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.

Leasing: Taylor Pham
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MerloneGeier Partners

For more info visit:
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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

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