

# 2695 COCHRAN ST

SIMI VALLEY, CA 93065

OFFERING MEMORANDUM



Marcus & Millichap  
BRANDON MICHAELS GROUP





04

EXECUTIVE  
SUMMARY

05

INVESTMENT  
SUMMARY

06

LEASE  
SUMMARY

22

FINANCIAL  
ANALYSIS

24

AREA  
OVERVIEW

## TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

**BRANDON MICHAELS**

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

BMG TEAM

**STEVEN SCHECHTER**

First Vice President Investments  
CA License: 01089464

**GARY WINFIELD**

Associate  
CA License: 02177405

**EMIN GABRIMASSIHI**

Associate  
CA License: 02112980

**DANIEL GAMBOA**

Associate  
CA License: 02235252



EXECUTIVE SUMMARY



The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 2695 Cochran Street, an exceptional 44,881 SF single-tenant absolute NNN DIY Home Center situated on 2.89 acres (125,714 SF) of land in a prime anchor position within a larger shopping center at the NW signalized corner of Cochran Street and Sycamore Drive in the affluent Ventura County submarket of Simi Valley, California.

The property provides investors with stable, predictable income through January 31, 2027, while offering outstanding underlying real estate fundamentals. Positioned in the heart of one of Simi Valley’s most active commercial corridors, the asset features ample shared parking with a total of 379 parking spaces (3.64 spaces per 1,000 SF), exceptional visibility, and multiple future pathways, including a value-add reposition opportunity or unique owner-user opportunity upon lease expiration.

Since 1986, DIY Home Center has maintained a nearly four-decade presence at this location, highlighting the strength of the site, its operational durability, and its prominent role within the trade area. The current lease runs through January 31, 2027 (±1.3 years remaining), with no extension options. The tenant pays \$44,147.10 per month (\$0.98/SF) under an absolute NNN lease, offering zero landlord responsibilities. Upon expiration, DIY Home Center is going to vacate, paving the way for a strategic repositioning opportunity while benefiting from in-place cash flow during the interim.

Strategically located at the NW signalized intersection of Cochran Street and Sycamore Drive, the property benefits from excellent visibility and combined daily traffic counts exceeding 52,000 vehicles per day. Cochran Street serves as one of Simi Valley’s primary east-west thoroughfares, lined with a dense concentration of national credit retailers, including Target, Sprouts, Trader Joe’s, Walgreens, Grocery Outlet, Planet Fitness, and Ross.

The site enjoys synergistic foot and vehicular traffic from surrounding co-tenants and boasts immediate access to the 118 Freeway via Sycamore Drive, ensuring convenient regional connectivity. Multiple ingress and egress points enhance circulation, supporting a variety of future retail, medical, or service-oriented uses.

INVESTMENT SUMMARY

PROPERTY HIGHLIGHTS - FOR SALE

|                                                |                                                      |                                                        |
|------------------------------------------------|------------------------------------------------------|--------------------------------------------------------|
| <b>\$6,750,000</b><br>Price                    | <b>7.85%</b><br>Current CAP Rate                     | <b>379</b><br>Shared Parking                           |
| <b>44,881 SF</b><br>Building SF                | <b>7.98%</b><br>Proforma CAP Rate                    | <b>3.64 Space(s) per 1,000</b><br>Shared Parking Ratio |
| <b>3.58 Acres (155,770 SF)</b><br>Lot Size     | <b>1973</b><br>Year Built                            | <b>12/31/1986</b><br>Lease Start                       |
| <b>\$150</b><br>Price/SF (Bldg)                | <b>CPD</b><br>Zoning                                 | <b>1/31/2027*</b><br>Lease Expiration                  |
| <b>\$43</b><br>Price/SF (Land)                 | <b>52,817 VPD</b><br>Traffic Counts                  | <b>Absolute NNN</b><br>Lease Type                      |
| <b>\$529,765</b><br>Net Operating Income (NOI) | <b>Cochran St &amp; Sycamore Dr</b><br>Cross Streets |                                                        |

\*Tenant will vacate the property upon lease expiration

PROPERTY HIGHLIGHTS - FOR LEASE

|                                          |                                 |
|------------------------------------------|---------------------------------|
| <b>\$1.00/SF + NNN</b><br>Rate           | <b>44,881 SF</b><br>Building SF |
| <b>\$44,881.00 + NNN</b><br>Monthly Rent |                                 |



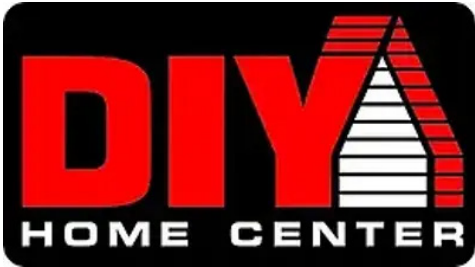
# LEASE SUMMARY

|                        |                              |
|------------------------|------------------------------|
| Tenant                 | DIY Home Centers             |
| Lease Start            | 12/31/1986                   |
| Lease Expiration       | 1/31/2027*                   |
| Increases              | In Options                   |
| Options                | 1 x 5yr, CPI Every 30 Months |
| Lease Type             | Absolute NNN                 |
| Right of First Refusal | None                         |
| Ownership Type         | Fee Simple                   |
| Guarantor              | Corporate                    |

\*Tenant will vacate the property upon lease expiration



# TENANT PROFILE



[www.DIYHomeCenter.com](http://www.DIYHomeCenter.com)

Private  
Ticker

Agoura Hills, CA  
Headquarters

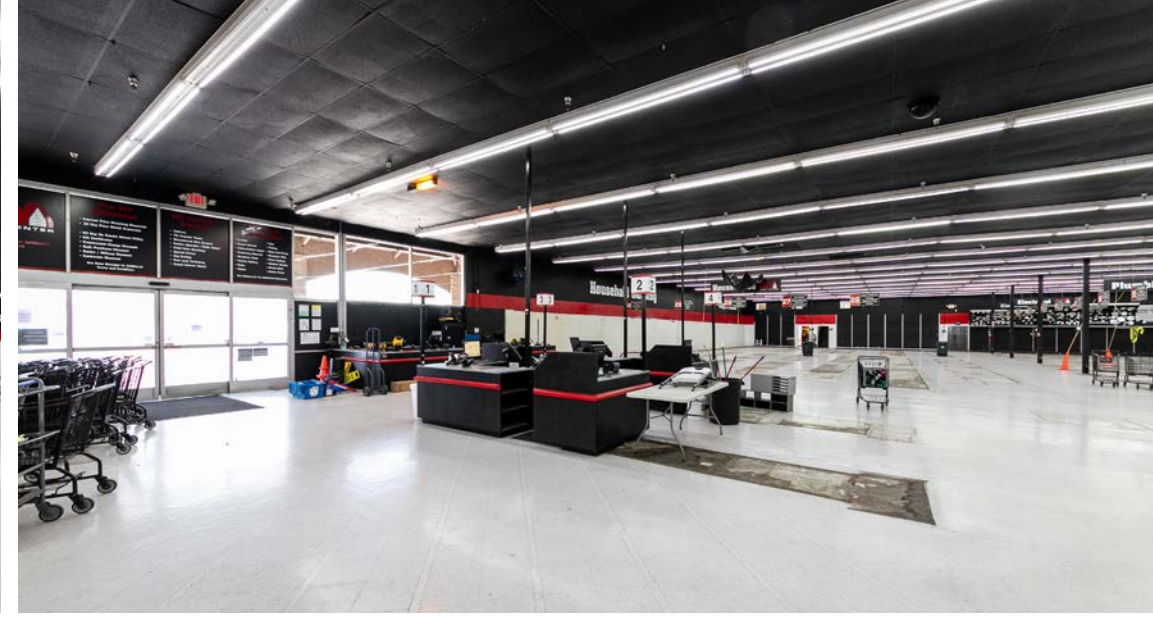
8  
Locations



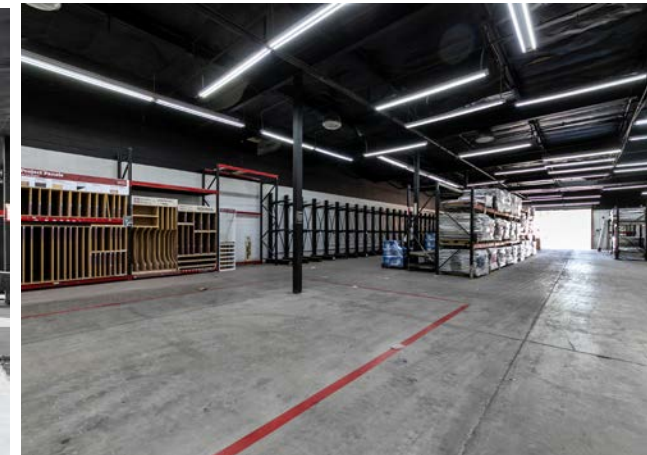
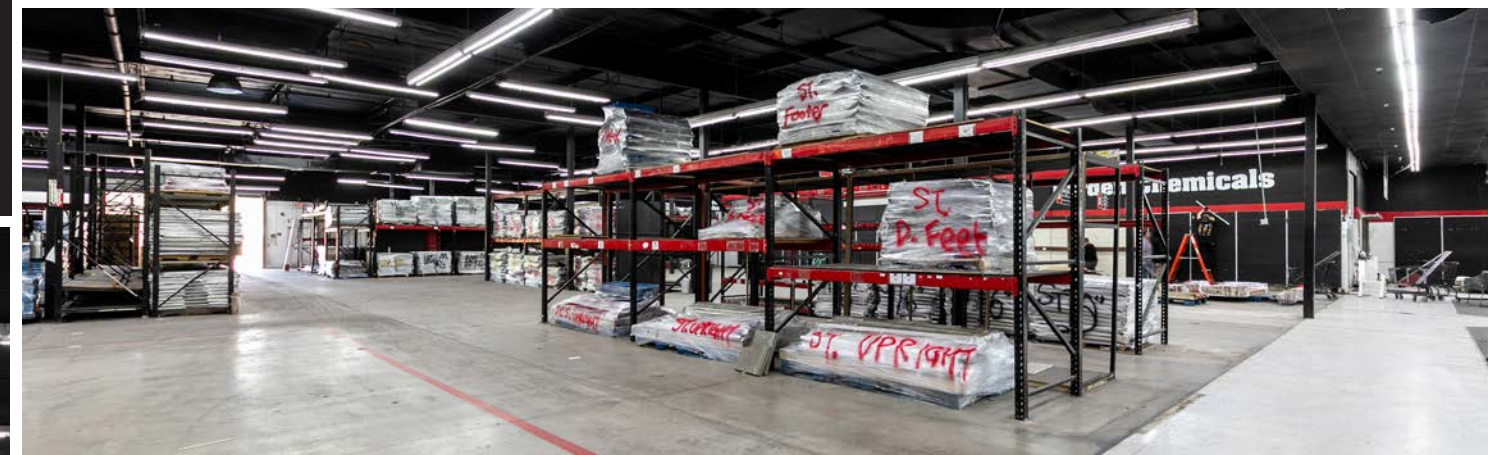
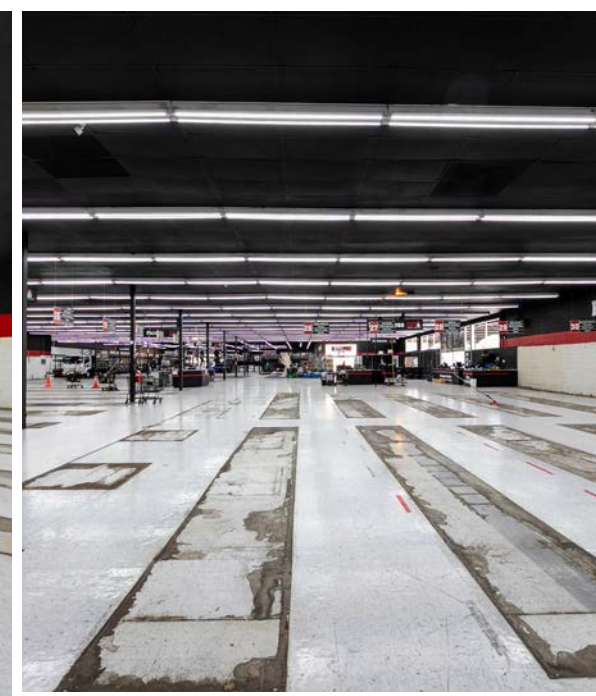
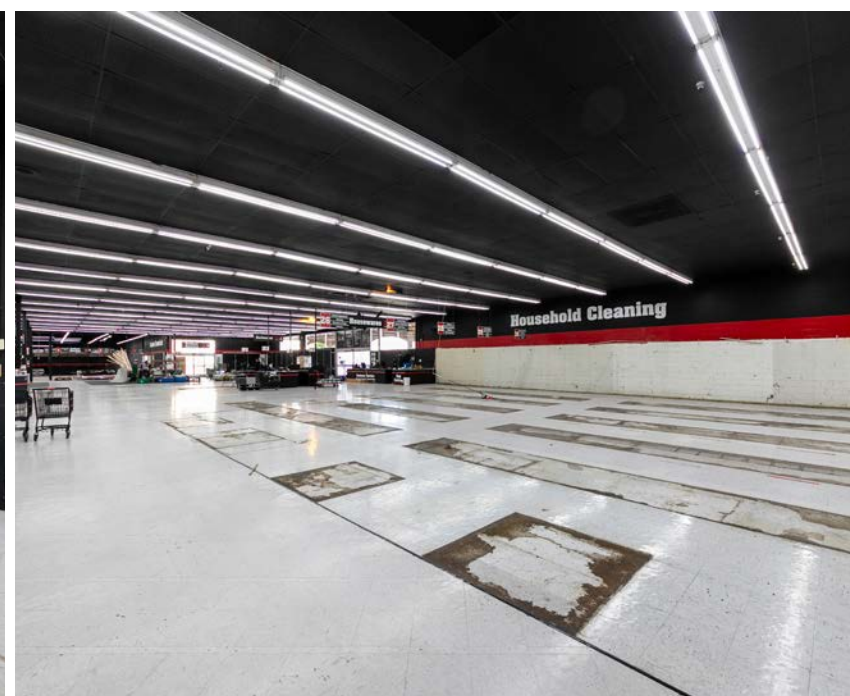
DIY Home Center is a leading home improvement retailer offering a broad selection of building materials, tools, decking and railing systems, landscaping supplies, and home repair products for both residential and professional customers. Employing over 600 people, the company has built a strong reputation for quality products and reliable service across the U.S. In 2023, DIY Home Center was acquired by DecksDirect, aligning it with a larger specialty home-improvement network and strengthening its position in the outdoor and structural products market.







## INTERIOR PHOTOS







5,800+ HOUSEHOLDS  
WITHIN 1 MILE RADIUS  
AVERAGE HOME PRICE \$733,000+

SYCAMORE SHADE  
UNITS: 108 UNIT  
YEAR BUILT: 2004/2005

SYCAMORE GROVE  
Units: 164 Units  
Year Built: 2022  
Developer: Lennar

SportClips  
AAA  
target  
TRADER JOE'S  
STARBUCKS COFFEE  
THE VITAMIN SHOPPE  
WaBa Grill  
planet fitness

UBREAKIFIX  
SPROUTS FARMERS MARKET  
DOLLAR TREE  
GROCERY OUTLET  
Jersey Mike's  
PLAY IT AGAIN SPORTS  
HomeGoods  
Staples

Chevron  
ROSS  
DRESS FOR LESS

HOBBY LOBBY

Chick-fil-A

SHARKY'S

CHASE

7  
ELEVEN

Auto Zone

CVS  
pharmacy

BEEPS

W

SHELL

SUBWAY

118

118 FWY (132,530 VPD)

SYCAMORE DR (28,683 VPD)

COCHRAN ST (24,134 VPD)

2695  
COCHRAN ST  
SIMI VALLEY, CA 93065



# INVESTMENT HIGHLIGHTS

## Absolute NNN DIY Home Center with ±1.3 Years Remaining

### Established Regional Retailer

DIY Home Center is a leading California-based home improvement retailer with eight locations statewide, offering a comprehensive selection of building materials, tools, decking and railing systems, landscaping supplies, and home repair products catering to both residential and professional customers.

### Current Cash Flow

DIY Home Center pays \$44,147.10 per month (\$0.98/SF) in rent under its absolute NNN lease.

### Near-Term Occupancy or Reposition Potential

The existing lease expires in approximately 1.3 years (January 31, 2027) with no extension options, at which point the tenant will vacate, creating a unique opportunity for an owner-user or value-add investor to secure a prime anchor location with in-place cash flow during the planning period.

### Absolute NNN Lease Structure

The property is encumbered by an absolute NNN lease, offering investors zero landlord responsibilities and predictable income while preparing for a user-occupancy or redevelopment strategy.

“Ideally positioned in Simi Valley’s most concentrated commercial corridor







118

2695  
COCHRAN ST  
SIMI VALLEY, CA 93065

118 FWY (132,530 VPD)

SYCAMORE SHADE  
UNITS: 108 UNIT  
YEAR BUILT: 2004/2005

COCHRAN ST (24,134 VPD)

SYCAMORE DR (28,683 VPD)

VONS  
LOWE'S  
BEST BUY

SUBWAY

7-ELEVEN

76

SHELL

WALGREENS

BEEP'S

CHICK-FIL-A

SHARKY'S

CHEVRON

ROSS  
DRESS FOR LESS



# INVESTMENT HIGHLIGHTS

## Exceptional Underlying Real Estate Fundamentals in Prime Simi Valley Location

### Rare Anchor Position

Highly versatile anchor location situated at the center of a larger retail center, capable of accommodating a wide range of future uses including retail, medical, or service-oriented operators.

### Highly Functional Physical Plant

Equipped with robust power, generous ceiling heights, and multiple loading doors, providing a turnkey framework for diverse operational needs.

### Signalized Hard-Corner Location

Prominently located at the northwest corner of Cochran Street & Sycamore Drive, offering excellent visibility, frontage, and direct access from both thoroughfares.

### Cochran Street Commercial Corridor

Situated along one of Simi Valley’s most heavily trafficked east–west corridors, with combined daily traffic counts exceeding 52,000 vehicles at the Cochran & Sycamore intersection.

### Ample Surface Parking

Features 379 shared surface parking spaces, delivering an efficient parking ratio of 3.64 spaces per 1,000 SF.

### Ease of Ingress & Egress

Multiple access points along both Cochran Street and Sycamore Drive allow for smooth circulation and convenient customer access.

**BUILDING SIZE**  
**44,881 SF**

**118**

**118 FWY (132,530 VPD)**

**COCHRAN ST (24,134 VPD)**

**SYCAMORE DR (28,683 VPD)**





**2695**  
COCHRAN ST  
SIMI VALLEY, CA 93065

**SUBWAY**

**VONS**

**LOWE'S**  
**HOME DEPOT**

**Sycamore Valley Bank**

**118 FWY (132,530 VPD)**

**118**

**BEEPS**

**SYCAMORE DR (28,683 VPD)**

**Chick-fil-E**

**Walgreens**

**Shell**

**SHARKY'S**

**76**

**7-Eleven**

**CHASE**

**Auto Zone**



# INVESTMENT HIGHLIGHTS

0.1 Miles from the 118 Freeway in a Dominant National Co-Tenancy Trade Area

## Immediate Freeway Access

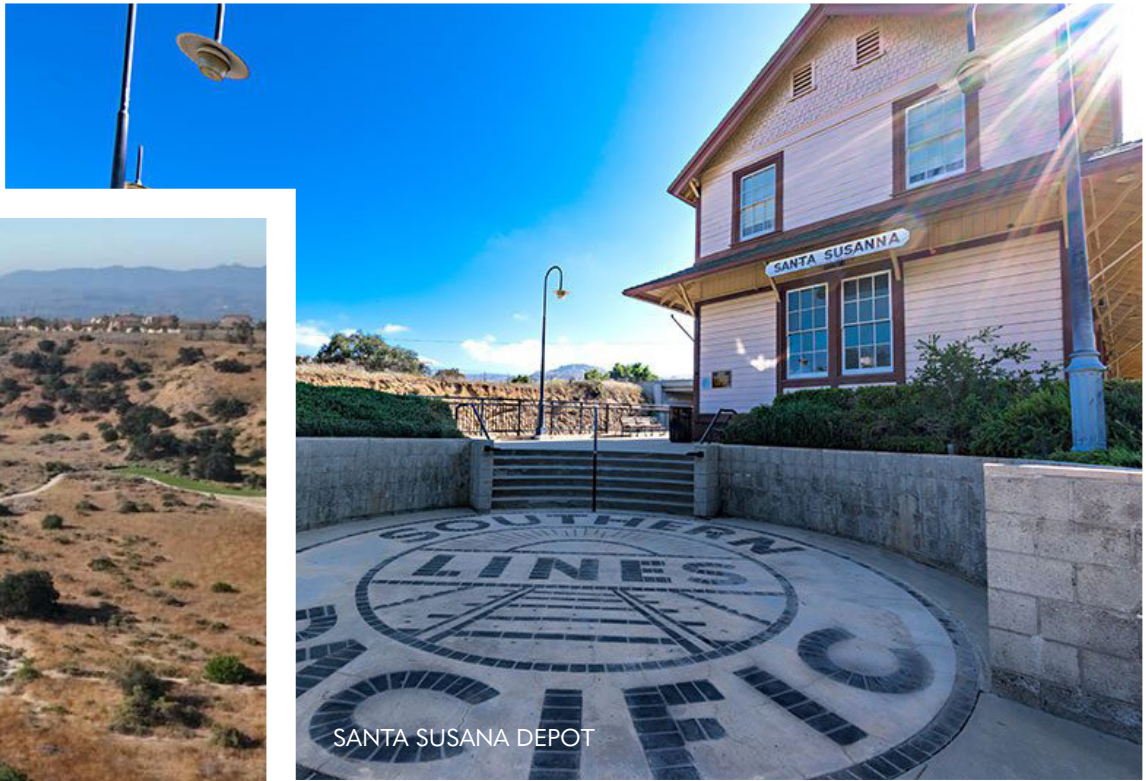
Located just 0.1 miles from the 118 Freeway, accessible directly via Sycamore Drive, providing regional connectivity and high visibility.

## Surrounded by Top National Retailers

The property is positioned adjacent to a robust roster of national and regional operators including Target, Sprouts, Trader Joe’s, Grocery Outlet, Staples, Hobby Lobby, Planet Fitness, Ross, CVS, Dollar Tree, HomeGoods, and Chick-fil-A, complemented by a host of local service providers and dining options.

## Proximity to New Residential Development

Less than 0.5 miles from a 164-unit Lennar single-family and townhome community completed in 2022, signaling continued institutional confidence and strong housing demand in the immediate trade area.





# RENT ROLL

## TENANT INFORMATION

| TENANT          | SF     | FLOOR | %      | LEASE START | LEASE EXPIRATION | RENT        | RENT/SF | INCREASES  | OPTIONS                      | TIME AT CENTER | TERM REMAINING | LEASE TYPE | PF RENT     | PF RENT/SF | PF LEASE TYPE |
|-----------------|--------|-------|--------|-------------|------------------|-------------|---------|------------|------------------------------|----------------|----------------|------------|-------------|------------|---------------|
| DIY Home Center | 44,881 | 1     | 100.0% | 12/31/1986  | 1/31/2027        | \$44,147.10 | \$0.98  | In Options | 1 x 5yr, CPI Every 30 Months | 38.8 Year(s)   | 1.3 Year(s)    | NNN        | \$44,881.00 | \$1.00     | NNN           |
|                 | 44,881 |       | 100%   |             |                  | \$44,147.10 | \$0.98  |            |                              | 38.8 Year(s)   | 1.3 Year(s)    |            | \$44,881.00 | \$1.00     |               |

| OPERATING DATA          | CURRENT   | PRO-FORMA |
|-------------------------|-----------|-----------|
| Scheduled Lease Income: | \$529,765 | \$538,572 |
| CAM Reimbursement:      | NNN       | NNN       |
| Effective Gross Income: | \$529,765 | \$538,572 |
| Vacancy:                | -         | -         |
| Expenses:               | NNN       | NNN       |
| NET OPERATING INCOME:   | \$529,765 | \$538,572 |





AREA OVERVIEW

AFFLUENT  
SCENIC  
SUBURBAN

Simi Valley, California, is a well-established suburban community located in the southeast corner of Ventura County, approximately 40 miles northwest of Downtown Los Angeles. Nestled between the Santa Susana Mountains and Simi Hills, the city offers a blend of residential neighborhoods, modern commercial corridors, and open-space preserves that contribute to its reputation as one of Southern California’s safest and most family-oriented communities. Its economy is anchored by strong public-sector employment, light manufacturing, healthcare, and retail, with easy access to the larger regional economies of the San Fernando Valley and Greater Los Angeles.



Major employment and institutional anchors include the Ronald Reagan Presidential Library, Adventist Health Simi Valley, and large industrial employers in the city’s business parks. The local economy is also supported by a dense network of retail centers, including Simi Valley Town Center, Sycamore Plaza, and Cochran Street’s large-format corridor, which features national retailers such as Target, Lowe’s, and Walmart.

Simi Valley provides convenient regional access through the Ronald Reagan (118) Freeway, connecting directly to the San Fernando Valley and linking with major routes such as the 405 and 210 Freeways. The city is also served by Metrolink commuter rail, offering direct service to Los Angeles Union Station and the Antelope Valley. Los Angeles International Airport and Hollywood Burbank Airport are both accessible within a 45-minute drive.



SKATEBOARD HALL OF FAME



SIMI VALLEY TOWN CENTER



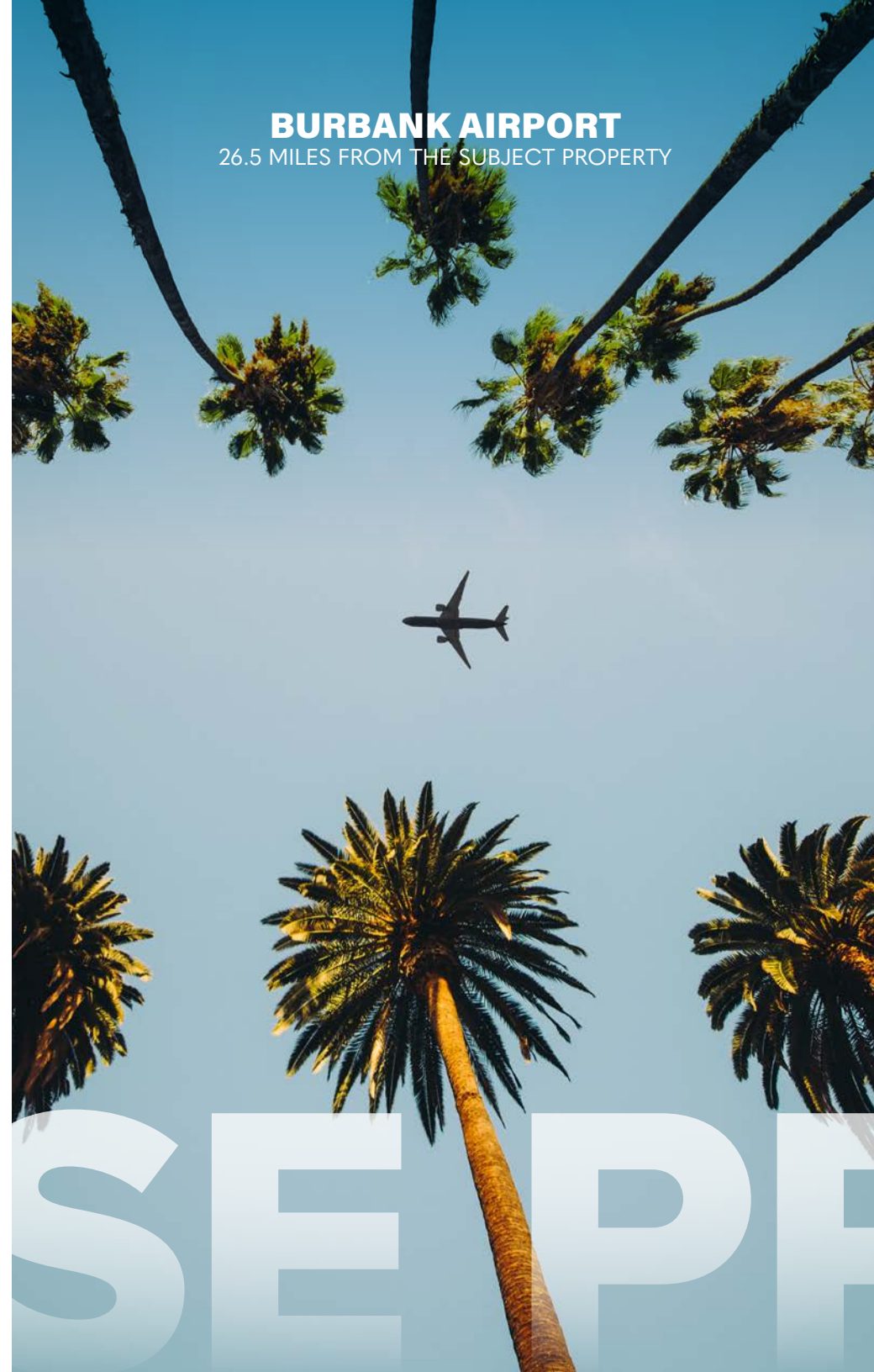
ADVENTIST HEALTH SIMI VALLEY





**WARNER CENTER**  
16.0 MILES FROM THE SUBJECT PROPERTY

CLO



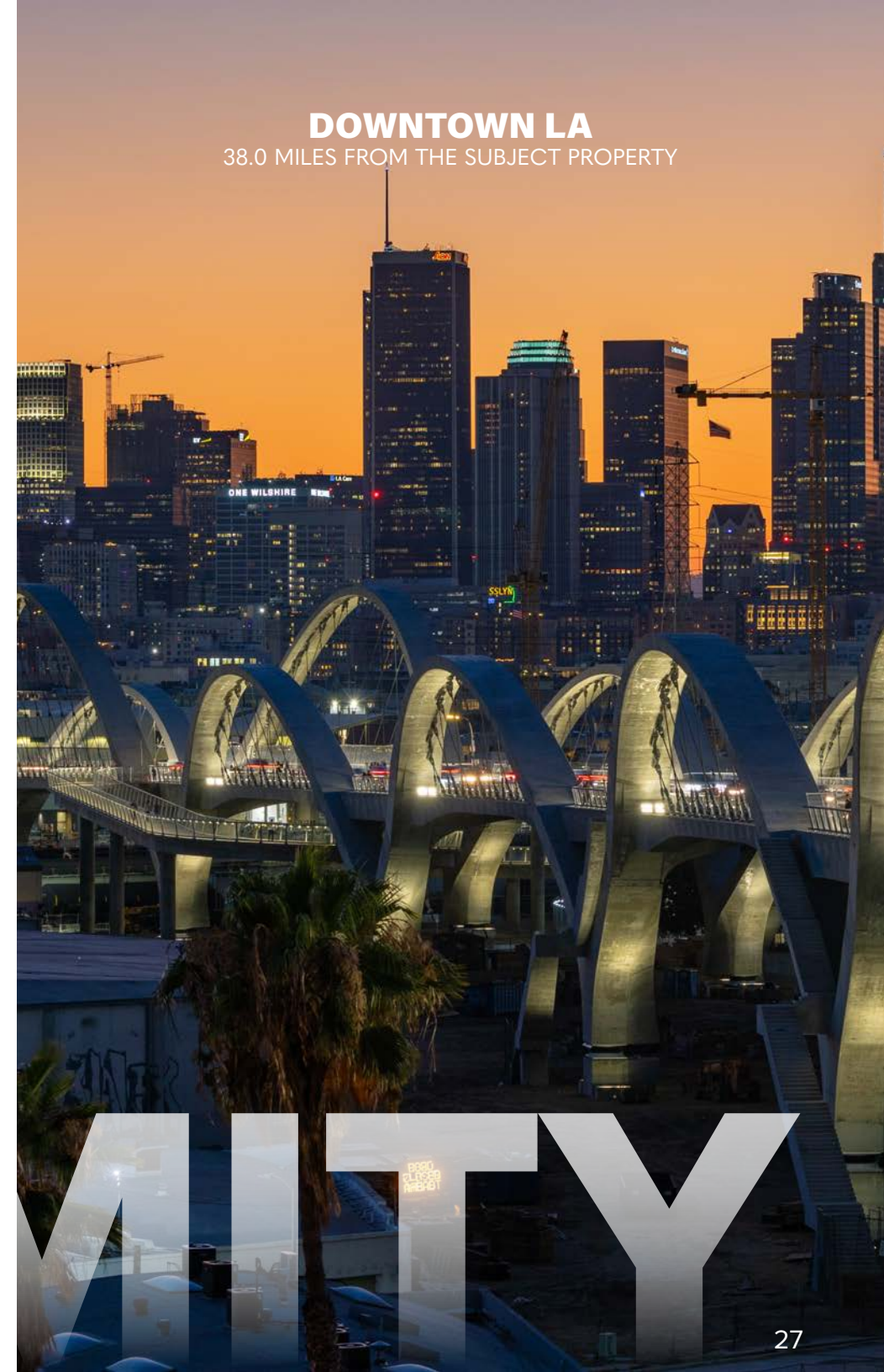
**BURBANK AIRPORT**  
26.5 MILES FROM THE SUBJECT PROPERTY

SEPR



**HOLLYWOOD**  
32.9 MILES FROM THE SUBJECT PROPERTY

ROX



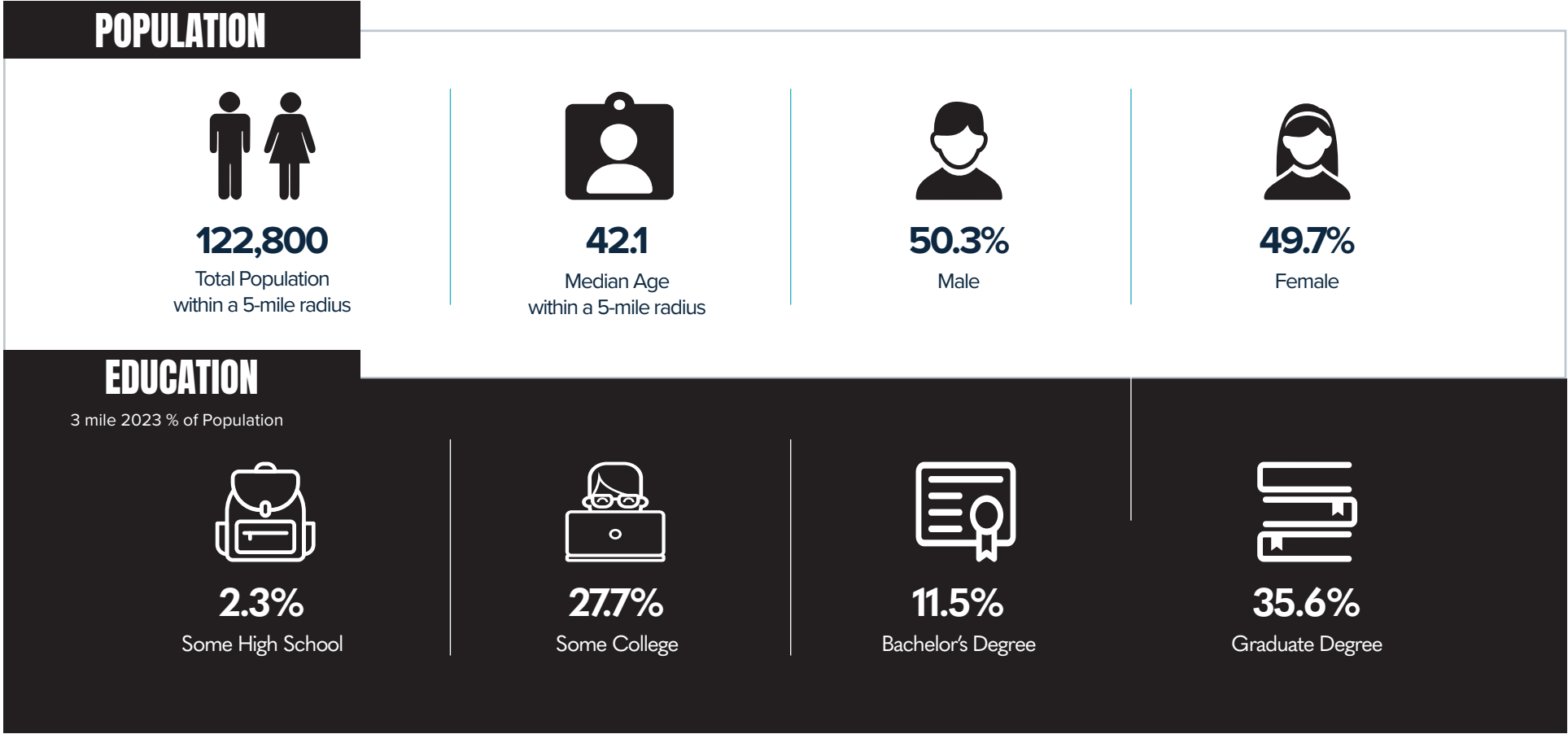
**DOWNTOWN LA**  
38.0 MILES FROM THE SUBJECT PROPERTY

MIITY

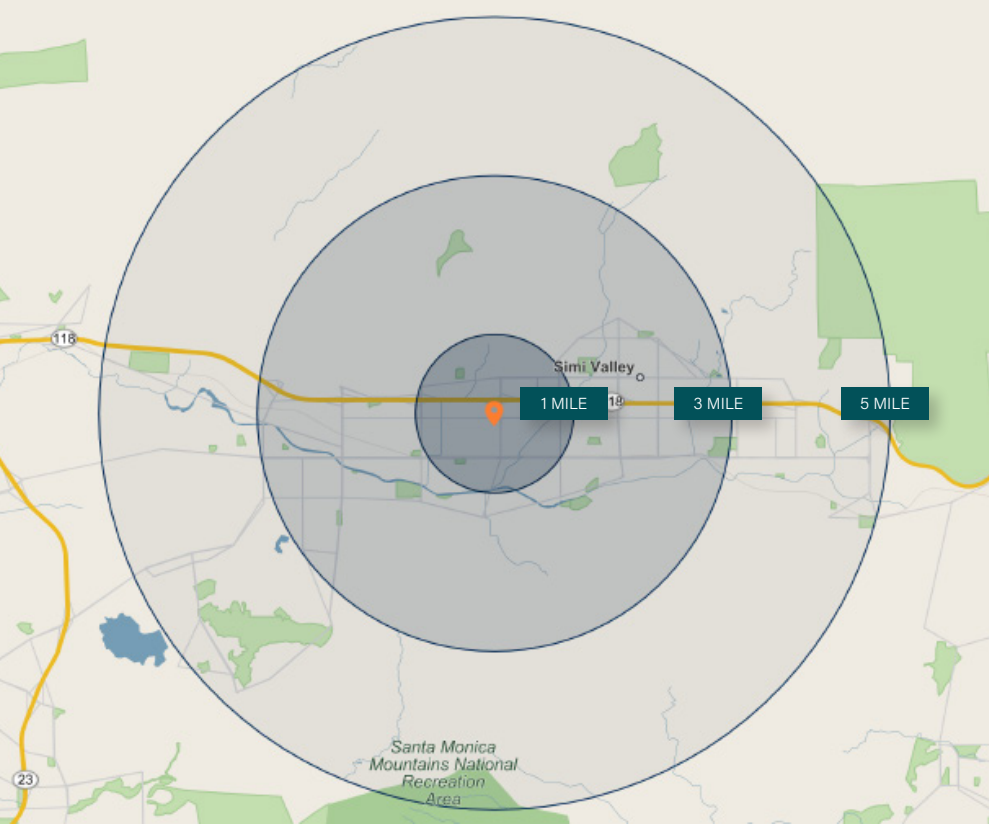


# DEMOGRAPHICS

## Highly Affluent Simi Valley Submarket



| Demographics               | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------|-----------|-----------|-----------|
| Population                 | 18,500    | 83,400    | 122,800   |
| Households                 | 5,800     | 26,900    | 41,500    |
| Average Household Size     | 3.1       | 3         | 2.9       |
| Median Age                 | 42.1      | 41.1      | 42.1      |
| Owner Occupied Households  | 4,600     | 19,400    | 29,300    |
| Renter Occupied Households | 1,100     | 7,000     | 11,500    |
| Average Household Income   | \$129,100 | \$125,900 | \$129,000 |
| Median Household Income    | \$105,000 | \$103,800 | \$106,700 |
| Businesses                 | 800       | 4,500     | 5,700     |





# 2695

## COCHRAN ST

SIMI VALLEY, CA 93065

Marcus & Millichap  
BRANDON MICHAELS  
GROUP

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