



ERRINGER PLAZA

1716 - 1776 ERRINGER ROAD
SIMI VALLEY, CALIFORNIA

OFFICE / RETAIL FOR LEASE



PROPERTY OVERVIEW

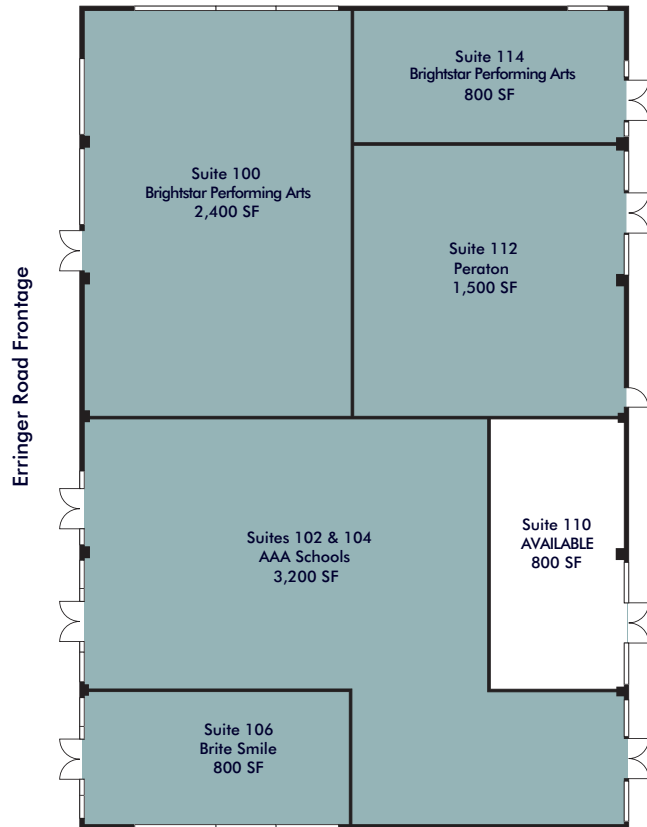
Property Address	1716 - 1776 Erringer Road Simi Valley, California
Property Type	Office / Retail
Rentable Area	31,134 SF
Parcel Size	119,354 SF (2.74 AC)
Year Built	1979
Parking Ratio	4.09 / 1,000 SF
Buildings	Two (2)
Zoning	CPD - LAAPO (Los Angeles Avenue Planning Overlay)
APN	638-0-096-035
Street Frontage	152 ft. along Erringer Road
Construction	Concrete, Wood-frame
Foundation	Reinforced concrete slab
Roof Type	Pitched tile roof
HVAC System	Forced air & rooftop units



FLOORPLANS

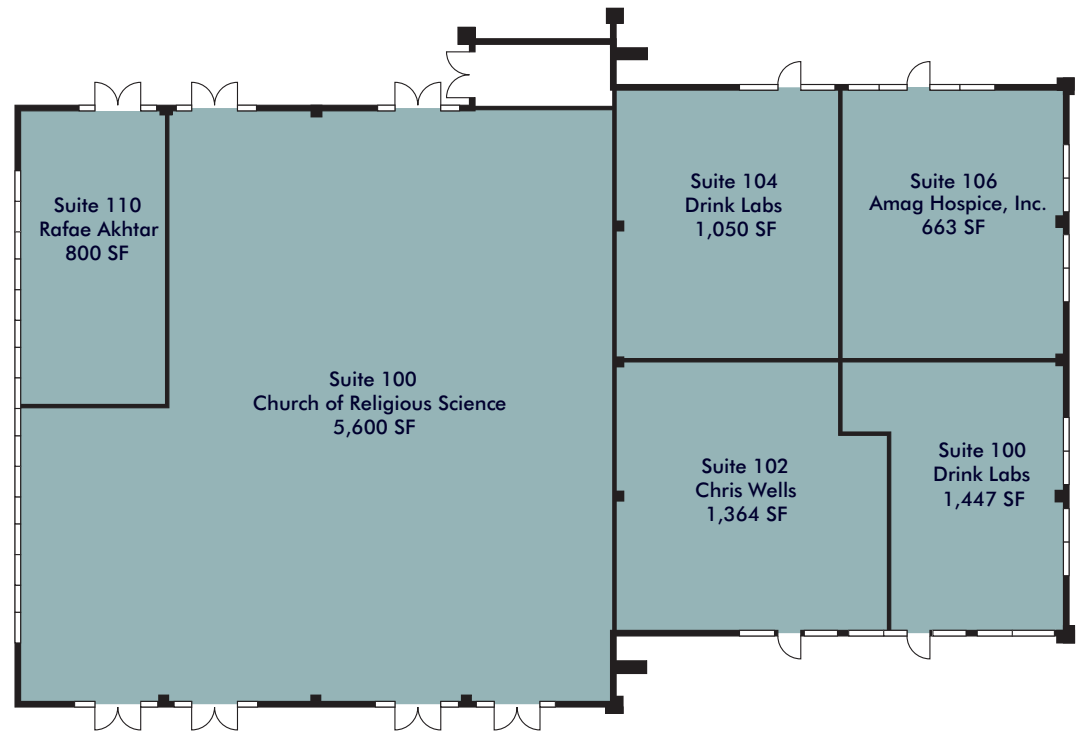
Available Space

1776 - Suite 110: 800 SF (Reception, 2 Offices, Bullpen, Restroom)



1776 ERRINGER

BUILDING A



1756 & 1736 ERRINGER

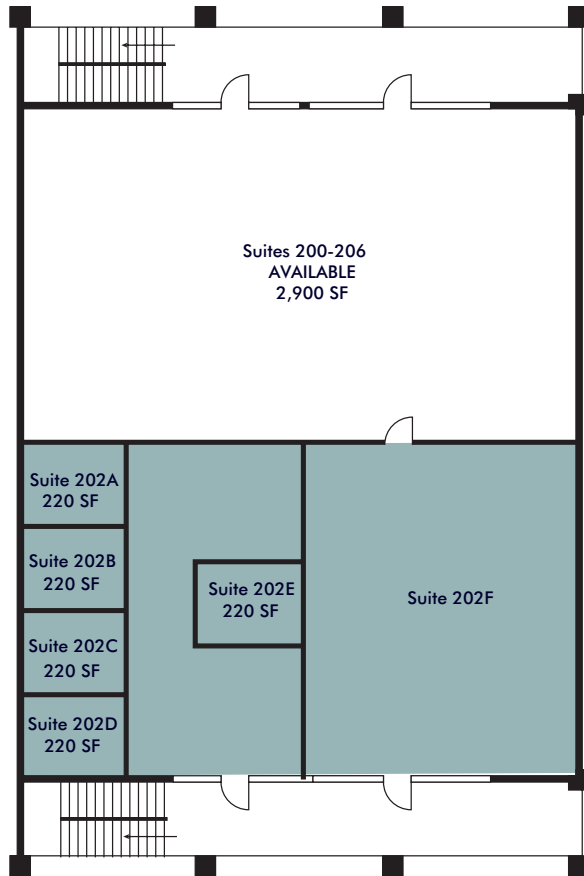
BUILDING B



FLOORPLANS

Available Space

1736: Suite 200 - 2,900 SF
(Open Creative Space, 2 Offices, Restroom)

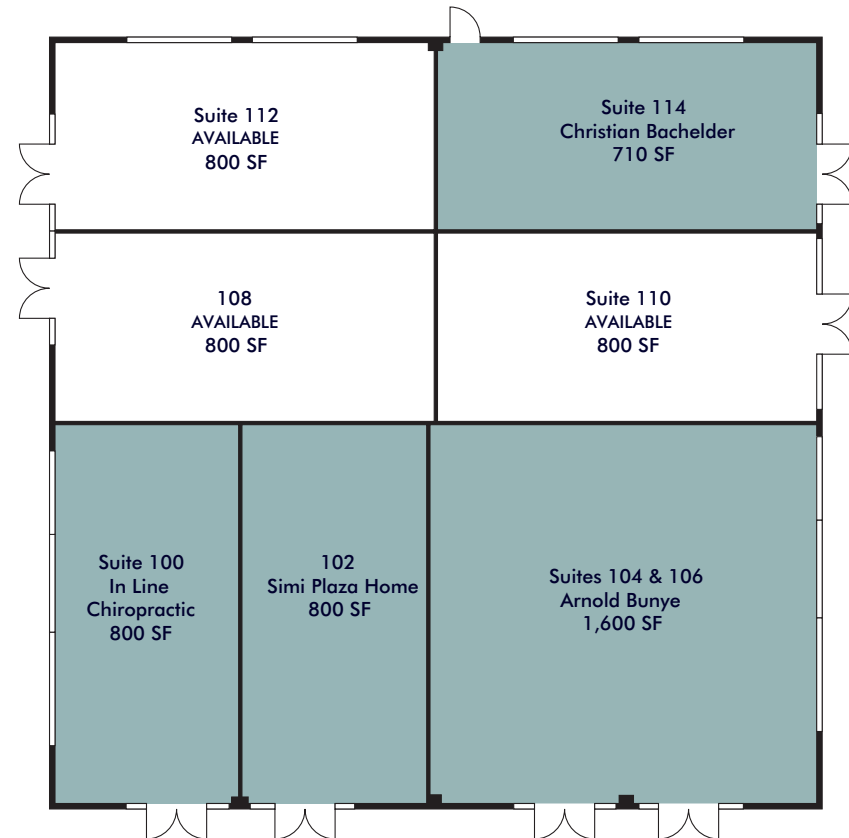


1736 ERRINGER

BUILDING B - 2nd FLOOR

Available Space

1716: Suite 108 - 800 SF • Suite 110 - 800 SF (Reception, 3 Offices, Restroom) • Suite 112 - 800 SF



1716 ERRINGER

BUILDING C



PROPERTY LOCATION



1776
Erringer

1756
Erringer

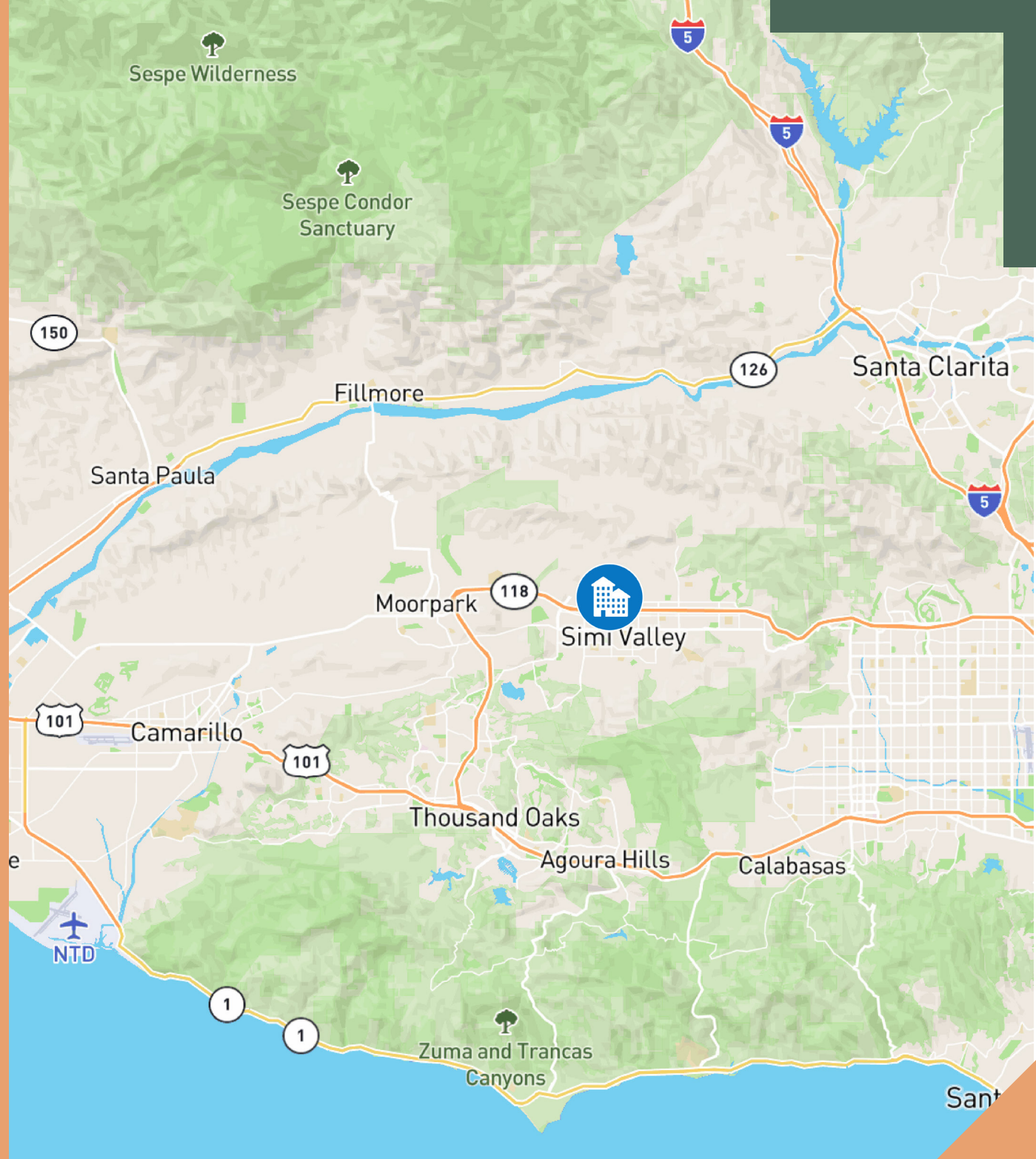
1736
Erringer

1716
Erringer

Not a Part

Erringer Road

LOCATION MAP



LOCATION INFORMATION

Simi Valley is the third largest of Ventura County's ten cities, spanning approximately 42 square miles with a population of nearly 130,000 people.

Simi Valley is known as a great place to live, work and raise a family. The area has access to both executive and employee housing, and its residents enjoy a quiet, comfortable environment with a small-town feel within a major metropolitan area.

Simi Valley Awards

- + California's 50 Safest Cities (SafeWise)
- + Best Cities to Work In (Los Angeles News Group)
- + Happiest Cities in the US (University of Vermont)
- + Santa Susana High School (Top 500 Schools in the U.S.)





CONTACT US

Dan Cherrie

Vice President

+1 818 251 3610

dan.cherrie@cbre.com

Lic. 0126515

Dalton W. Saberhagen

Vice President

+1 818 251 3613

dalton.saberhagen@cbre.com

Lic. 01971713

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com

CBRE