

2315  
Kuehner Drive

Simi Valley, CA 93602

# FREEWAY VISIBLE SHOPPING CENTER SPACES AVAILABLE FOR LEASE



COMMERCIAL  
ASSET GROUP

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**SPACE SIZE**  
**SUITE 112: ±1,010 RSF**  
**SUITE 113: ±1,130 RSF**  
**SUITE 115-117: ±2,260-3,260 RSF**

- Retail & medical use opportunities
- High visibility location with excellent street presence
- Monument & building signage available
- Convenient parking
- Strong daily traffic counts
- Ideal for medical, dental, wellness, retail & professional uses, massage, acupuncture, cell phone and repair
- Surrounded by established residential neighborhoods
- Easy access to major thoroughfares & Freeways "FWY 118"
- Near Santa Susana Pass destination

# ADDITIONAL PHOTOS



- Suite 112 is ideal for general retail
- Suite 113 is currently a built out massage center
- Suites 115 and 117 are fully built dental practice. The suite is complete with lobby reception, 5 exam rooms and 2 X-Ray machines.

# SURROUNDING AREA



TOTAL POPULATION  
**1 MILE: 11,285**  
**3 MILE: 40,833**  
**5 MILE: 123,707**

AVERAGE HOUSEHOLD INCOME  
**1 MILE: \$108,086**  
**3 MILE: \$114,055**  
**5 MILE: \$118,192**

DAYTIME POPULATION  
**1 MILE: 9,181**  
**3 MILE: 33,173**  
**5 MILE: 101,733**

# SPACE PLAN



← KUEHNER DRIVE →



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