



## FORMER DENTAL OFFICE AVAILABLE IN SAN FERNANDO

113 N. Maclay Avenue, San Fernando, CA 91340



VIEW LISTING PAGE

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DRE#00923779





DENTAL OFFICE  
SAN FERNANDO, CA

**EXCLUSIVELY LISTED BY**

**RACHEL ADAMS**

SENIOR ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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DENTAL OFFICE  
SAN FERNANDO, CA

# PROPERTY FEATURES

113 N. Maclay Avenue, San Fernando, CA 91340







## APPROX. 2,479 SF

FORMER DENTAL OFFICE AVAILABLE FOR LEASE

- ✓ Former Western Dental office
- ✓ Very clean and maintained building
- ✓ 9 private parking spaces
- ✓ 6 operatories
- ✓ X-Ray room, waiting room, sterilization room, break room and 2 restrooms

## AREA AMENITIES

- ✓ High foot and car traffic
- ✓ Near local eateries and businesses
- ✓ Near elementary schools and libraries
- ✓ Located in the charming city of San Fernando
- ✓ Just blocks from the San Fernando courthouse
- ✓ Close proximity to the 5, 210 and 118 freeways
- ✓ Private police department

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,937	213,341	434,730
 Avg. HH Income	\$87,808	\$92,827	\$94,577
 Daytime Pop	27,735	191,125	401,799
 Traffic Count	± 18,704 CPD ON MACLAY AVE		



DENTAL OFFICE  
SAN FERNANDO, CA

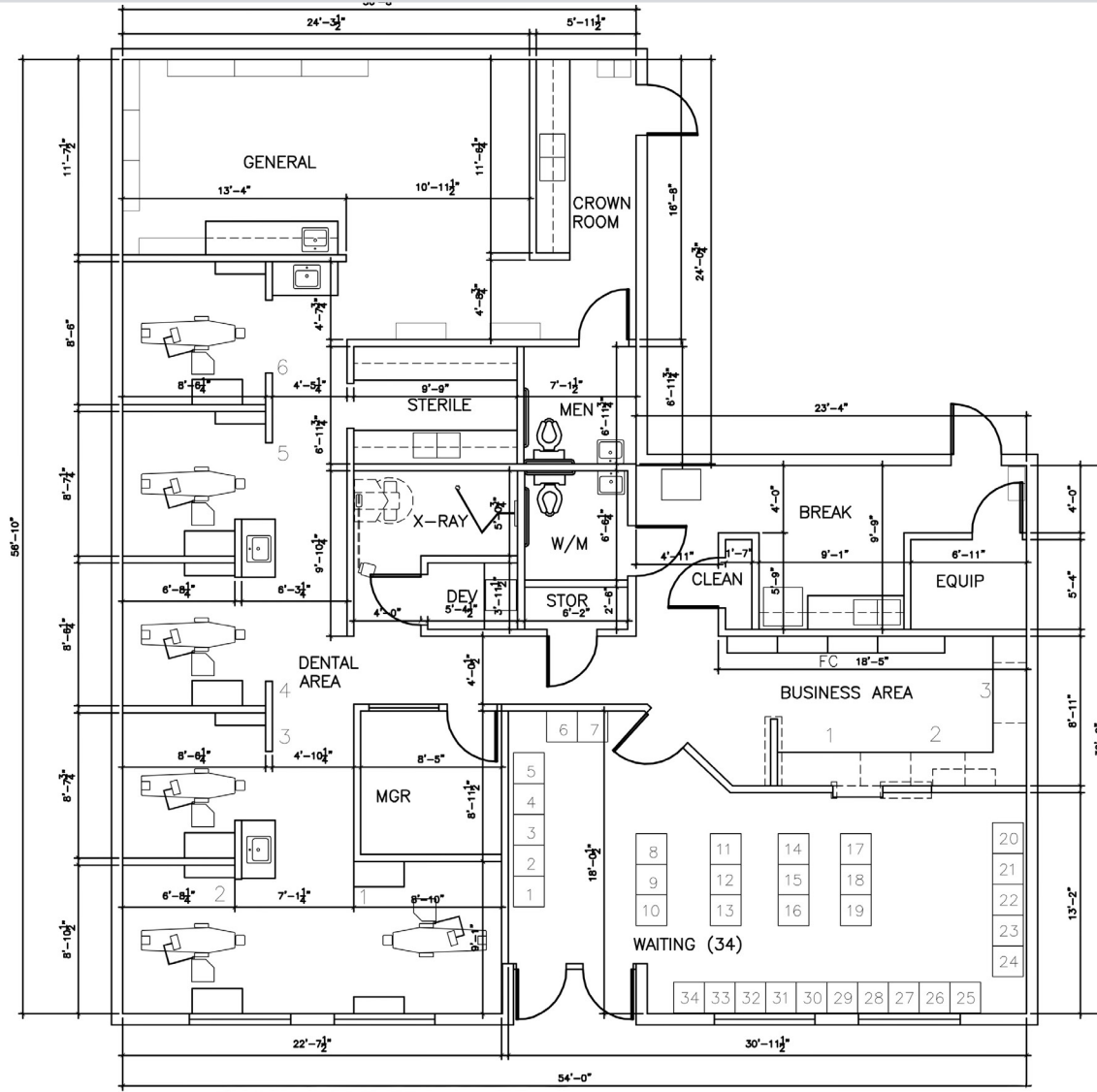
# INTERIOR PHOTOS

113 N. Maclay Avenue, San Fernando, CA 91340



# FLOOR PLAN

113 N. Maclay Avenue, San Fernando, CA 91340



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the features shown on this floor plan will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**  
±2,298 SF



**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

**RACHEL ADAMS**  
SENIOR ASSOCIATE

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