

Mountaingate Plaza

1117 E Los Angeles Avenue, Simi Valley, CA 93065



Demographics

	1-Mile	3-Mile	5-Mile
Population	16,960	75,555	121,073
Households	5,536	25,346	41,063
Avg HH Income	\$112,411	\$140,469	\$151,666

Source: Esri, 2024

Property Highlights

281,303 Gross Leasable Area

24.78 Total Acres

121,073 5 Mile Population

- Average household incomes of \$140,000 with over 75,000 residents within a 3-mile radius, demonstrating the strength of the immediate retail trade area.
- Located at one of the top intersections in Simi Valley with over 66,000 cars passing the intersection of E Los Angeles Avenue and First Street daily.
- Anchored by Valley Marketplace, Big 5 Sporting Goods and the Ventura County Health Care Agency, enhancing the "daily needs" draw at the property.

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Current Tenants

3 OneMain Financial	1,875 SF	65 Catalina Paints	3,703 SF
25 Ace Cash Express	990 SF	66 Pizza Hut	1,332 SF
26 Westway Cleaner	1,019 SF	67 Fred Loya Insurance	1,200 SF
27 Mountaingate Barber Shop	522 SF	70 Black Bear Diner	6,089 SF
30 County of Ventura / Sierr...	35,004 SF	74 First Street Dental Group	3,050 SF
35 Ventura County Public Hea...	4,896 SF	77 The UPS Store	1,440 SF
50 Valley Marketplace	30,331 SF	79 Starbucks Coffee	1,650 SF
53 El Pollo Loco	2,400 SF	80 NutriShop	970 SF
55 Mountaingate Coin Laundry	1,487 SF	81 Jersey Mike's Subs	1,787 SF
56 Hai Sushi	1,880 SF	82 Big 5 Sporting Goods	10,000 SF
58 Thai Noodles	986 SF	84 O'Reilly Auto Parts	5,555 SF
59 Rockstar Nails & Spa	770 SF	86 Armed Forces Career Cente...	6,178 SF
61 Great Central Steak and H...	1,100 SF	88 Larwin Liquor	1,875 SF
62 The Donut Cafe	1,100 SF		

Available/Coming Soon

1 Available	2,088 SF
4 Available	19,687 SF
6 Available	24,066 SF
10 Available	19,000 SF
15 Available	17,000 SF
18 Available	5,270 SF
20 Available	19,170 SF
24 Available	1,380 SF
28 Available	3,231 SF
38 Available	6,841 SF
40 Available	10,825 SF
45 Available	3,600 SF
47 Available	2,432 SF
52 Available	1,200 SF
54 Available	2,621 SF
60 Available	1,430 SF
64 Available	2,413 SF
68 Available	3,293 SF
72 Available	2,175 SF
76 Available	1,408 SF
78 Available	2,160 SF
89 Available	904 SF