

# Mountaingate Plaza

1117 E Los Angeles Avenue, Simi Valley, CA 93065



## Demographics

	1-Mile	3-Mile	5-Mile
Population	16,519	75,902	118,437
Households	5,361	25,528	40,260
Avg HH Income	\$118,695	\$151,515	\$165,668

Source: Esri, 2025

## Property Highlights

281,303 Gross Leasable Area

24.78 Total Acres

118,437 5 Mile Population

- Average household incomes of \$151,000 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.

# Mountaingate Plaza

1117 E Los Angeles Avenue, Simi Valley, CA 93065



# Mountaingate Plaza

1117 E Los Angeles Avenue, Simi Valley, CA 93065

## Current Tenants

3 OneMain Financial	1,875 SF	62 The Donut Cafe	1,100 SF
6 Dollar Tree	24,066 SF	65 Catalina Paints	3,703 SF
25 Ace Cash Express	990 SF	66 Pizza Hut	1,332 SF
26 777 Cleaners	1,019 SF	67 Fred Loya Insurance	1,200 SF
27 Mountaingate Barber Shop	522 SF	74 First Street Dental Group	3,050 SF
30 County of Ventura / Sierr...	35,004 SF	77 The UPS Store	1,440 SF
35 Ventura County Public Hea...	4,896 SF	79 Starbucks Coffee	1,650 SF
50 Valley Marketplace	30,331 SF	80 NutriShop	970 SF
53 El Pollo Loco	2,400 SF	81 Jersey Mike's Subs	1,787 SF
55 Sparkle Laundromat	1,487 SF	82 Big 5 Sporting Goods	10,000 SF
56 Hai Sushi	1,880 SF	84 O'Reilly Auto Parts	5,555 SF
58 Thai Noodles	986 SF	86 Armed Forces Career Cente...	6,178 SF
59 Rockstar Nails & Spa	770 SF	88 Larwin Liquor	1,875 SF
61 Great Central Steak and H...	1,100 SF		

## Available/Coming Soon

1	Available	2,088 SF
4	Available	19,687 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
70	Available	6,089 SF
72	Available	2,175 SF
76	Available	1,408 SF
78	Available	2,160 SF
89	Available	904 SF