

**1770 TAPO STREET  
FOR SALE**

SIMI VALLEY, CA. 93063



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MIKE TINGUS**  
President  
818.223.4380  
mtingus@lee-re.com  
DRE# 01013724

**GRANT FULKERSON, SIOR**  
Principal  
818.304.4956  
gfulkerson@lee-re.com  
DRE# 01483890

**ANTHONY PRICE**  
Associate  
818.444.4928  
anthony.price@lee-re.com  
DRE# 01981763





FENCED  
YARD



HEAVY  
POWER



TWO (2)  
GRADE LEVEL



BENEFICIAL COST OF  
DOING BUSINESS VS. L.A.



EASILY ACCESSIBLE TO  
SAN FERNANDO VALLEY

SALE PRICE: \$5,029,000 ( $\pm$ \$350 PSF)







BUILDING SIZE:  
14,370 SF



TOTAL OFFICE:  
TBD SF



CLEAR HEIGHT:  
±18 FT



LOADING:  
2 GL



POWER:  
800 AMPS



ZONING:  
LI

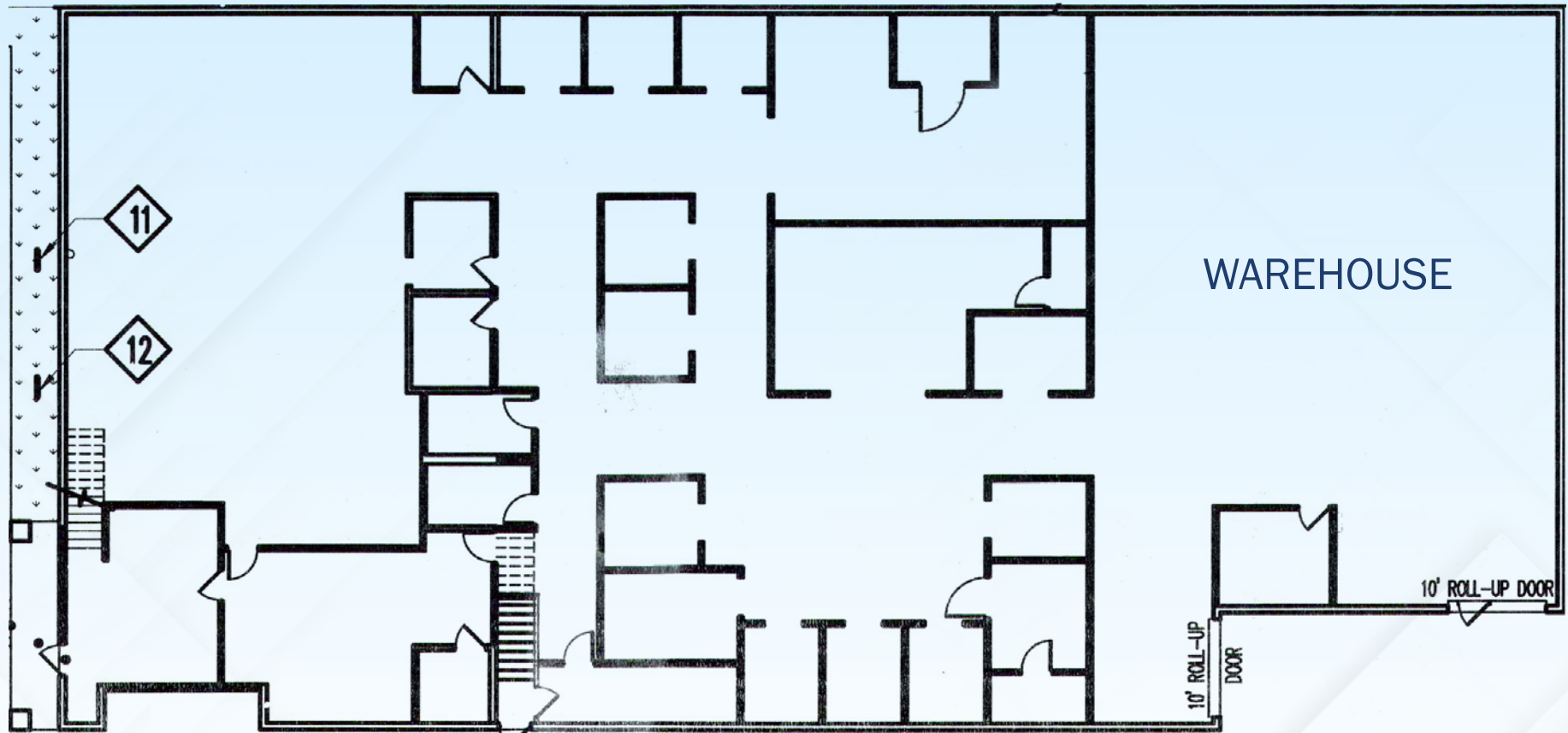


YEAR BUILT:  
1987



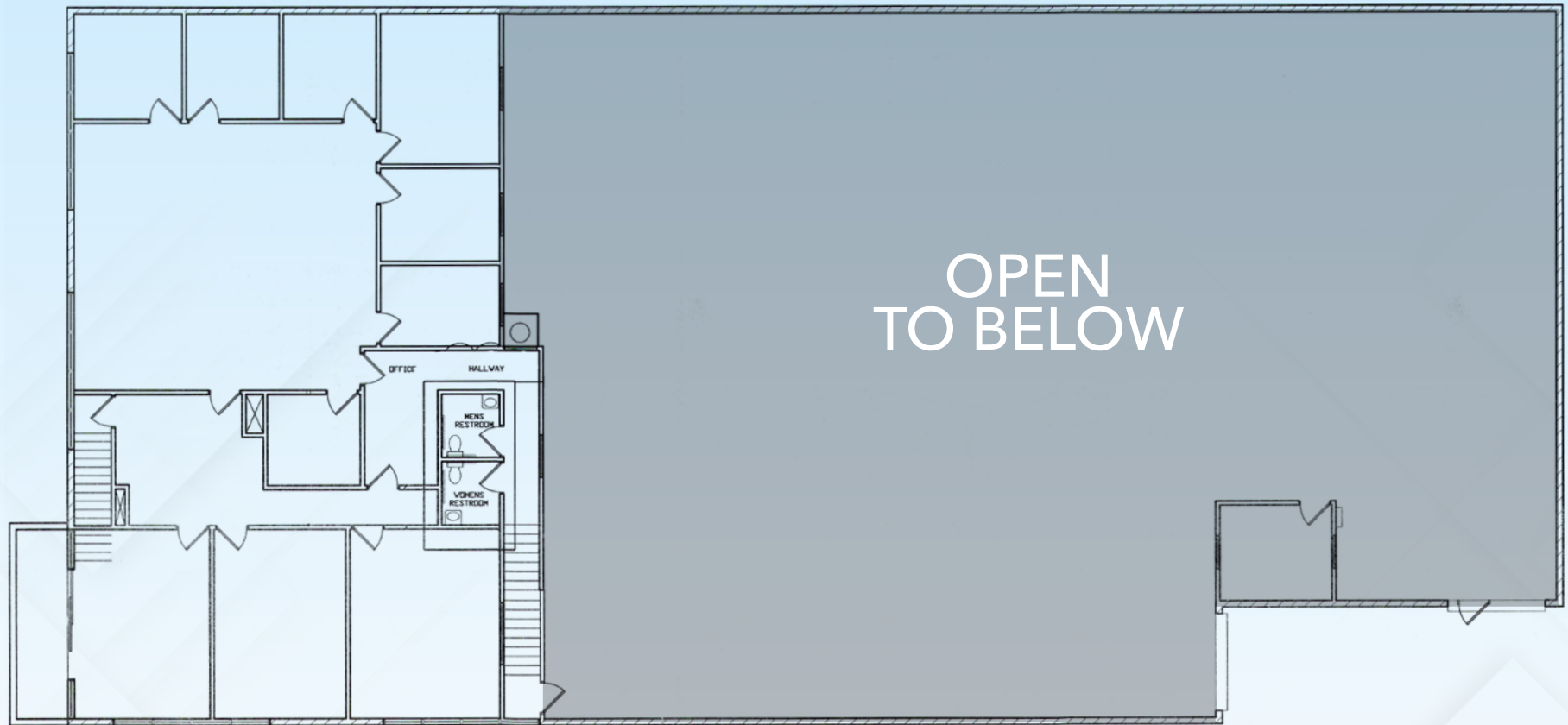
PARKING:  
32 SPACES (2.2/1000)

## FIRST FLOOR



FLOOR PLAN NOT TO SCALE

SECOND FLOOR



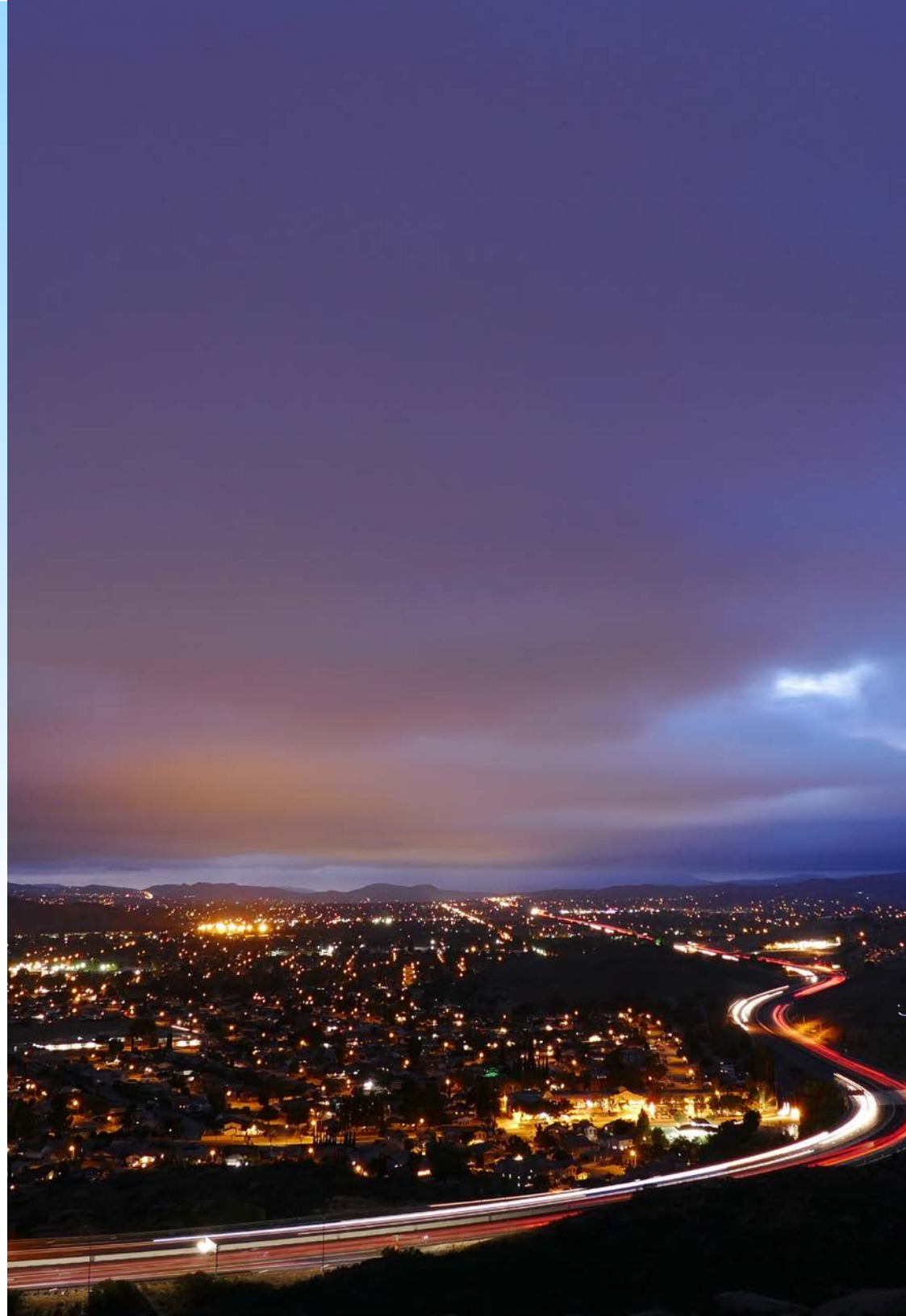






# COST OF DOING BUSINESS

	CITY OF LOS ANGELES	CITY OF SIMI VALLEY
ELECTRICAL TAX	12.5%	0%
COMMUNICATIONS TAX	9%	0%
NATURAL GAS TAX	10%	0%
SECURED PROPERTY TAX RATE	1.39040%	1.1960%
UNSECURED PROPERTY TAX RATE	1.33349%	1.07540%
TRANSIENT OCCUPANCY TAX	14%	10%
SALES TAX RATE	9%	7.5%
ELECTRICAL RATE (AVG.)	\$0.1371/kWh (0.1542 w/ utility tax)	\$0.1340/kWh
BUSINESS TAX, MANUFACTURING	\$10,5000	\$3,750
BUSINESS TAX, PROFESSIONAL/ GENERAL OFFICE	\$50,193	\$3,750
PACE PROGRAM ELIGIBLE	No	Yes
SCE SAVINGS BY DESIGN ELIGIBLE	No	Yes





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LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates  
Group of Companies  
5707 Corsa Avenue, Suite 200  
Westlake Village, CA 91362  
P 818.223.4388 F 818.591.1450  
[www.lee-associates.com](http://www.lee-associates.com)

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