

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

\$7,500,000 Price	7.06% Current CAP Rate	379 Shared Parking
44,881 SF Building SF	7.18% Proforma CAP Rate	3.64 Space(s) per 1,000 Shared Parking Ratio
3.58 Acres (155,770 SF) Lot Size	1973 Year Built	12/31/1986 Lease Start
\$167 Price/SF (Bldg)	CPD Zoning	1/31/2027* Lease Expiration
\$48 Price/SF (Land)	52,817 VPD Traffic Counts	Absolute NNN Lease Type
\$529,765 Net Operating Income (NOI)	Cochran St & Sycamore Dr Cross Streets	

*Tenant will vacate the property upon lease expiration

PROPERTY HIGHLIGHTS - FOR LEASE

\$1.00/SF +NNN Rate	44,881 SF Building SF
\$44,881.00 + NNN Monthly Rent	

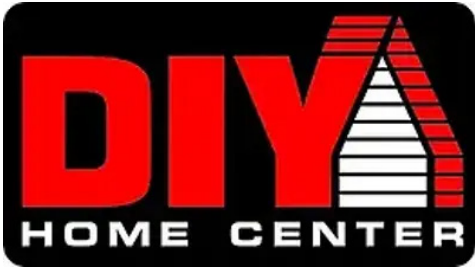
LEASE SUMMARY

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

Private
Ticker

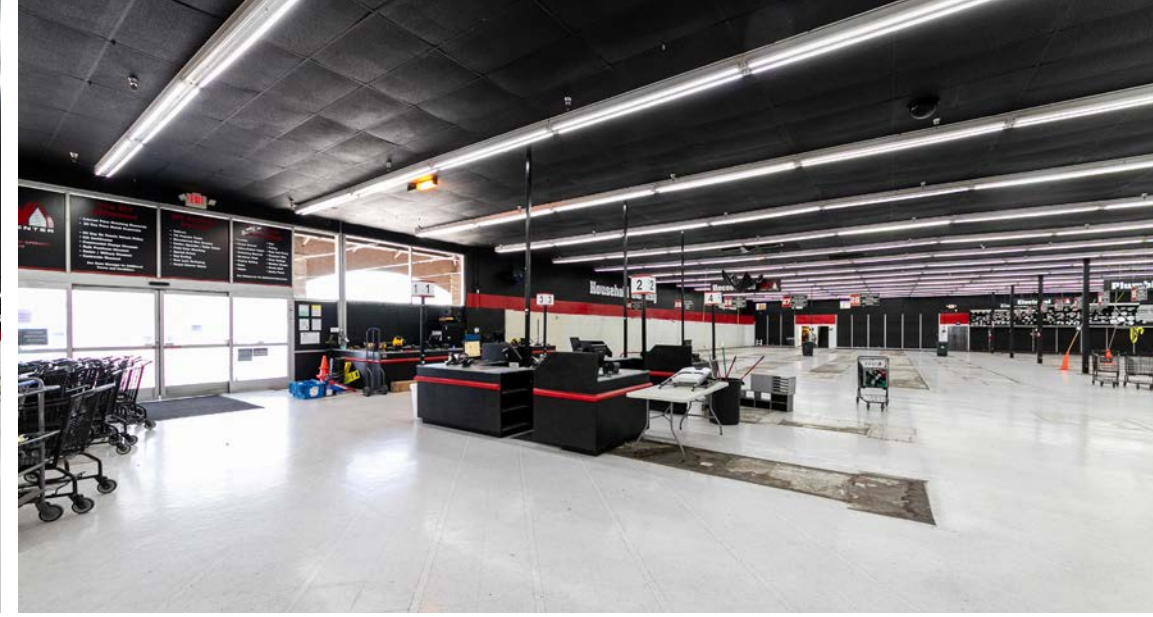
Agoura Hills, CA
Headquarters

8
Locations

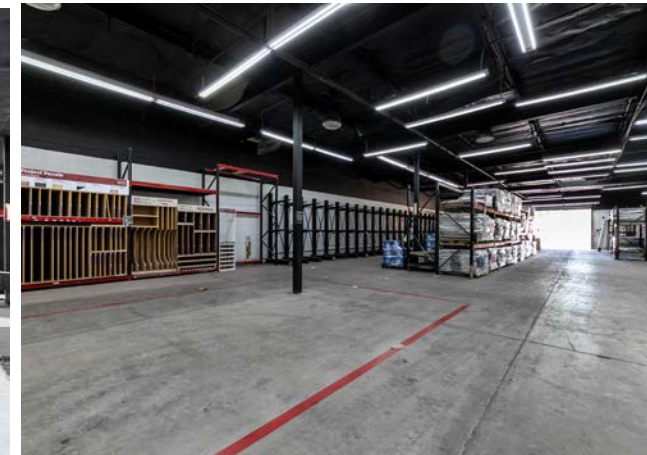
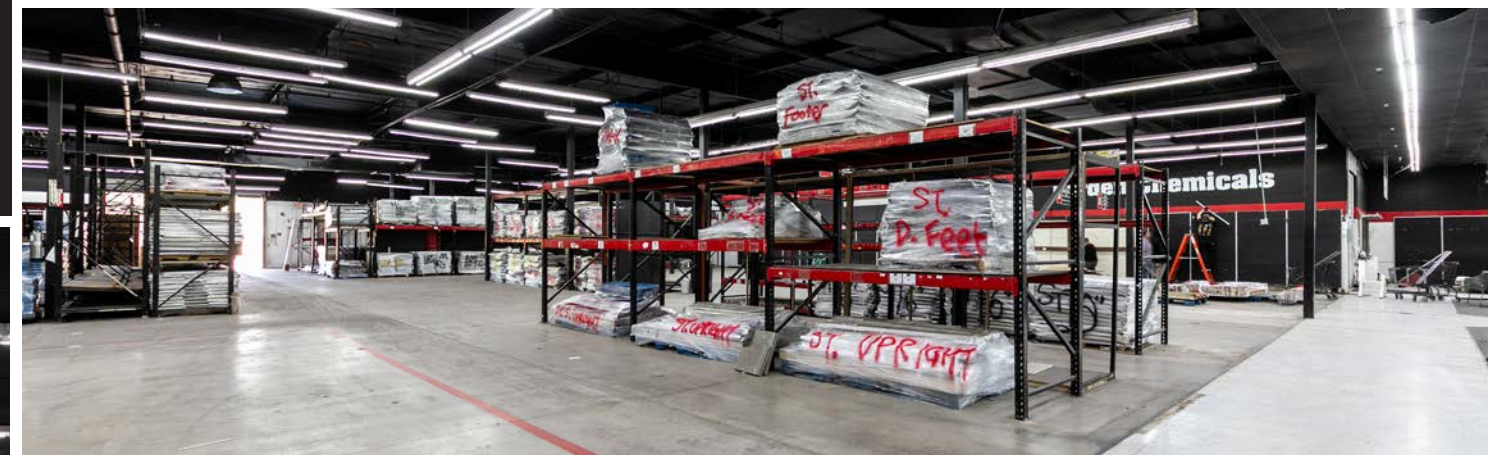
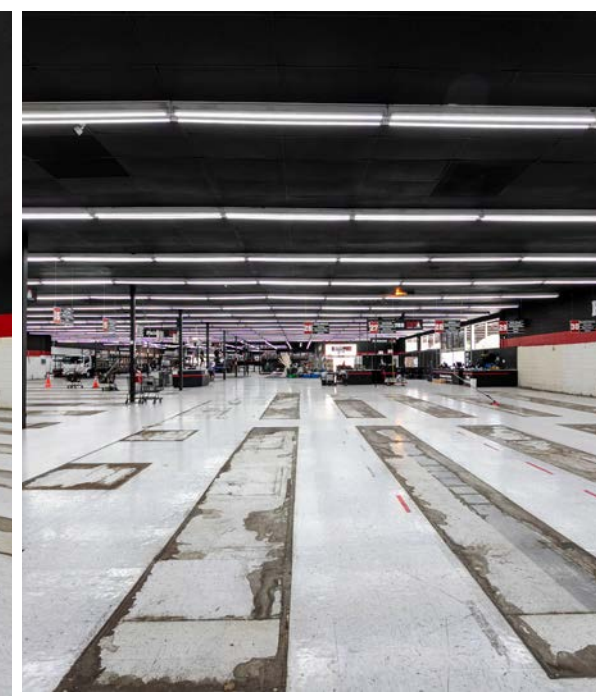
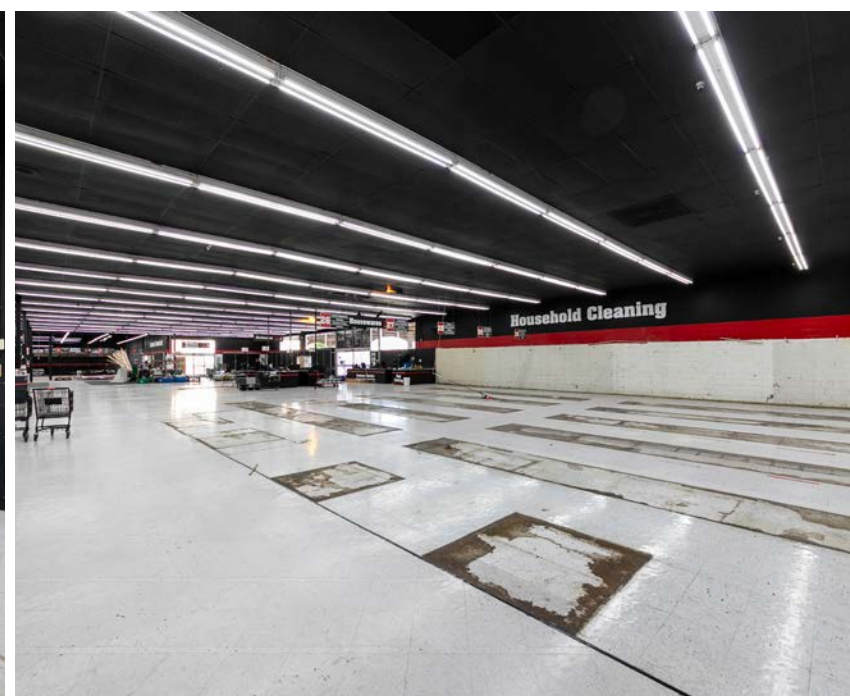


DIY Home Center is a leading home improvement retailer offering a broad selection of building materials, tools, decking and railing systems, landscaping supplies, and home repair products for both residential and professional customers. Employing over 600 people, the company has built a strong reputation 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)

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

COCHRAN ST (24,134 VPD)

118 FWY (132,530 VPD)

118

SYCAMORE DR (28,683 VPD)

Auto
Zone

76

7
ELEVEN

CHASE

SHELL

Walgreens

BEEPS

SHARKY'S

Chick-fil-A

VONS

LOWE'S

Home Depot

Sycamore Valley Bank

SUBWAY

INVESTMENT HIGHLIGHTS

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

Immediate Freeway Access

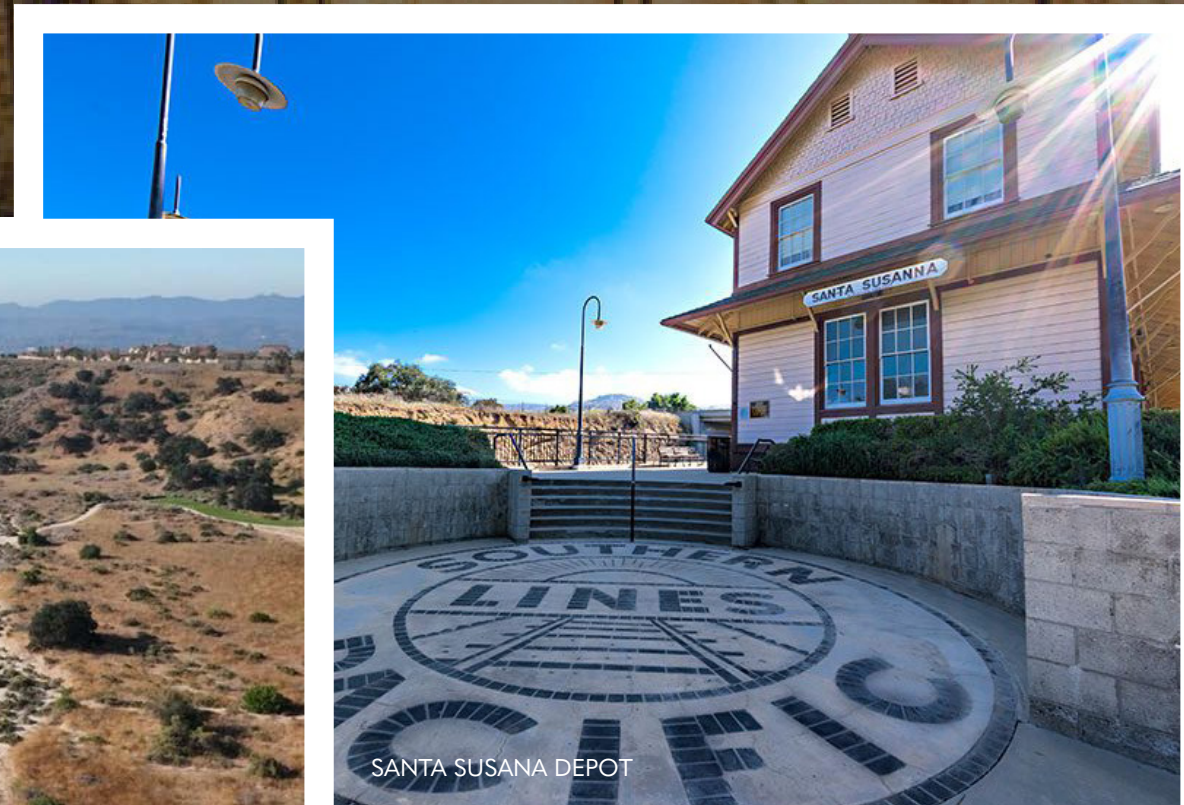
Located just 0.1 miles from the 118 Freeway, accessible directly via Sycamore Drive, providing regional connectivity and high visibility.

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



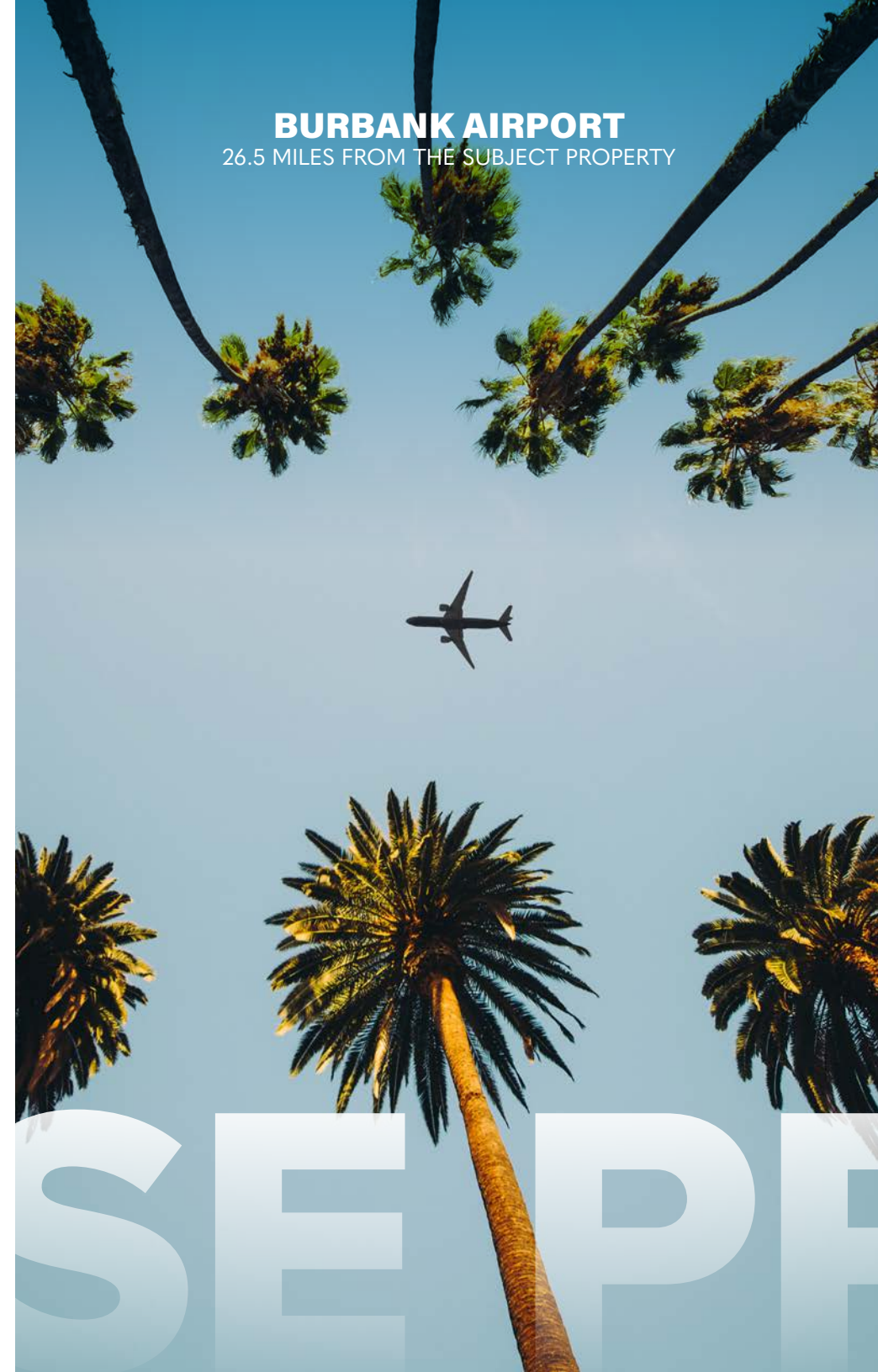
SIMI VALLEY TOWN CENTER



ADVENTIST HEALTH SIMI VALLEY



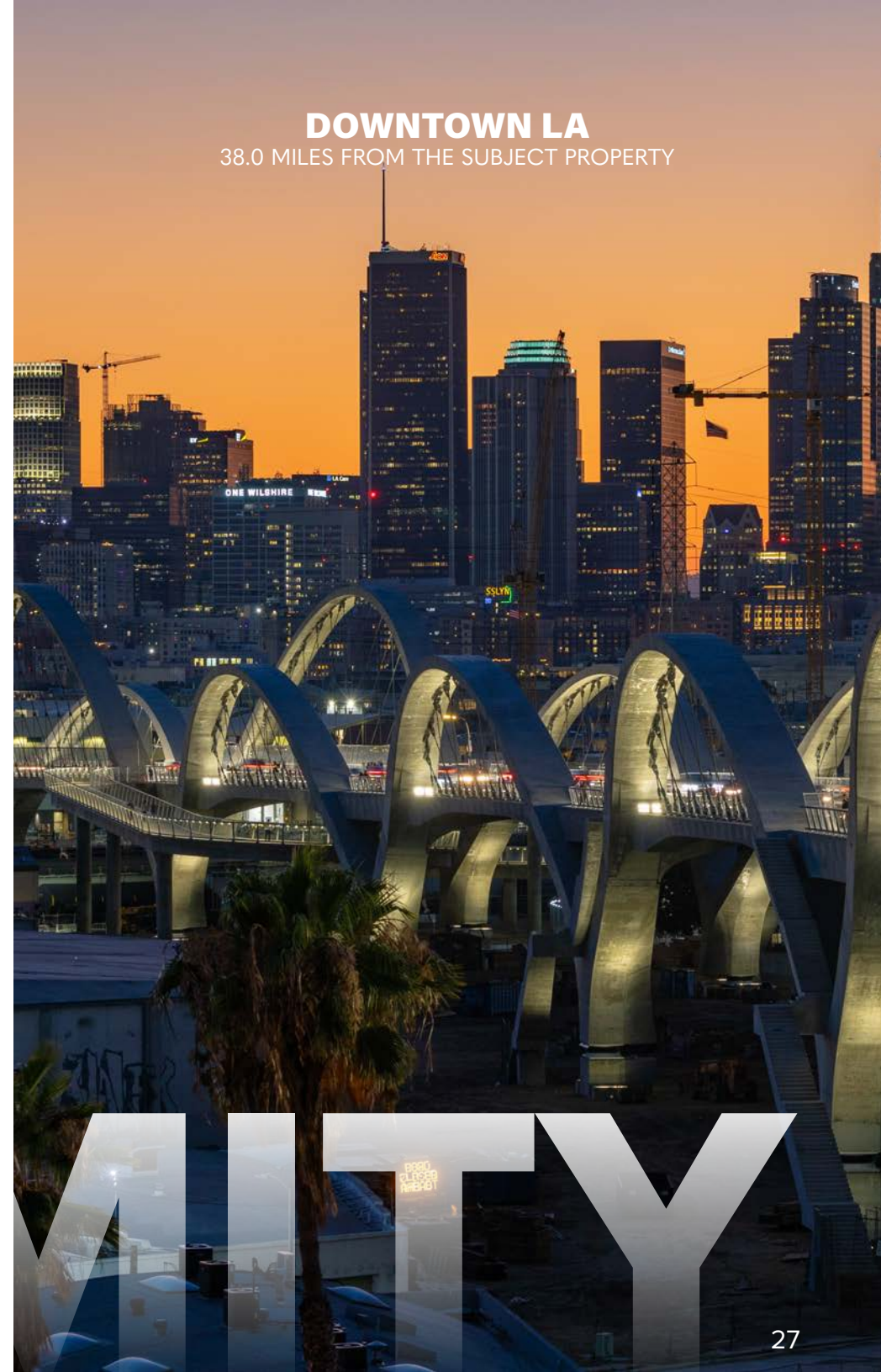
WARNER CENTER
16.0 MILES FROM THE SUBJECT PROPERTY



BURBANK AIRPORT
26.5 MILES FROM THE SUBJECT PROPERTY



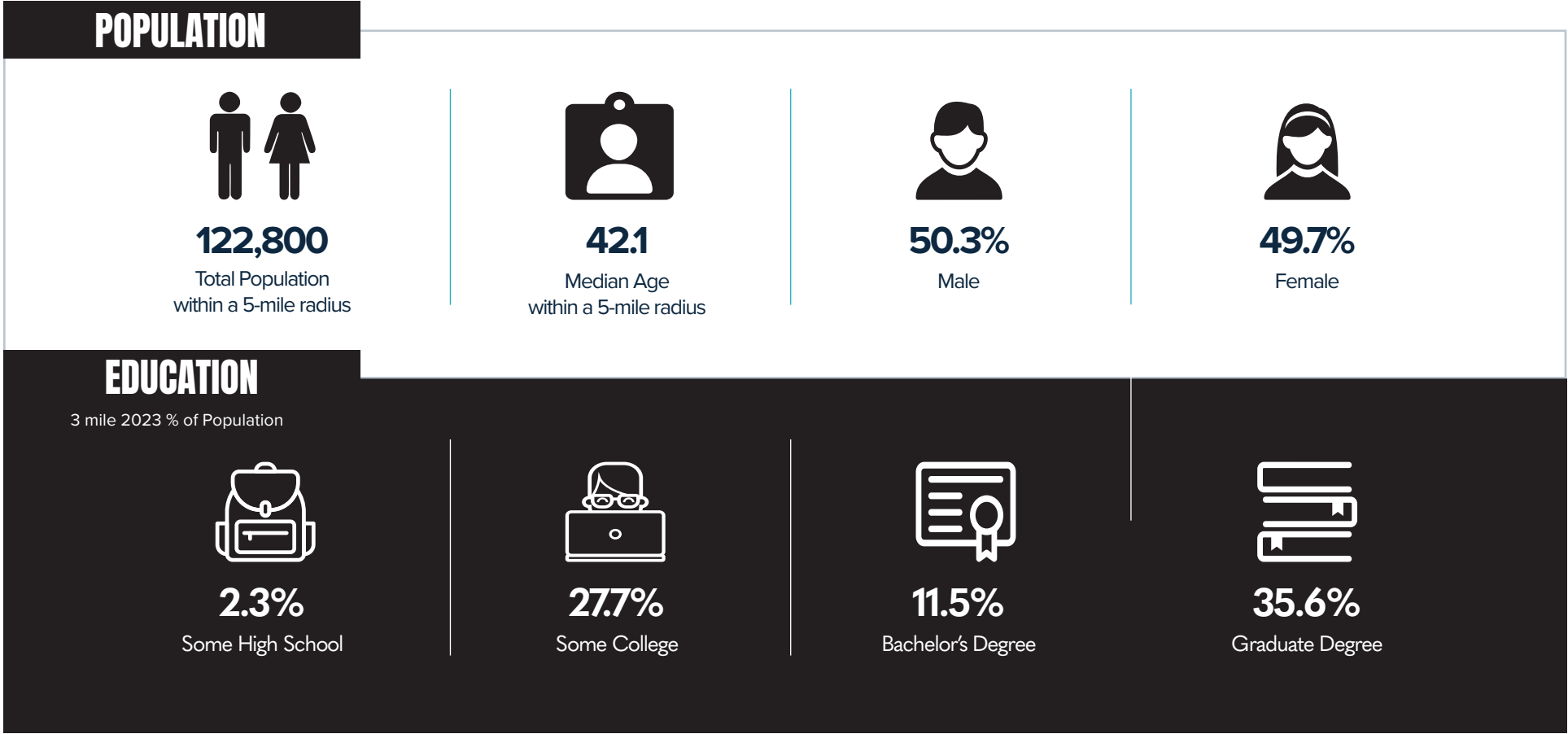
HOLLYWOOD
32.9 MILES FROM THE SUBJECT PROPERTY



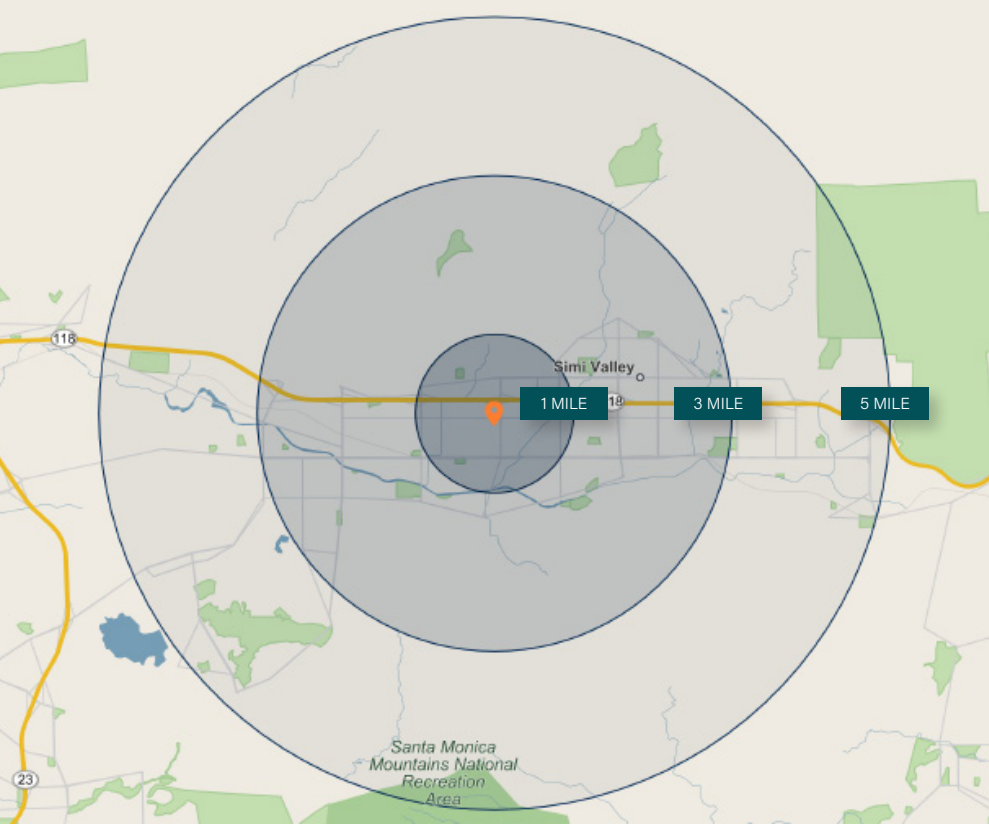
DOWNTOWN LA
38.0 MILES FROM THE SUBJECT PROPERTY

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

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.