

FREEWAY VISIBLE SHOPPING CENTER SPACES AVAILABLE FOR LEASE

2315 Kuehner Drive, Simi Valley, CA 93602



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FEATURES

- Suite 112: $\pm$ 1,010 SF Retail Space Available
- Suite 114: $\pm$ 1,130 SF Retail Space Available
- Suite 115-117: $\pm$ 2,260-3,170 SF Existing Dental Space Available | Do not disturb existing tenant(s)
- Great pylon signage opportunity
- Fixtures, furnishings, and equipment (FF&E) available with key money involved
- Dental Space has 5 exam rooms, compressor system, two x-ray machines, equipment, furnishings, reception area and dental build out

AREA AMENITIES

- Very convenient access to the 118 FWY
- Entrance to West Simi Valley coming from Chatsworth (Santa Susanna Pass)
- Convenient destination for commuters traveling from Simi and the San Fernando Valley
- Very dense area surrounding the shopping center



DEMOS

	Population	Avg. HH Income	Daytime Pop.
1 Mile	11,285	\$108,086	9,181
3 Miles	40,833	\$114,055	33,173
5 Miles	123,707	\$118,192	101,733

Traffic Count

$\pm$ 122,366 traffic from 118 Freeway



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SUITE 112: ± 1,010 SF | RETAIL SPACE AVAILABLE



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SUITE 115-117: ± 2,260-3,170 | EXISTING DENTAL SPACE AVAILABLE

DO NOT DISTURB EXISTING TENANT(S)



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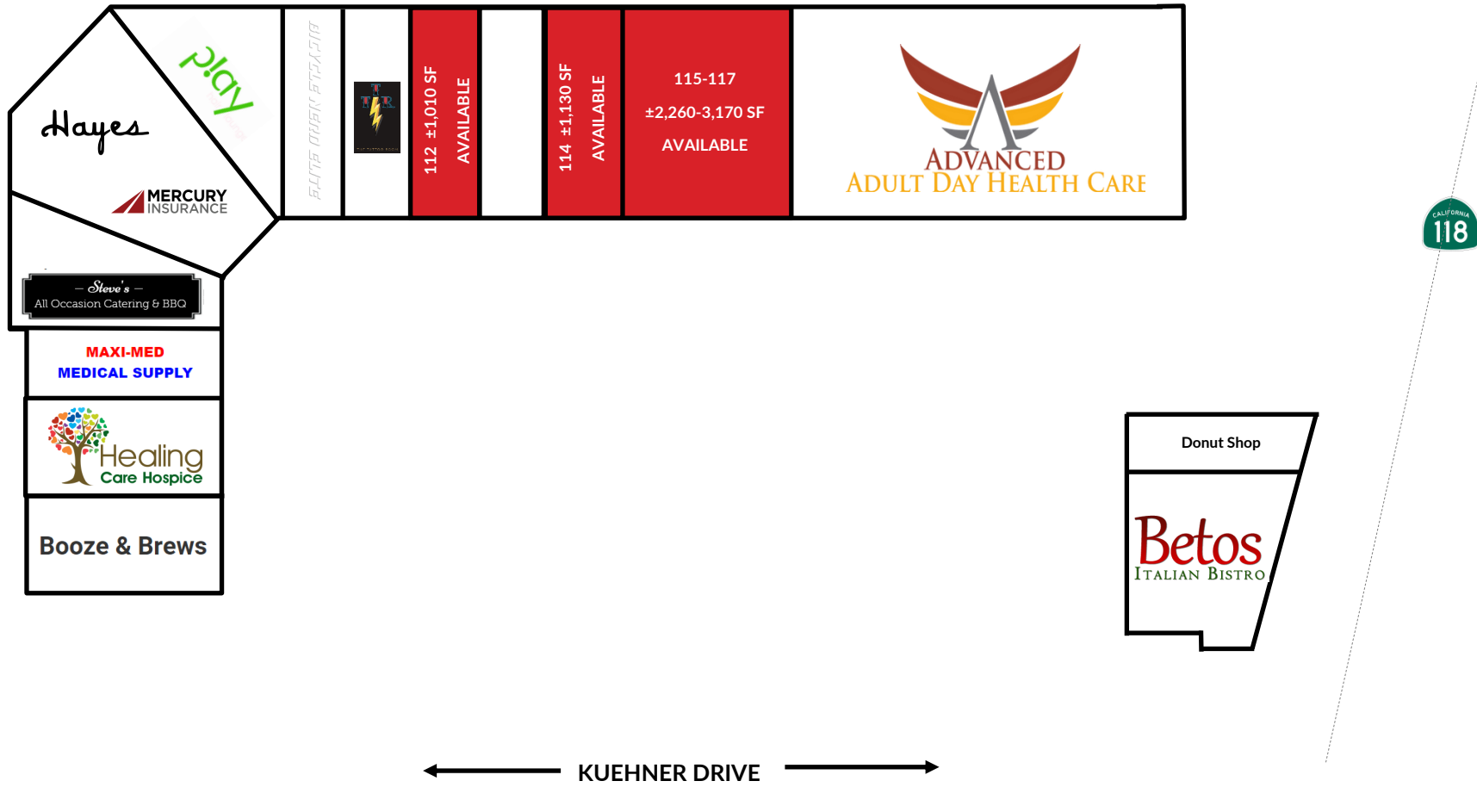
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