



WATCH PROJECT VIDEO

BRAND NEW CONSTRUCTION  
76,445 SF & 25,786 SF BUILDINGS AVAILABLE  
READY FOR IMMEDIATE OCCUPANCY!

SIMI VALLEY, CA



# TAPO CANYON

COMMERCE CENTER

Leased By

**NEWMARK**



## PROPERTY OVERVIEW

Tapo Canyon Commerce Center is a five-building, 342,557 SF industrial campus. The brand new, modern industrial buildings range from 25,786 SF to 135,579 SF. **Remaining leasing options are 76,445 SF and 25,786 SF.** Both are ready for immediate occupancy.

Located in Simi Valley, Tapo Canyon Commerce Center offers tenants high image street frontage along Tapo Canyon Road and Los Angeles Avenue, immediate proximity to the San Fernando Valley and a central geography to the North Los Angeles region and beyond. The City of Simi Valley is extremely business friendly, amenity rich and consistently ranked one of the safest cities in America.

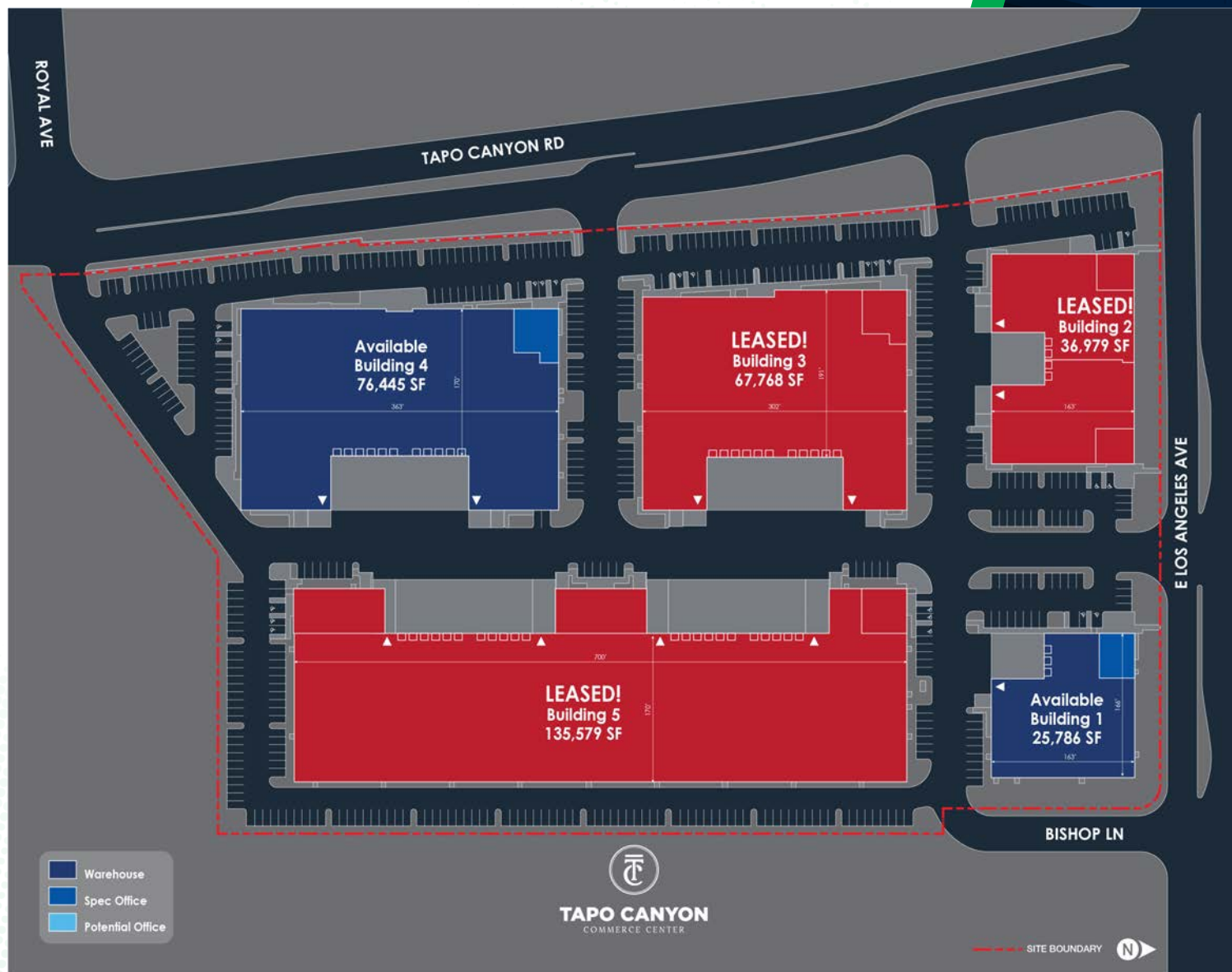
### Tapo Canyon Commerce Center is ideal for:

- Warehousing
- Manufacturing
- Distribution
- E-Commerce
- Entertainment
- Food and beverage
- Technology
- Biotech





# PROJECT DETAILS



- 28 to 36-foot minimum clear height in warehouse
- High image, window lined office space
- Prominent street frontage on TaPo Canyon Rd. and Los Angeles Ave.
- Above regional standard dock high loading - average 1.5 doors for every 10,000 SF
- Well landscaped
- Natural gas served
- Five different access points to campus
- Bike parking
- Multiple tenant signage opportunities
- Immediate 118 Freeway access
- City of Simi Valley and Ventura County benefits, with adjacent location to the City of Los Angeles and the San Fernando Valley
- Highly educated workforce and diverse, skilled labor pool within City of Simi Valley and surrounding areas
- Close proximity to walking / bike paths and open space

## BUILDING DETAILS

	BUILDING 1	BUILDING 2 - LEASED	BUILDING 3 - LEASED	BUILDING 4	BUILDING 5 - LEASED
PROPERTY ADDRESS	4120 E. Los Angeles Ave.	4110 E. Los Angeles Ave.	1860 Tapo Canyon Rd.	1850 Tapo Canyon Rd.	4130 E. Los Angeles Ave.
TOTAL BUILDING SIZE	25,786 SF	36,979 SF	67,768 SF	76,445 SF	135,579 SF
MINIMUM DIVISIBLE SF	25,786 SF	36,979 SF	33,884 SF	38,222 SF	33,300 SF
CLEAR HEIGHT	28'	28'	32'	32'	36'
DOCK HIGH LOADING	3	4	11	11	22
GROUND LEVEL LOADING	1	2	2	2	4
TOTAL OFFICE SPACE	3,848 SF	3,162 SF	5,124 SF	5,124 SF	5,124 SF
OFFICE MEZZANINE	1,842 SF	1,499 SF	2,369 SF	2,369 SF	2,369 SF
POWER	800 Amps 277/480 Volts	800 Amps 277/480 Volts	800 Amps 277/480 Volts expandable to 2000 Amps	1000 Amps 277/480 Volts expandable to 2000 Amps	2000 Amps 277/480 Volts
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR
PARKING	35 stalls	55 stalls	107 stalls	131 stalls	163 stalls
LEASE RATE PSF	\$34,811 NNN per month \$1.35 psf	LEASED	LEASED	\$98,614 NNN per month \$1.29 psf	LEASED



## PROJECT PHOTOS





## WAREHOUSE SPACE





## OFFICE SPACE



## LOCATION MAP

101 - 23 Interchange

**12.9 MILES**

118 - 405 Interchange

**13.5 MILES**

118 - I-5 Interchange

**17.0 MILES**

118 - I-210 Interchange

**19.5 MILES**

101 - 405 Interchange

**23.2 MILES**

405 - I-10 Interchange

**33.0 MILES**

Population within 5 Miles

**120,496**

Population within 10 Miles

**549,348**

Population within 30 Miles

**4,730,878**





## AMENITY RICH AREA





## AREA OVERVIEW

The City of Simi Valley is an ideal location for your business. Other companies that call Simi Valley home include:

AEROVIRONMENT

ALL AMERICAN CONTAINERS

ALLIED STUDIOS

AMAZON

ARCONIC

ARROYO WEST STUDIOS

BANK OF AMERICA

BIG SKY MOVIE RANCH

CALIFORNIA LASERS

CHATSWORTH PRODUCTS

ENTERTAINMENT EARTH

EUROW & O'REILLY

L3 COMMUNICATIONS

MEGGITT SAFETY SYSTEMS

MILGARD MANUFACTURING

POLYTAINER

PORT TO PORT

PURE AIRE CORPORATION

RICOH PRINTING SYSTEMS

SCIENTIFIC CUTTING TOOLS

TANGERINE GLOBAL

TITAN LED

UPS FREIGHT

Immediately adjacent to the city of Los Angeles and the San Fernando Valley, with the cost and quality of life benefits of the city of Simi Valley and Ventura County

	CITY OF LOS ANGELES	CITY OF SIMI VALLEY
ELECTRICAL TAX	12.5%	0%
COMMUNICATIONS TAX	9%	0%
NATURAL GAS TAX	10%	0%
SECURED PROPERTY TAX RATE	1.39040%	1.0645%
UNSECURED PROPERTY TAX RATE	1.33349%	1.059%
TRANSIENT OCCUPANCY TAX	14%	10%
SALES TAX RATE	9.5%	7.25%
ELECTRICAL RATE (AVG.)	\$0.1371 / kWh [\$0.1542 with utility tax]	\$0.1340 / kWh
BUSINESS TAX, MANUFACTURING	\$10,500	\$3,750
BUSINESS TAX, PROFESSIONAL / GENERAL OFFICE	\$50,193	\$3,750
PACE PROGRAM ELIGIBLE	No	Yes
SCE SAVINGS BY DESIGN ELIGIBLE	No	Yes





# TAPO CANYON

COMMERCE CENTER

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