



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL/DENTAL SPACE AVAILABLE IN VALENCIA SHOPPING CENTER

25343-25391 Wayne Mills Place, Santa Clarita, CA 91355



VIEW LISTING PAGE

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RETAIL & DENTAL SPACE
SANTA CLARITA, CA



EXCLUSIVELY LISTED BY

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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.

RETAIL & DENTAL SPACE
SANTA CLARITA, CA

PROPERTY FEATURES

25343-25391 Wayne Mills Place, Santa Clarita, CA 91355



APPROX. 1,041 - 1,418 SF

RETAIL/DENTAL SPACE AVAILABLE

- ✓ Prime retail space available
- ✓ Second generation dental office available
- ✓ Starbucks anchored shopping center
- ✓ Ample parking
- ✓ Highly trafficked neighborhood center

AREA AMENITIES

- ✓ Located near heavily trafficked 5-freeway
- ✓ Close proximity to Six Flags, Westfield Valencia Town Center, College of the Canyons, and new hotel developments

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,922	84,223	176,031
Avg. HH Income	\$175,325	\$150,969	\$141,784
Daytime Pop	5,605	69,205	144,476
Traffic Count	± 33,739 CPD ON MAGIC MOUNTAIN PKWY & TOURNEY RD		

RETAIL & DENTAL SPACE
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PROPERTY FEATURES

25343-25391 Wayne Mills Place, Santa Clarita, CA 91355



SUITE 25385

APPROX. 1,418 SF
FORMER DENTAL OFFICE

- ✓ 4 operatories
- ✓ Reception
- ✓ Laboratory
- ✓ Small private office
- ✓ Storage
- ✓ Kitchenette



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PROPERTY FEATURES

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SUITE 25379

APPROX. 1,041 SF
FORMER CLOTHING STORE

- ✓ Retail space
- ✓ Restroom within the unit
- ✓ Ample parking
- ✓ Highly trafficked neighborhood center



SITE PLAN

25343-25391 Wayne Mills Place, Santa Clarita, CA 91355



MAGIC MOUNTAIN PKWY



Measurement 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 feature tenants 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.



AERIAL MAP



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