

OFFERING MEMORANDUM

FREE-STANDING MEDICAL/OFFICE BUILDING

OWNER USER OPPORTUNITY

1176 Roadrunner Way, Simi Valley, CA 93065

LEE & ASSOCIATES

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:

LEE & ASSOCIATES

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THE OFFERING

$1,185,325 SALES PRICE

±$425 PRICE/SF

Property Summary

Location	1176 Roadrunner Way, Simi Valley, CA
Property Type	Medical/Office
Gross Building Area	**±2,789 SF**
Parcel Size	**±16,553 SF**
Zoning	CR
Year Built	2011
Construction	Wood-Frame with Stucco
Number of Floors	Single Story
HVAC	2 Units - 2011
Roof	2011
Parking	2.63/1,000



Estimated Annual Operating Expenses

Based on Current Owners Expenses

Taxes*	$14,816
HOA	$12,108
TOTAL OPEX	**$26,924**

**Based on a $1,185,325 Sales Price*

Rent Roll

SUITE	SIZE (SF)	TERM
Unit A	1,789	Vacant at Close of Escrow
Unit B	1,000	Through 12/31/2027

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AERIAL PHOTO



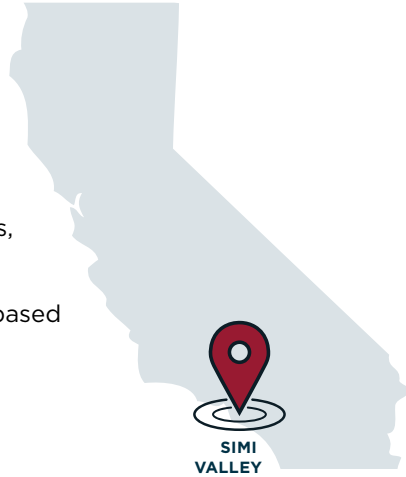
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LOCATION OVERVIEW

The subject property is located within **Woodranch Professional Center**, an established business park in **Simi Valley** comprising 26 Class A professional and medical office buildings.

The center provides a professional setting for medical practitioners, healthcare providers, and a variety of professional service users, offering an established environment for businesses seeking a quality office location.

Its concentration of professional and medical tenants reinforces the center's identity as a destination for healthcare and office-based services, serving the surrounding residential communities and broader Simi Valley market.





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DEMOGRAPHICS

1176 ROADRUNNER WAY | SIMI VALLEY, CA

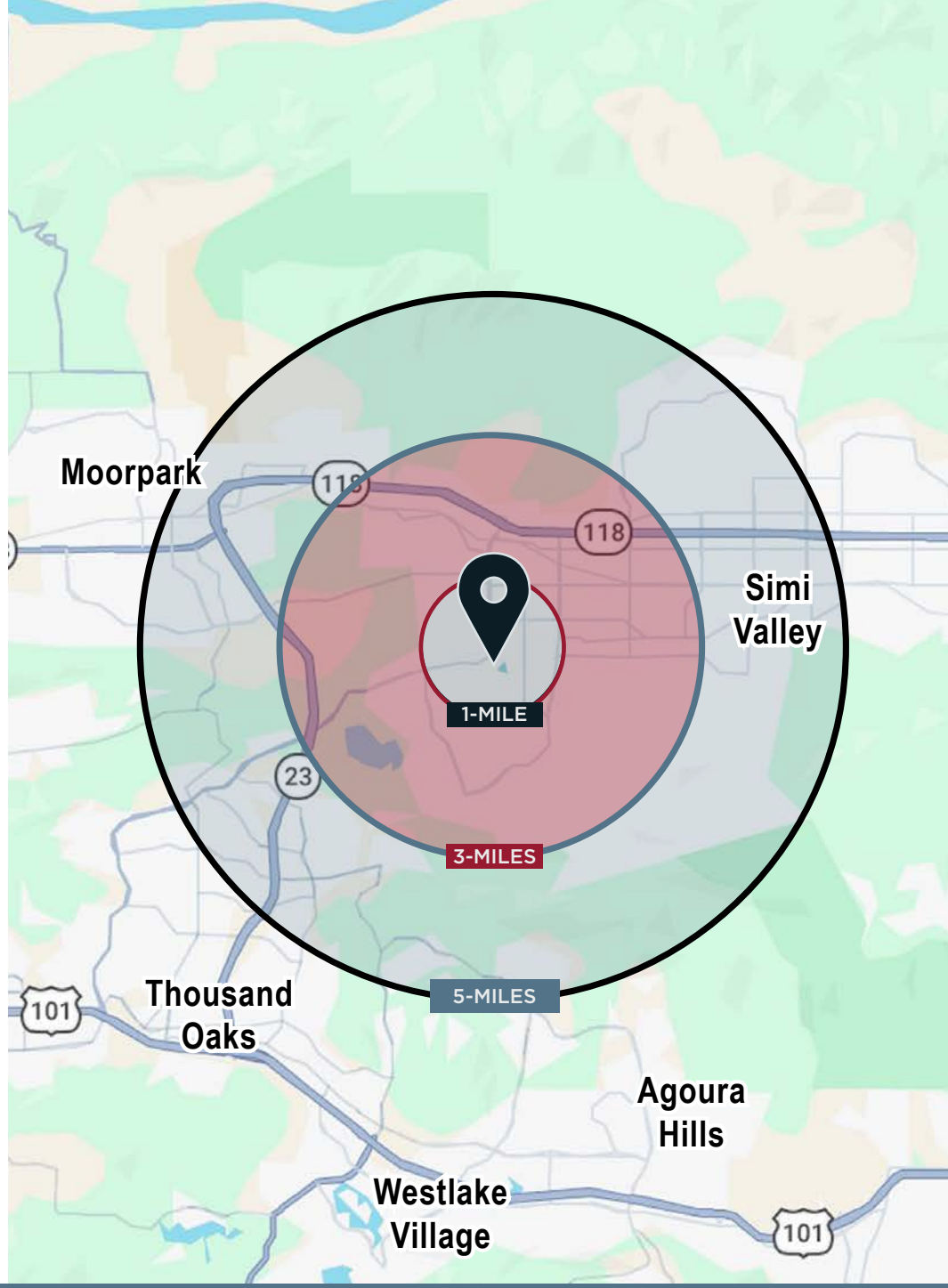
POPULATION	1-MILE	3-MILES	5-MILES
2025 Population	12,657	58,743	134,908

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2025 Total Households	4,601	19,604	45,190
2025 Average HH Size	2.7	2.9	2.9

HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2025 Median HH Income	$116,259	$114,560	$131,027

134K+
TOTAL POPULATION
5-MILES

$131K+
MEDIAN HH INCOME
5-MILES



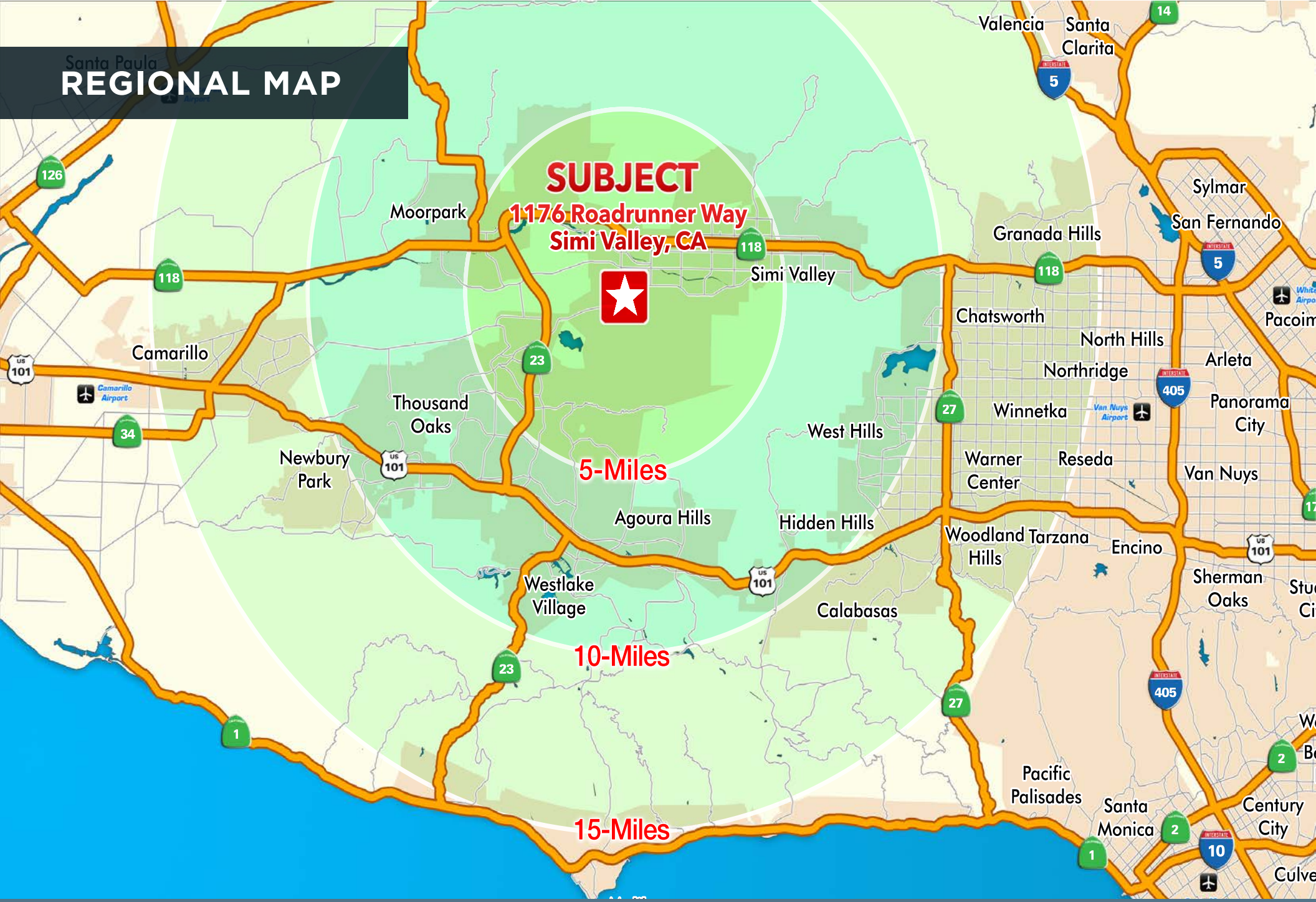
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AMENITIES MAP



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REGIONAL MAP



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