



**580 Easy St
Simi Valley, CA 93065**

OFFERING MEMORANDUM

45,245 SF special purpose complex consisting of two large auditoriums for approximately 725 congregants. Situated on a 2.59 acre parcel with 140 parking spaces. Can easily be converted back to industrial.

OFFERED AT
\$8,299,000

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FUTURE IN-SITE REALTY
DRE #01299139

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PROPERTY OVERVIEW

580 EASY ST. | SIMI VALLEY, CA 93065



Currently the Discovery Church, which consists of two large auditoriums for approximately 725 congregants, large lobby area, offices, eating area, staging area, audio visual area, child care space, studio, elevator, and restrooms. A full renovation was completed in 2005, which made it ADA compliant. Can be easily restored to original Industrial use for warehousing, showroom, etc.

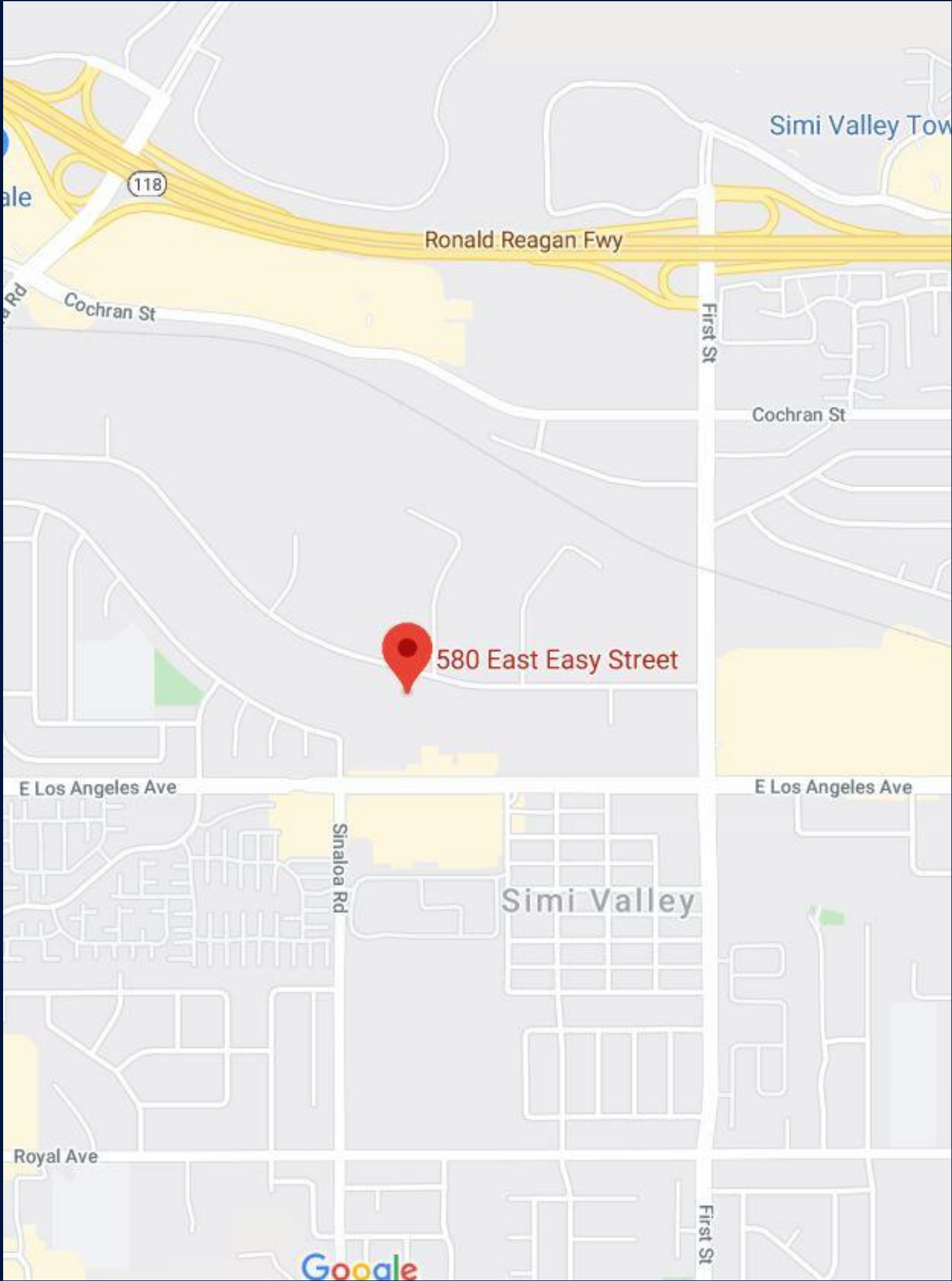
OFFERING SPECIFICS

Land Size	2.59 acre parcel
APN	630-0-142-036
Zoning	G1
Ownership	Fee
Year Built	1986
Stories	2
Ceiling Height	24 feet
Property Type	Flex
Property Subtype	Light Manufacturing
Building Size	45,245SF (26,773SF Office+18,472SF Warehouse)
Parking	140 Parking Spaces (2.93/1,000SF)
Electrical	1200 Amp, 277-480 3P 4w Heavy
Bathrooms	Bottom floor M (3) W (3) / Upstairs M (2) W (1)

TAX MAP AND AERIAL

580 EASY ST. | SIMI VALLEY, CA 93065





DEMOGRAPHICS

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RESIDENTIAL POPULATION

	1-MILE	3-MILES	5-MILES
	13,670	72,434	129,263

MEDIAN AGE

37	40	40.5
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TOTAL HOUSEHOLDS

4,435	23,514	41,908
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OF PERSONS PER HOUSEHOLD

3.1	3.1	3.1
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AVERAGE HOUSEHOLD INCOME

	1-MILE	3-MILES	5-MILES
	\$95,809	\$119,039	\$125,345



Discovery Church Building Photos



Discovery Church Building Photos



Discovery Church Parking Photos



Discovery Church Congregation Photos



Discovery Church Congregation Photos

CONTACT INFORMATION



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