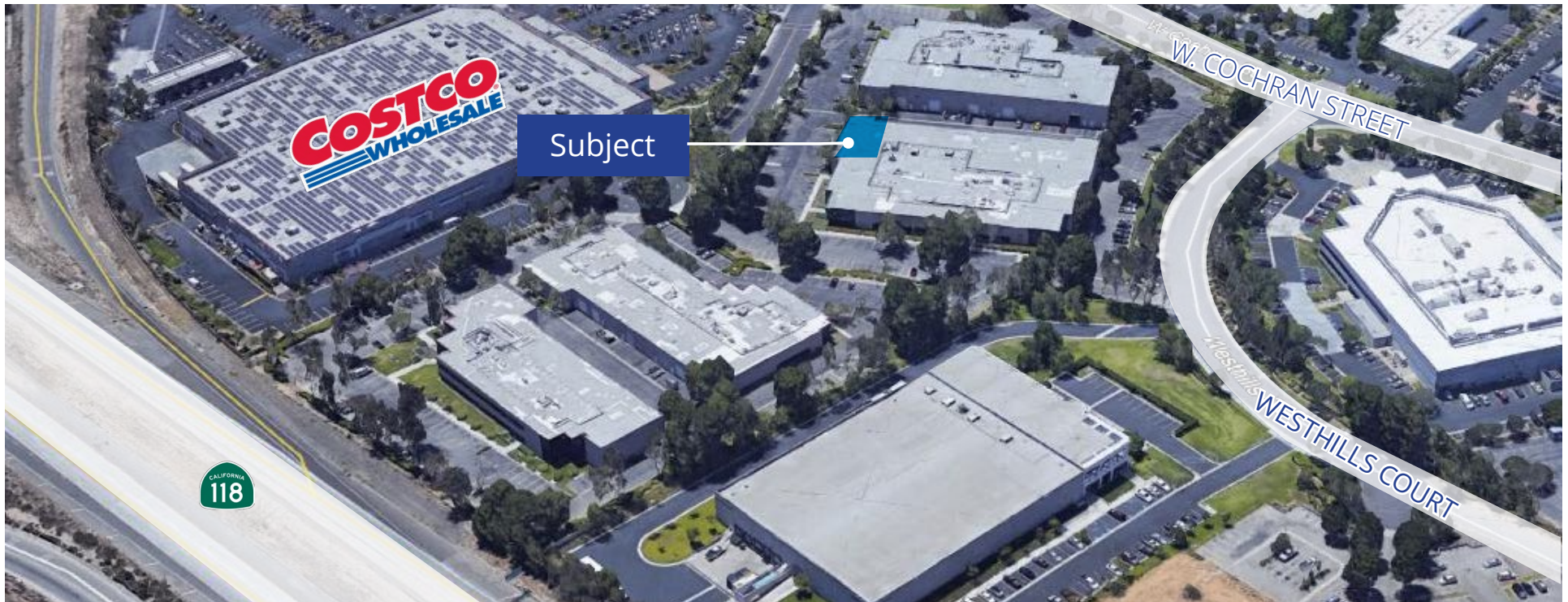
6324 Canoga Ave

Suite 100

Woodland Hills, CA 91367

www.colliers.com

Building Highlights



Suite Highlights:

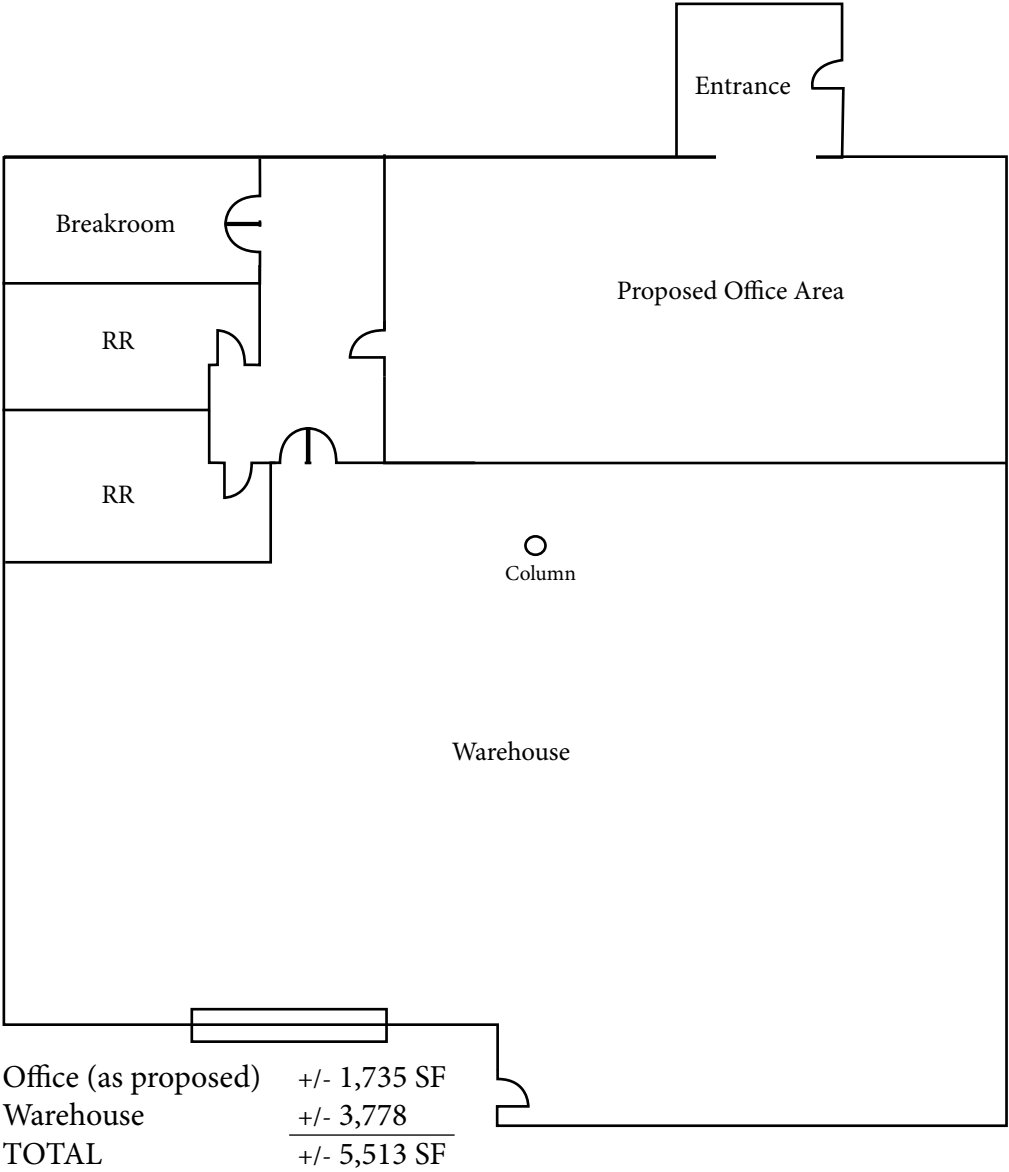
Square Footage: 5,513 SF

Price: \$1.35/SF, NNN

NNN's: Approximately \$0.36 PSF

- 200 AMPs, 277/480 Volts, 3P, 4W (Tenant to Verify)
- 17' clearance
- One (1) Ground level loading door
- High Image Industrial /R&D Space
- Immediate Access to 118 Freeway

Floor Plan



Not to Scale





1 MILE

Subject

118

W Los Angeles Ave

Simi Town Center Way

Scooter's Jungle

Easy St

N Madera Rd

Tierra Rejada Rd

Arroyo Elementary

E Los Angeles Ave

First St

Cochran St

Park View Elementary

Ermauer Rd

Target
the Habit
Burger Grill
Starbucks
Subway

UNITED STATES
POSTAL SERVICE

Baja Fresh
MEXICAN GRILL

FATER BROS
COCO'S
Goodwill
PEPBOYS
AutoZone
Sherwin Williams
Domino's

Valley Marketplace
VALLARTA
99c ONLY
Office DEPOT
RITE AID
GOLD'S GYM
UPS
BIG B
dd's DISCOUNTS
Firestone
NAPA
jiffylube
O'Reilly AUTO PARTS
Fitness 19
smashburger
Papa John's
TACO BELL
McDonald's
Little Caesars
Arby's
Jack in the box
Wendy's
KFC
Jersey Mike's

BEST BUY
LOWE'S
HYPER HD
CROUCH
macy's
Marshall's
STUDIO MOVIE GRILL
TILLY'S
five BEL'W
ISLANDS
california PIZZA KITCHEN
SUBWAY
DEL TACO
CHIPOTLE
Starbucks
Jamba Juice
corner bakery CAFE
ULTA BEAUTY
RED ROBIN
SUFFALO WILD FINGERS

COSTCO
WHOLESALE
FOODS

Walmart
PETSMART
Party City
BevMo!
PANDA EXPRESS
THE HOME DEPOT
ALDI
Jack in the box

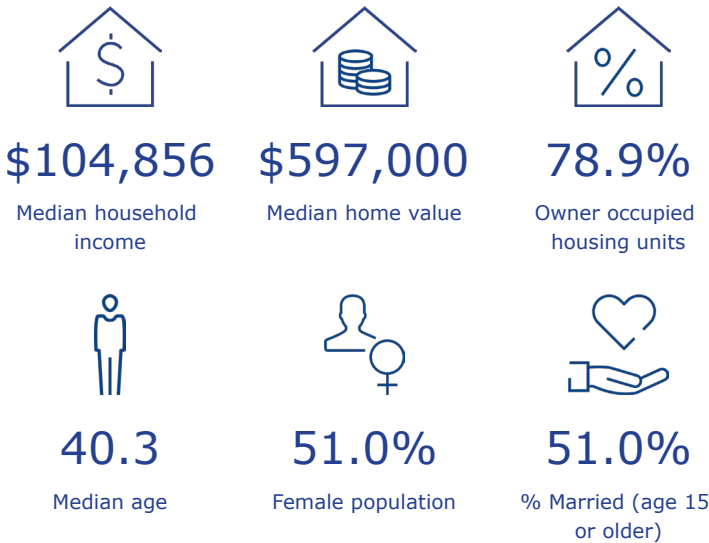
VONS
Starbucks



Market Overview

2665 Park Center Dr, Simi Valley, California, 93065
1 mile radius

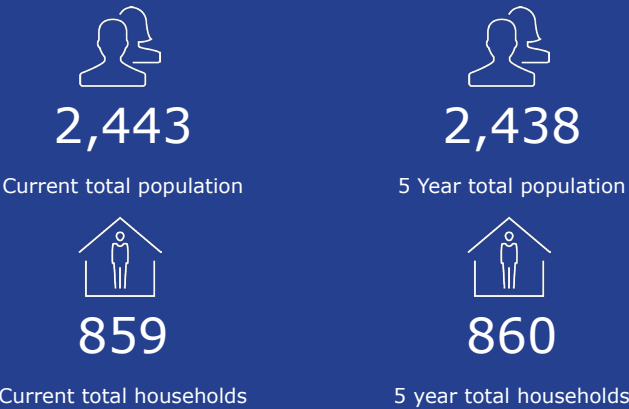
Household & population characteristics



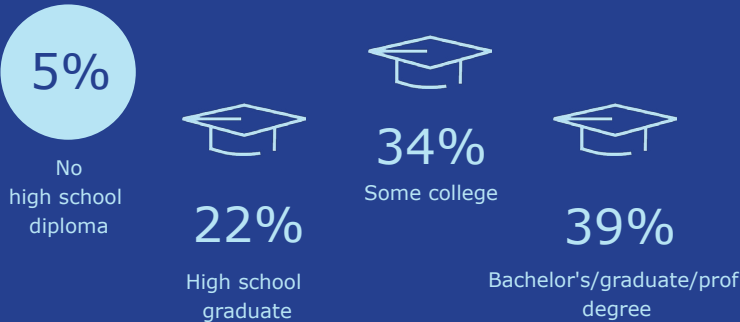
Annual lifestyle spending



Households & population



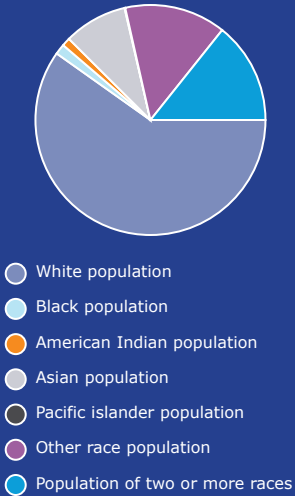
Education



Annual household spending



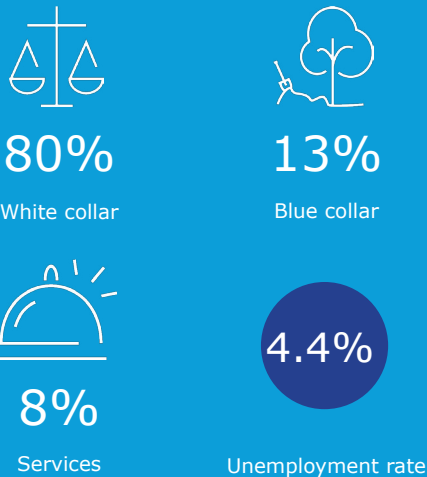
Race



Business



Employment



Contact info:

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Address: 2655 Park Center Dr, Unit D, Simi Valley, CA 93065

Cross Streets: W Cochran St/Park Center Dr

Campus Environment
3/1,000 Parking
Easy Access to 118 Fwy

Lease Rate/Mo:	\$7,443	Sprinklered:	Yes	Office SF / #:	1,735 SF
Lease Rate/SF:	\$1.35	Clear Height:	17'	Restrooms:	2
Lease Type:	NNN	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	5,513 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,513 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	P0L	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 years	Const Status/Year Blt:	Existing / 1986	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	30 Days
Sale Price/SF:	NFS	Parking Spaces:	16 / Ratio: 2.9:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	LI(SP)	Specific Use:	Light Industrial	Market/Submarket:	Moorpark/Simi Valley
Zoning:				APN#:	579006120
Listing Company:	Colliers				
Agents:	John Erickson 661-253-5202 , Christopher Erickson 661-253-5207 , Cole Taylor 661-253-5271				
Listing #:	44283786	Listing Date:	02/05/2026	FTCF:	CB300N000S000
Notes:	Lessee to verify all information, including the capacity and availability of the power serving the unit.				

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