

INDUSTRIAL CONDOS FOR SALE OR LEASE

4180 GUARDIAN ST | SIMI VALLEY, CA

ONLY 3 UNITS LEFT!!

SCOTT CASWELL, SIOR

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North/Ventura, Inc.
Corporate ID #01191898
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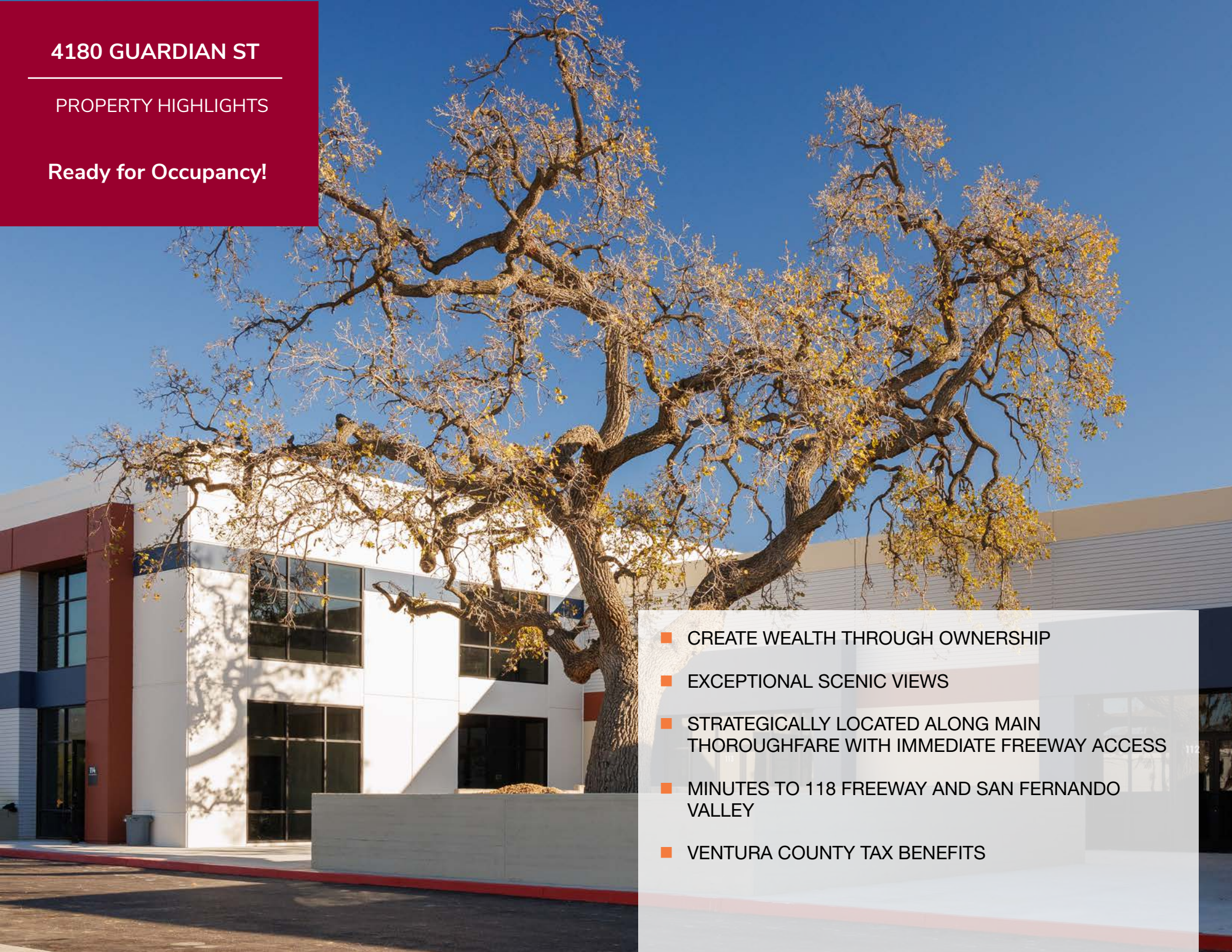
5707 Corsa Ave, Suite 200
Westlake Village, CA 91362
P: 818-223-4388 F: 818-591-1450
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4180 GUARDIAN ST

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!

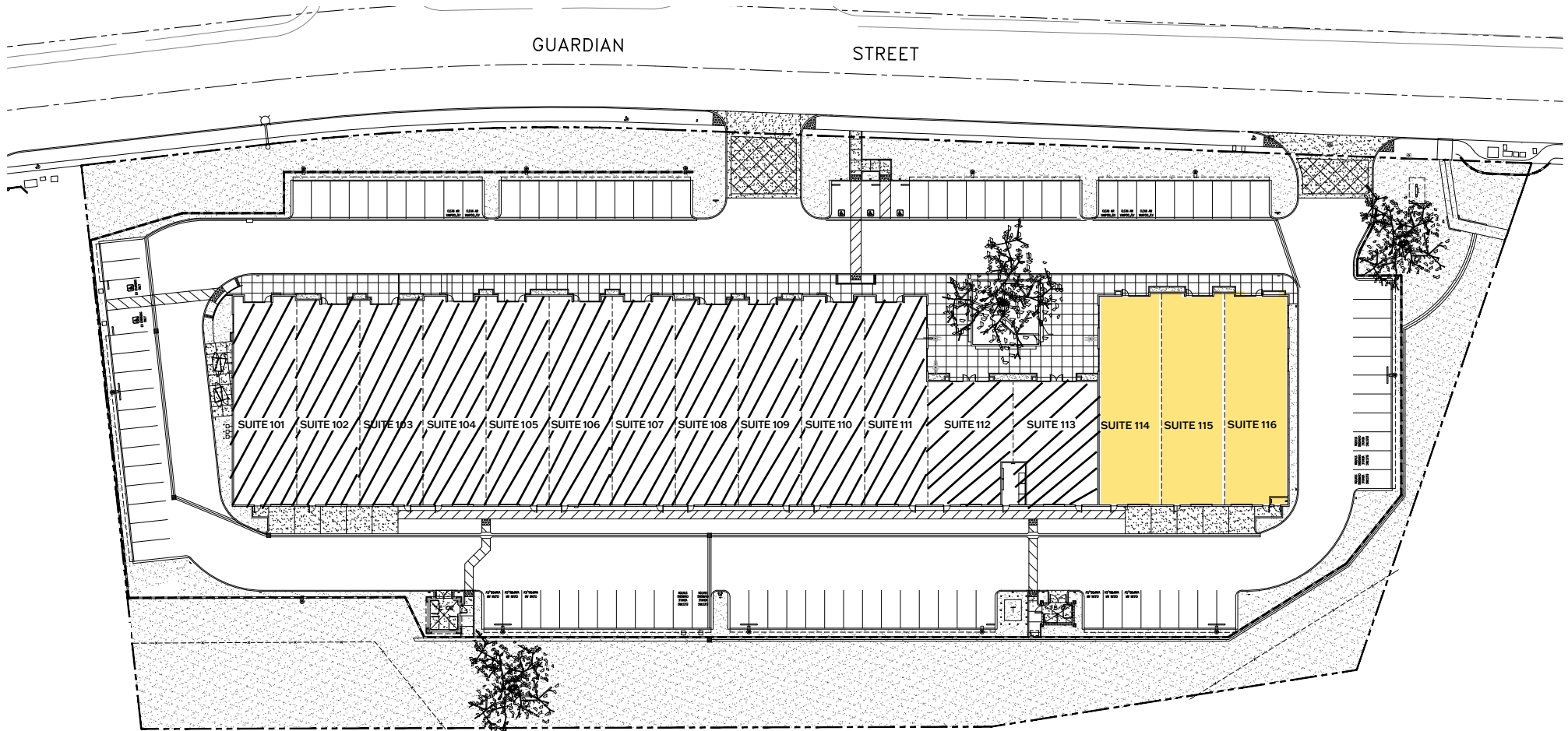
4180 GUARDIAN ST

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	LEASE RATE	SALE PRICE
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"		SOLD!
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"		LEASED!
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'	\$1.69 MG PSF	\$1,727,730
115	4,377	1,786	1,291	1,300	8	1	100A 277/480V	22'	\$1.69 MG PSF	\$1,685,145
116	4,424	1,783	1,316	1,325	8	1	100A 277/480V	22'	\$1.69 MG PSF	\$1,765,176

4180 GUARDIAN ST

SITE PLAN

Ready for Occupancy!



4180 GUARDIAN ST

PROPERTY AERIAL VIEW

Ready for Occupancy!



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PROPERTY AERIAL VIEW

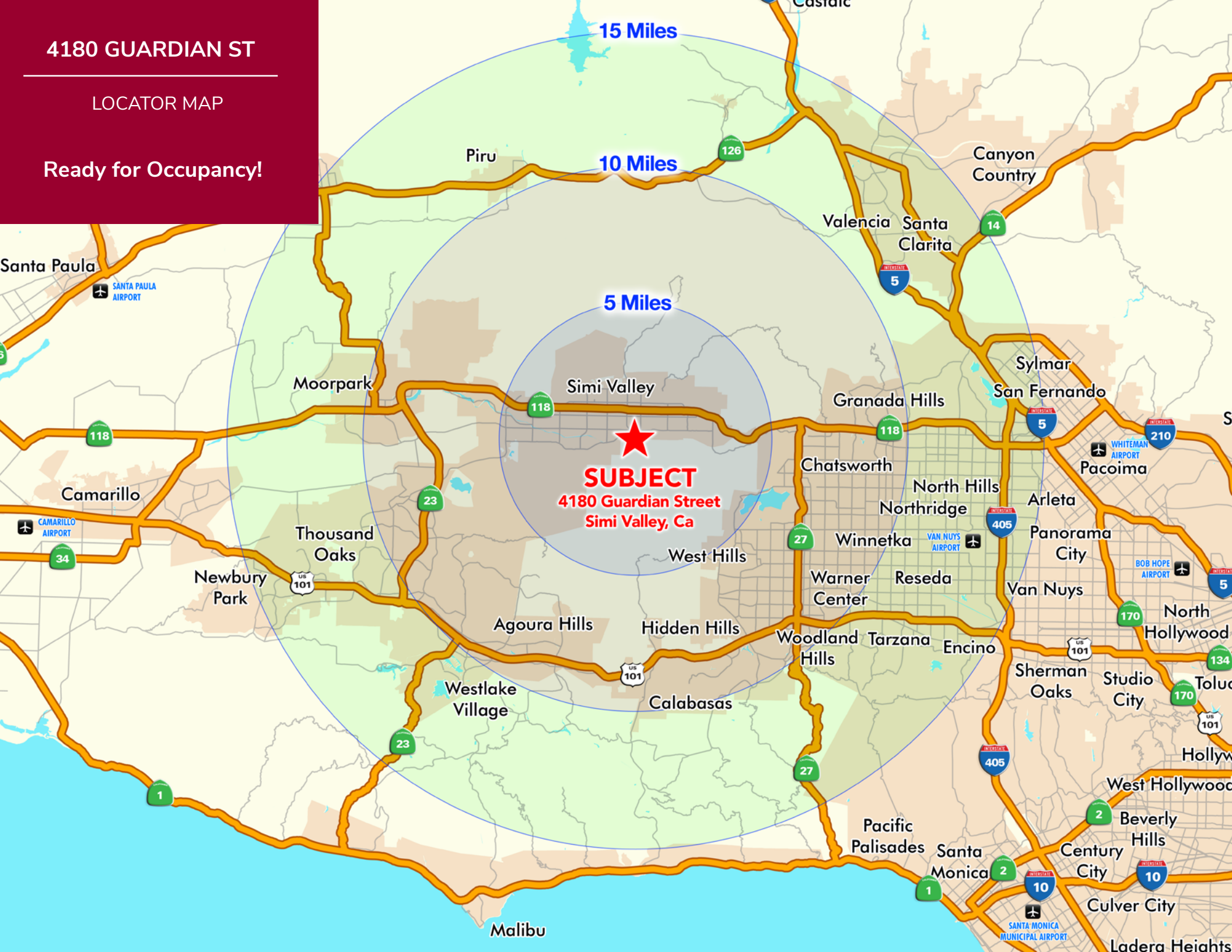
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4180 GUARDIAN ST

LOCATOR MAP

Ready for Occupancy!



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

Simi Hills Golf Course

CALIFORNIA 118

RONALD REAGAN FWY (US 118)

CALIFORNIA 118

CVS pharmacy

Wendys | SUSHI TAIYAKI

7-Eleven | Don Quijote Mexican Restaurant

Curves

Walmart Neighborhood Market | 99c ONLY | McDonald's

24 FITNESS | JO-ANN fabric and craft stores

PAPA JOHN'S | AutoZone

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

IN-N-OUT BURGER

extended STAY AMERIC

SUBWAY

Domino's

Sycamore Dr

Cochran St

Sequoia Ave

Tapo Canyon Rd

Simi Valley

Stearns St

Ralphs

E Los Angeles Ave

Royal Ave

Guardian St

SUBJECT
4180 Guardian Street
Simi Valley, CA

Smart & Final extra! | CHASE

Call City | BR | H&R BLOCK | DELTACO

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

Dot Best | Walgreens | STAPLES | Sharky's MEXICAN GRILL | O'Reilly | T-Mobile

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

Panera | Eggs 'n Things | McDonald's | Beeps | 7-Eleven | THE JUNKYARD CAFE | BR | 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 | Chick-fil-A | Megu | verizon | WaBa | at&t | SALLY | Est 1946

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AMENITIES

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