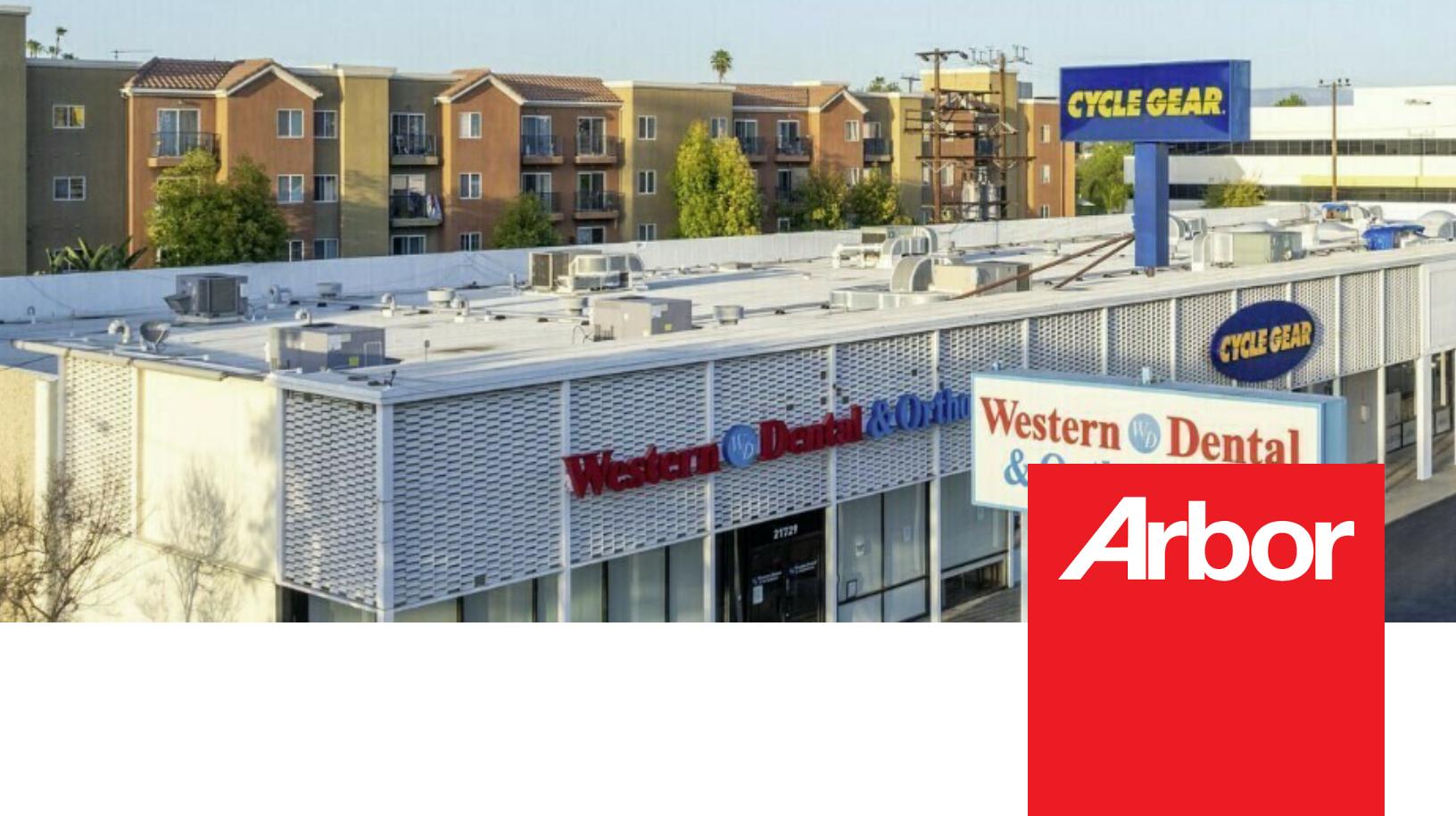


TURNKEY  
**DENTAL SUITE FOR LEASE**



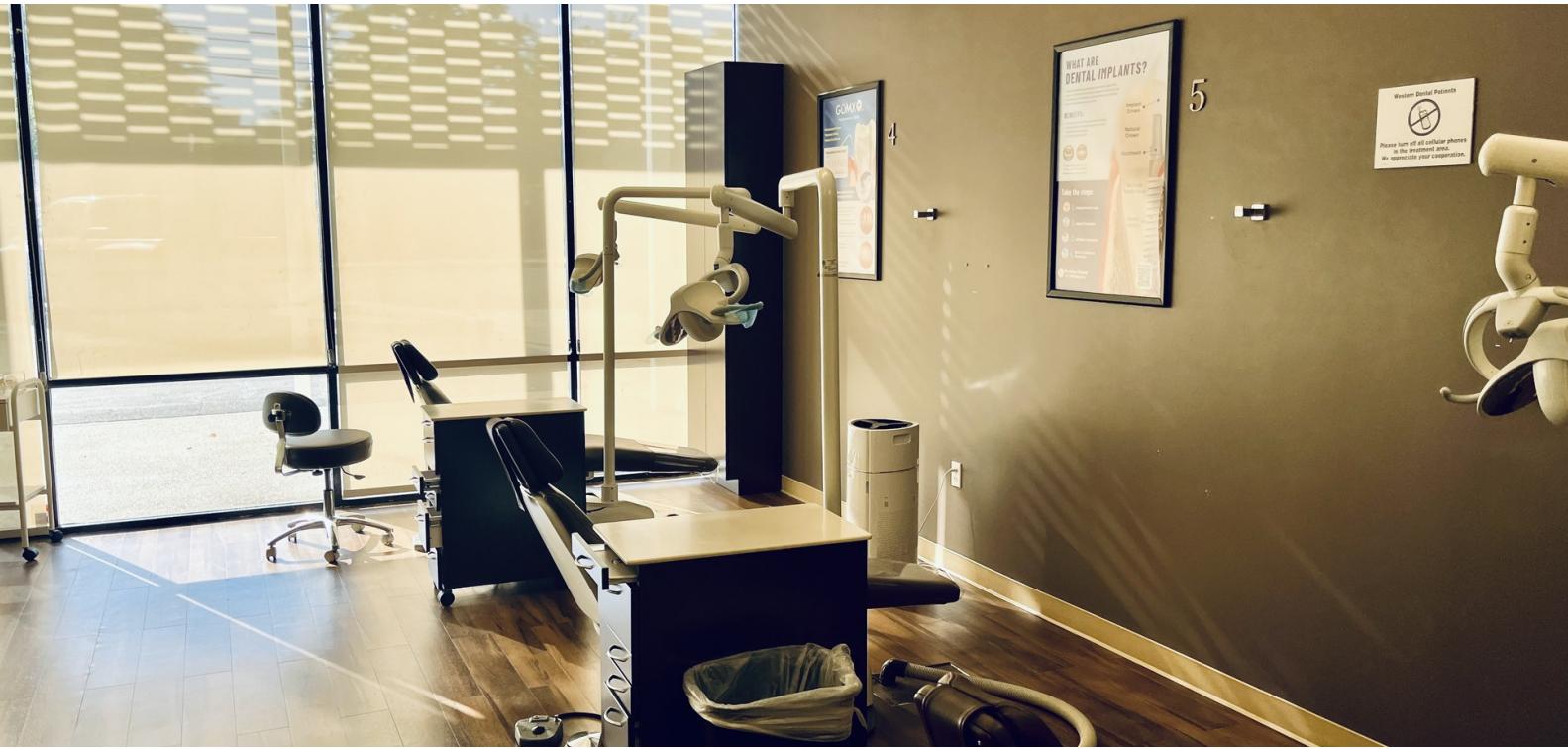
**21729 VANOWEN ST**

WARNER CENTER

**TURNKEY DENTAL**

[arcainc.us](http://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     |

### Matthew Mazur

Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

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## ADDITIONAL PHOTOS



### Matthew Mazur

Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

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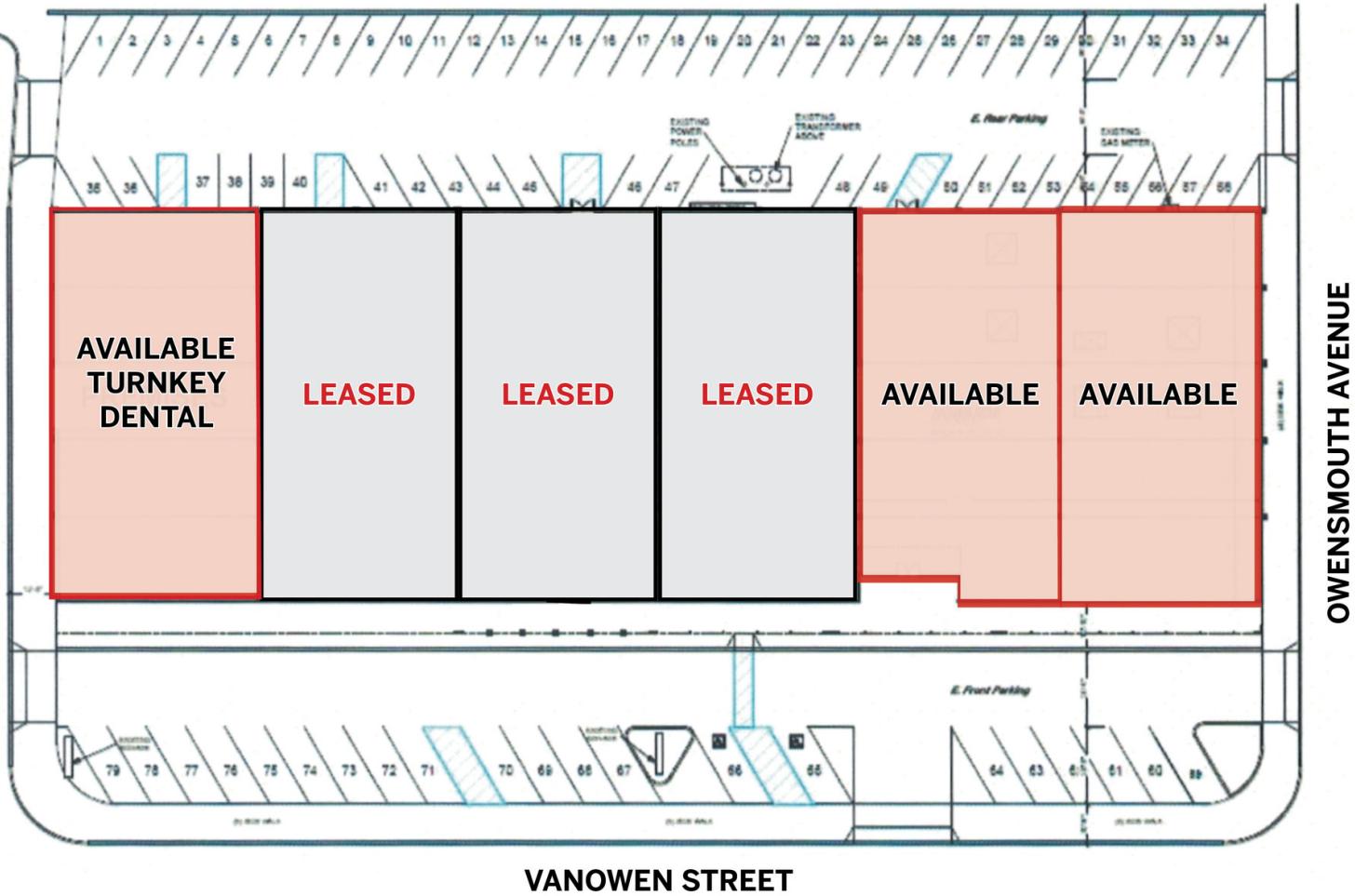
Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
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## FLOOR PLAN



## Matthew Mazur

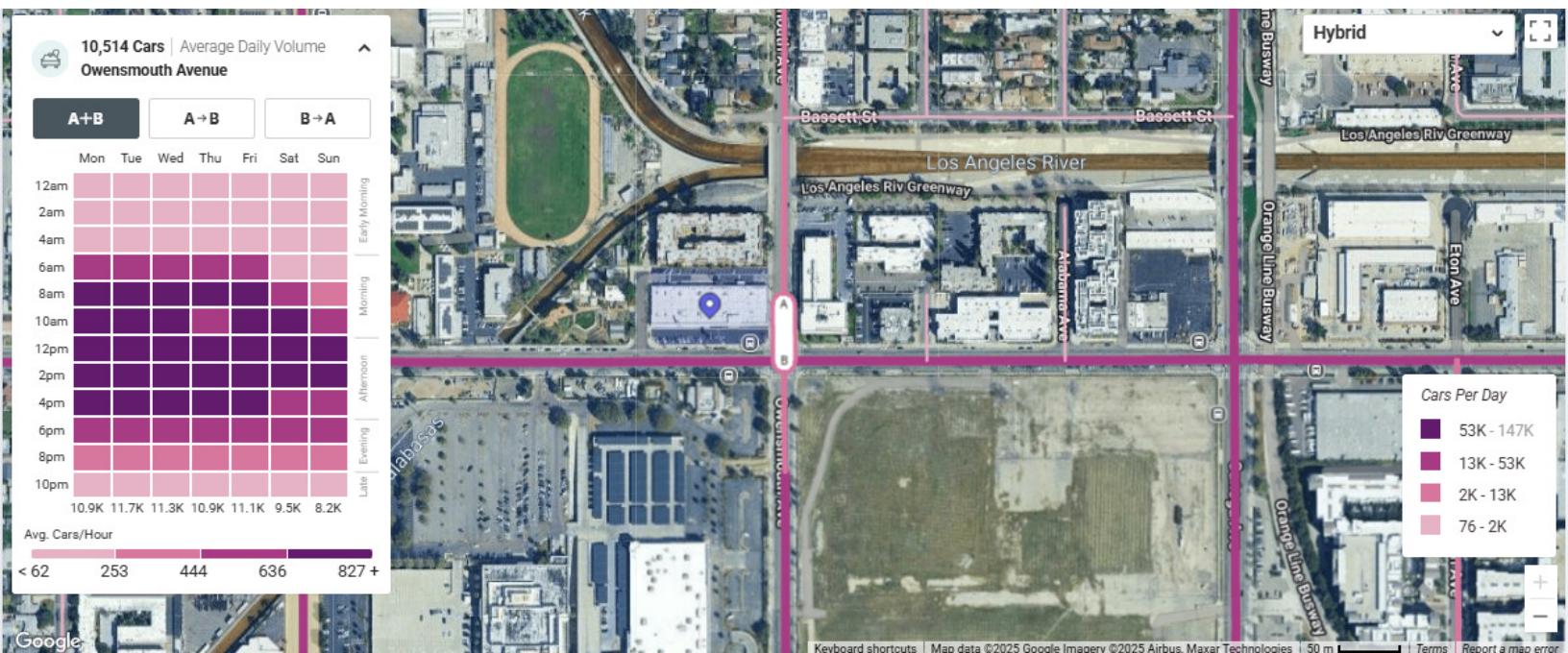
Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

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The Arbor logo is located in the bottom right corner of the slide. It consists of the word "Arbor" in a white, sans-serif font, with a thick, white, curved line underneath the letter "r".

## TRAFFIC COUNTS



**Matthew Mazur**

Senior Managing Director  
CA License #01983729  
mmazur@arcainc.us  
323.515.8304

Arbor Realty Capital Advisors | CA Lic. #01980430 | arcainc.us | 323.515.8302

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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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