

INDUSTRIAL CONDOS FOR SALE | READY FOR OCCUPANCY!

4180 GUARDIAN ST | SIMI VALLEY, CA

ONLY 5 UNITS LEFT!!

SCOTT CASWELL, SIOR

Principal

818.444.4911

scaswell@lee-re.com

DRE# 00853607

ERICA BALIN

Principal

818.444.4912

ebalin@lee-re.com

DRE# 01481476

RYAN PELINO

Associate

818.854.5514

rpelino@lee-re.com

DRE# 02223932



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates® LA North/Ventura, Inc.

Corporate ID #01191898

A Member of the Lee & Associates

Group of Companies

5707 Corsa Ave, Suite 200

Westlake Village, CA 91362

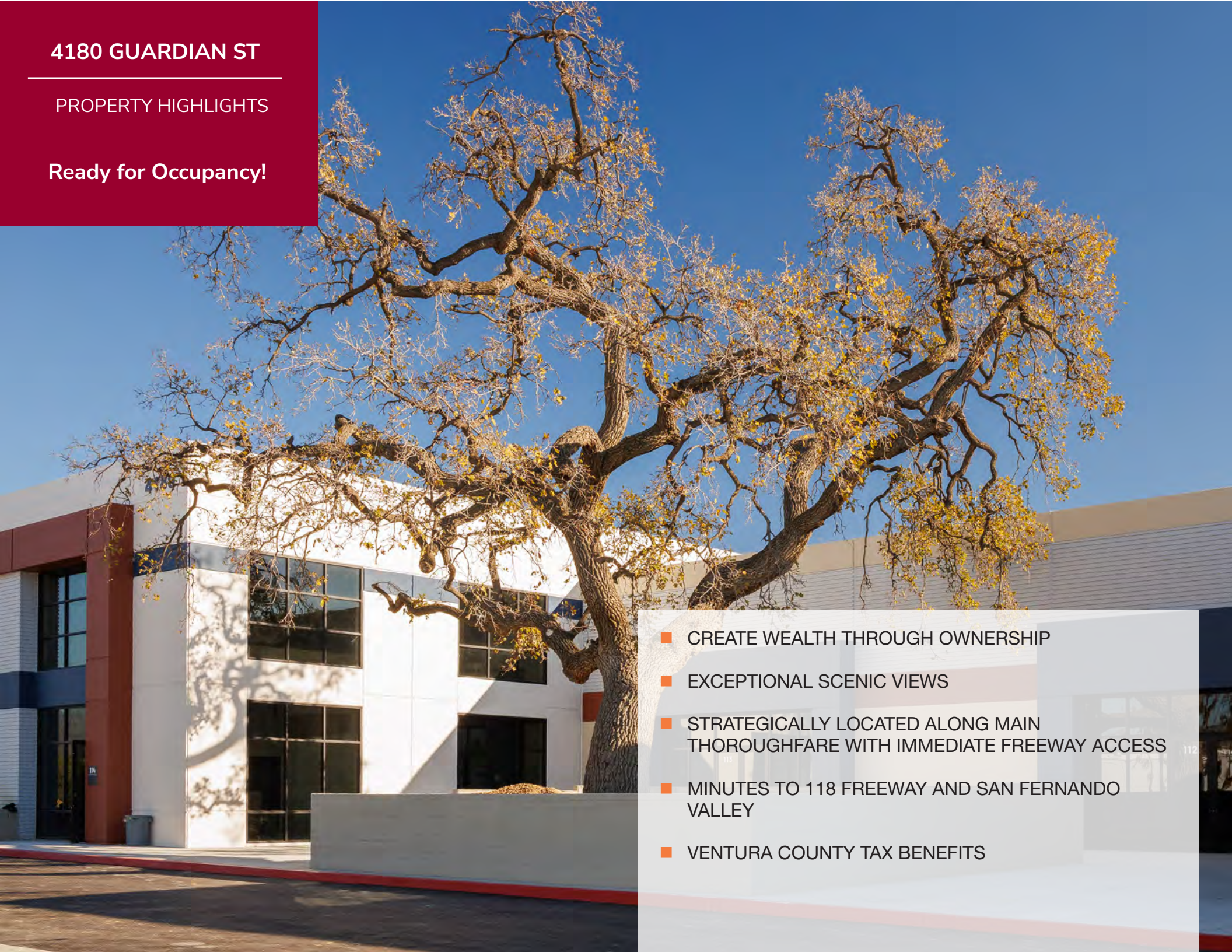
P: 818-223-4388 F: 818-591-1450

www.lee-associates.com

4180 GUARDIAN ST

PROPERTY HIGHLIGHTS

Ready for Occupancy!

- 
- CREATE WEALTH THROUGH OWNERSHIP
 - EXCEPTIONAL SCENIC VIEWS
 - STRATEGICALLY LOCATED ALONG MAIN THOROUGHFARE WITH IMMEDIATE FREEWAY ACCESS
 - MINUTES TO 118 FREEWAY AND SAN FERNANDO VALLEY
 - VENTURA COUNTY TAX BENEFITS

4180 GUARDIAN ST

PROPERTY SPECIFICATIONS
& PRICING

Ready for Occupancy!

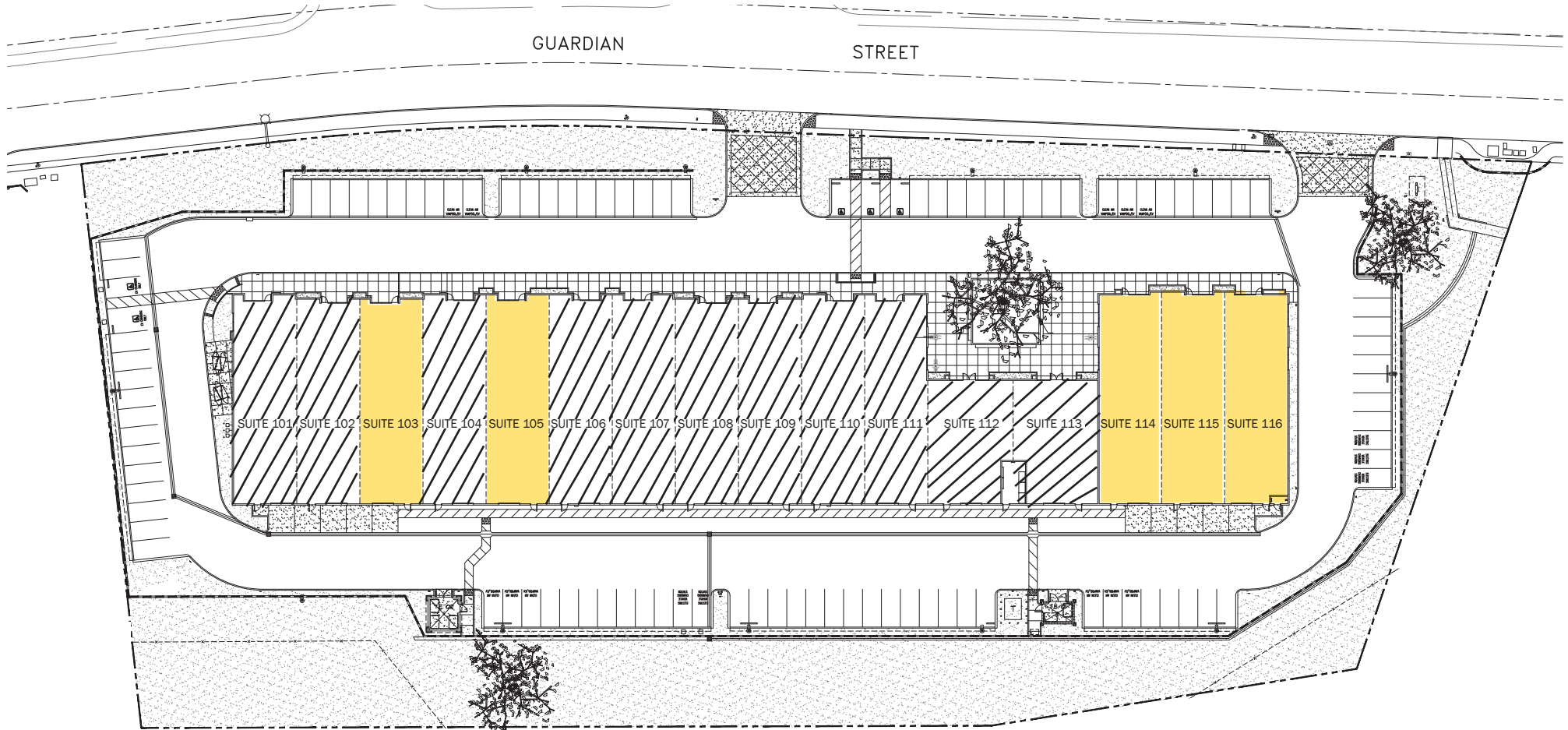
4180 GUARDIAN ST

UNIT	TOTAL SIZE (SF)	WAREHOUSE SIZE (SF)	1st FL OFFICE SIZE (SF)	2nd FL OFFICE SIZE (SF)	PARKING STALLS	GROUND LEVEL LOADING	POWER	MIN. CLEAR HEIGHT	SALE PRICE TOTAL
101	3,131	2,440	691	0	6	1	100A 277/480V	17' 10"	SOLD!
102	2,976	2,306	670	0	6	1	100A 277/480V	17' 10"	SOLD!
103	2,976	2,332	644	0	6	1	100A 277/480V	17' 10"	\$1,285,000
104	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"	SOLD!
105	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"	\$1,310,000
106	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"	SOLD!
107	3,036	2,392	644	0	6	1	100A 277/480V	17' 10"	SOLD!
108	2,976	2,353	623	0	6	1	100A 277/480V	17' 10"	SOLD!
109	2,976	2,353	623	0	6	1	100A 277/480V	17' 10"	SOLD!
110	3,040	2,448	592	0	6	1	100A 277/480V	17' 10"	SOLD!
111	3,085	2,414	671	0	6	1	100A 277/480V	17' 10"	SOLD!
112	2,375	1,497	878	0	5	1	100A 277/480V	17' 10"	SOLD!
113	2,380	1,496	884	0	5	1	100A 277/480V	17' 10"	SOLD!
114	4,374	1,786	1,289	1,299	8	1	100A 277/480V	22'	\$1,850,000
115	4,377	1,786	1,291	1,300	8	1	100A 277/480V	22'	\$1,775,000
116	4,424	1,783	1,316	1,325	8	1	100A 277/480V	22'	\$1,875,000

4180 GUARDIAN ST

SITE PLAN

Ready for Occupancy!



4180 GUARDIAN ST

PROPERTY AERIAL VIEW

Ready for Occupancy!



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PROPERTY AERIAL VIEW

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REGAL CINEMAS | BED BATH & BEYOND | unleashed | HOT FRIDAYS | Bank of America

SUPERCUTS | FIVE GUYS | yogurtland | east coast PIZZA company | FedEx

daphne's | BAJA FRESH | PANDA EXPRESS | STARBUCKS COFFEE | Pollo Loco | Carls Jr. | KAISER PERMANENTE

KOHL'S | WORLD MARKET | VONS | Logix

CHASE | UnionBank | usbank | COLD STONE | ameel

Jamba Juice | the Habit BURGER GRILL | GameStop | STARBUCKS COFFEE | Jersey Mike's SUBS

Simi Hills Golf Course

CALIFORNIA 118

RONALD REAGAN FWY (US 118)

CALIFORNIA 118

CVS pharmacy

Wendy's | SUSHI TATAKA

7 ELEVEN | Don Quijote Mexican Restaurant

Curves

Walmart Neighborhood Market | 99c ONLY | McDonald's

24 FITNESS | JO-ANN | Papa John's | AutoZone

TACO BELL | SUBWAY | Rock 'n Roll | Tio's Cafe | PATERNO'S PIZZA | e

IN-N-OUT BURGER

extended STAY AMERIC

SUBWAY

Domino's

Simi Valley

Ralphs

Cochran St

Sequoia Ave

Tapo Canyon Rd

E Los Angeles Ave

Royal Ave

Guardian St

SUBJECT
4180 Guardian Street
Simi Valley, CA

Smart & Final extra! | CHASE

BR Baskin Robbins | H&R BLOCK | DELTACO

TARGET | SPROUTS | CVS pharmacy | ROSS DRESS FOR LESS | BIG LOTS!

Do it Best | Walgreens | STAPLES | Sharky's | O'Reilly | T-Mobile

TRADER JOE'S | CRACKERS | RED'S | LASSENS | PLAY IT AGAIN SPORTS | DELTACO | DOLLAR TREE | UPS

Panera | Eggs'n Things | McDonald's | Beeps | 7 ELEVEN | THE JUNKYARD CAFE | BR Baskin Robbins | SAPPORO

Tutti Frutti | Bank of America | citibank | HomeGoods | GNC

Denny's | WELLS FARGO | Jersey Mike's | SUBWAY | STARBUCKS COFFEE | UNITED STATES POSTAL SERVICE | CHASE

FUNBURGER | CARBOO CAFE | Mequ | verizon | WaBa | at&t | Chick-fil&

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AMENITIES

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