

TURNKEY DENTAL SUITE FOR LEASE



21729 VANOWEN ST

WARNER CENTER

TURNKEY DENTAL

arcainc.us

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Turnkey Second Generation Dental Suite
- +/- 5,406 SF Fully Built-Out Dental Office
- 11 Treatment Rooms | 1 Consultation Room
- Dedicated Orthodontics Bay with 6 Chairs
- Separate X-Ray Room
- Existing Reception and Waiting Area
- Staff Breakroom
- 3 Restrooms
- Manager and Doctor's Offices
- High Visibility and Transit Access on a Signalized, Corner Lot
- Located in Warner Center and near the Westfield Topanga
- Ample Street Parking
- **FF&E Included**

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/MO (NNN)
Number of Units:	1
Available SF:	+/- 5,406 SF
Parking:	4.00/1,000 SF
Zoning:	LAC1
Available:	March 01, 2026

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ADDITIONAL PHOTOS



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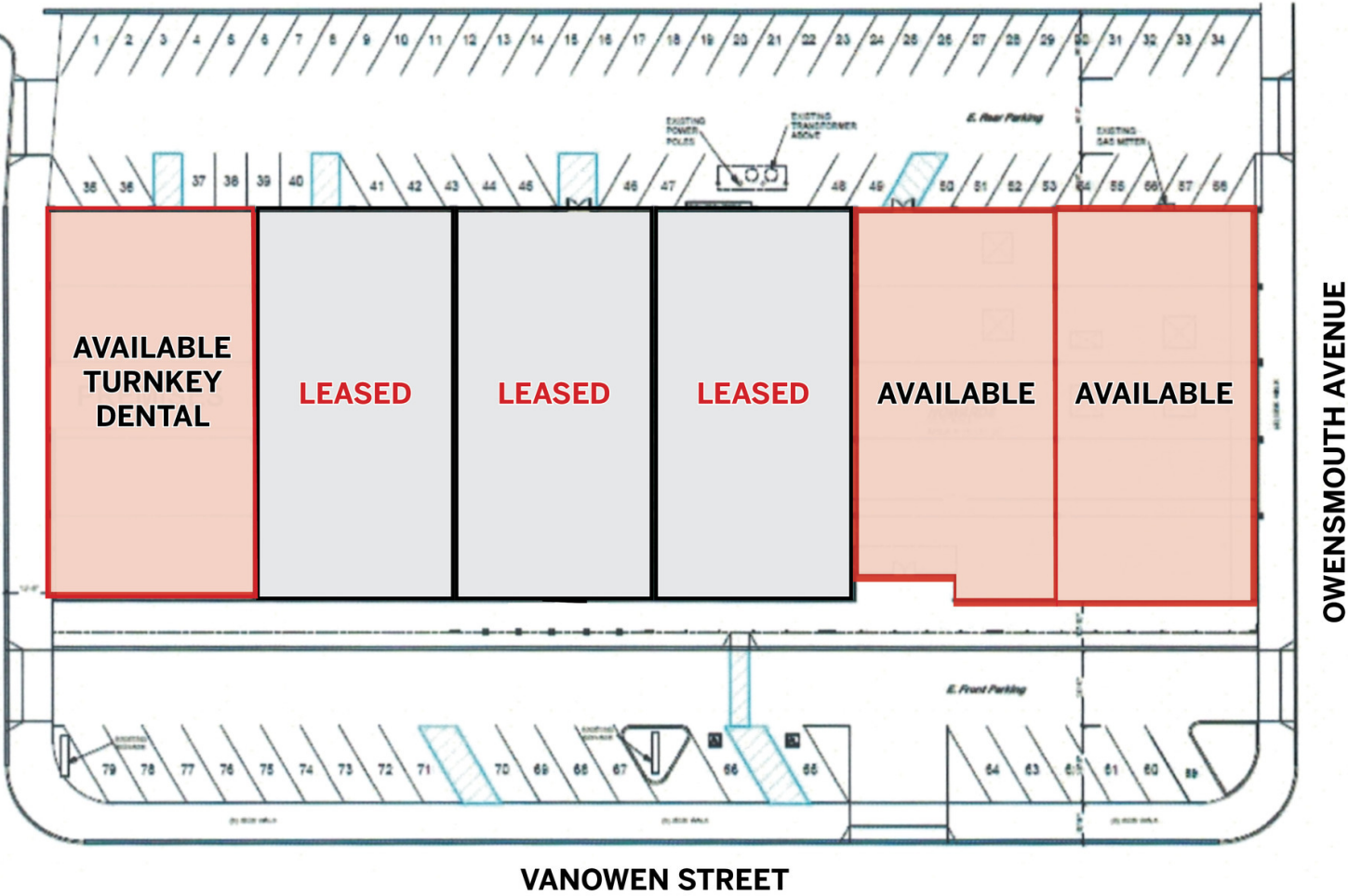
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FLOOR PLAN



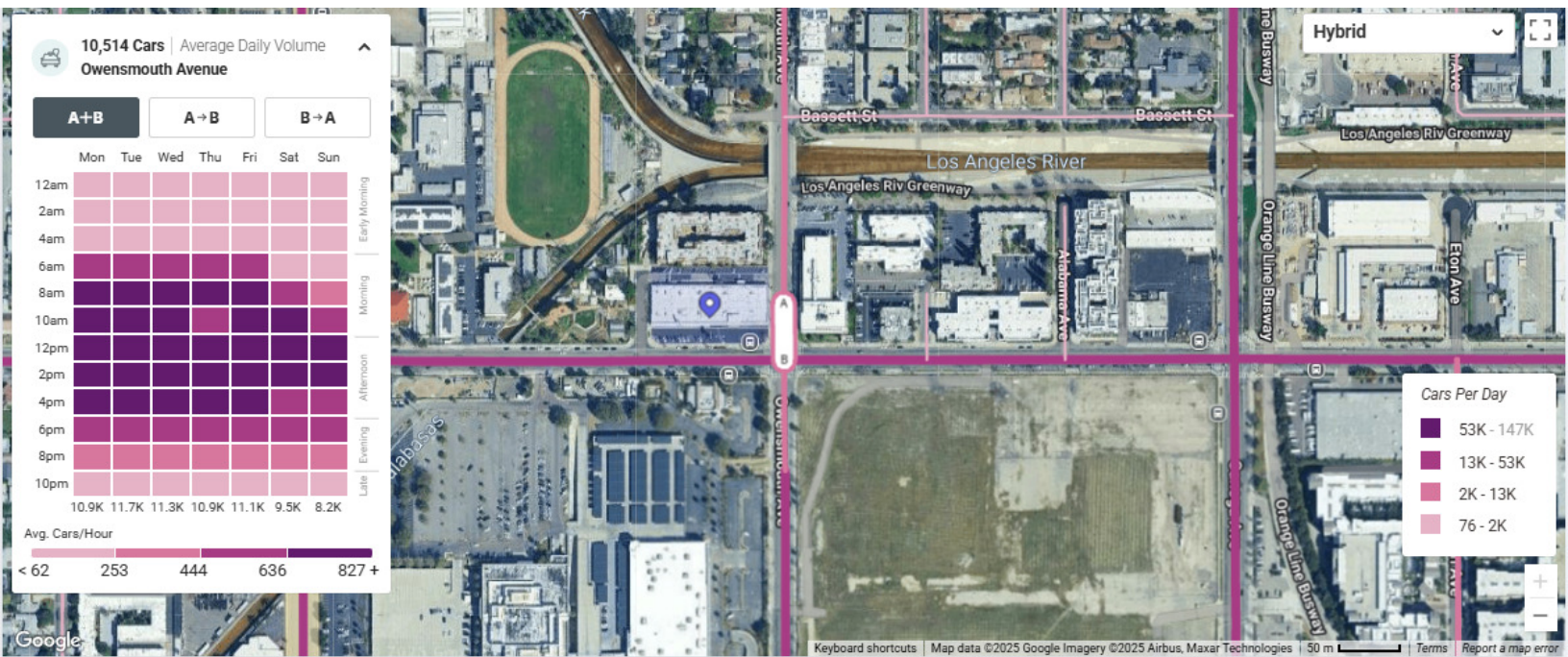
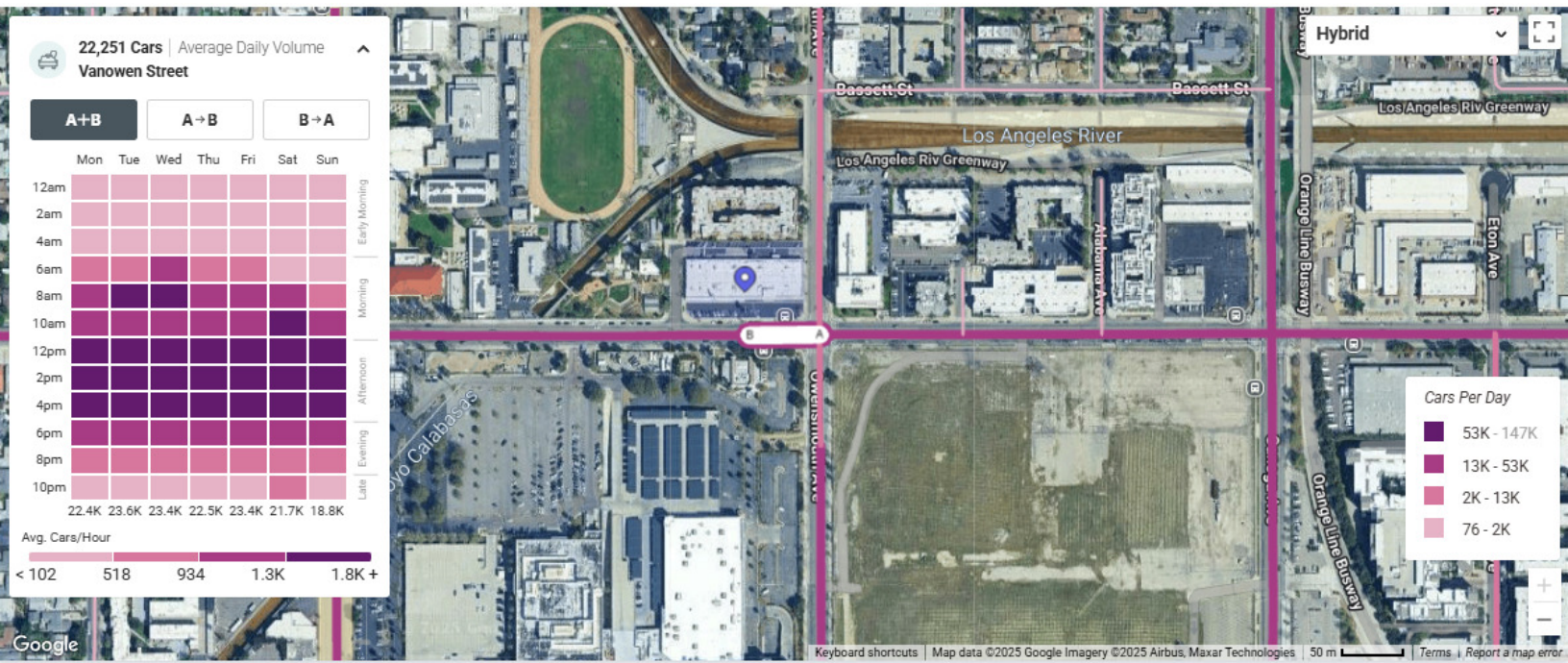
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TRAFFIC COUNTS



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0.3 MILES 0.5 MILES 1 MILE

Total Population:	1,455	7,675	42,618
Total Households:	602	3,080	17,150
Average Age:	41	39	38
Average HH Income:	\$72,207	\$91,671	\$102,228

Nearby Amenities

Westfield Topanga	300 Feet
Warner Center	1 Mile
Fallbrook Center	2 Miles

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