

# GATEWAY DENTAL SUITES



**FOR LEASE | 2,663 SF**  
**FULLY BUILT OUT EQUIPPED DENTAL SUITE**

27450 TOURNEY ROAD | VALENCIA, CALIFORNIA 91355

**YAIR HAIMOFF, SIOR**  
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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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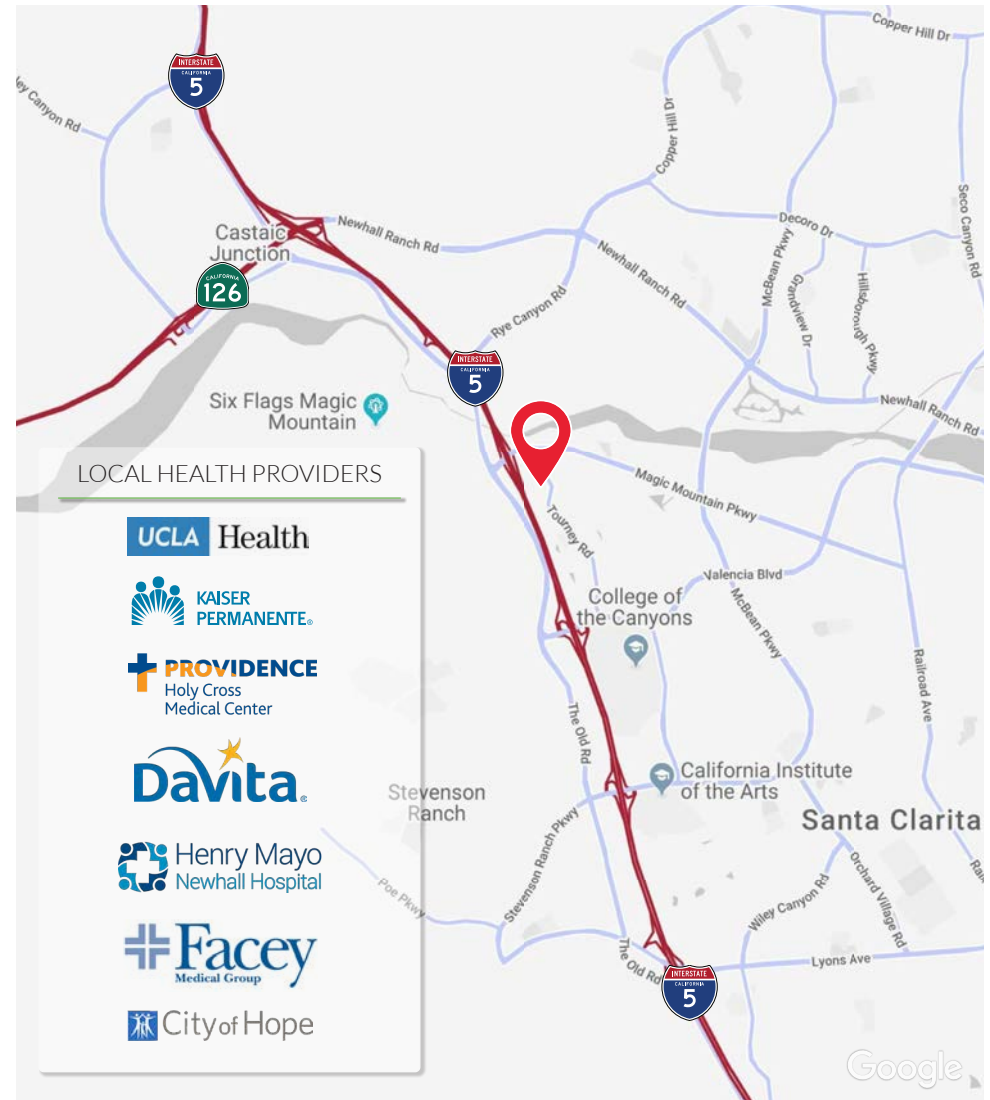
### Fully Built Out Equipped Dental Suite

#### PROPERTY HIGHLIGHTS

- Fully Built Out Dental Suite Equipped with Chairs and Laboratory
- Upgraded Common Area with High-End Finishes
- Outside Break Area with Lavish Landscape
- Extensive Wrap-Around Window Line
- Elevator Served
- Free and Convenient Surface Parking
- Professionally Managed

#### LOCATION HIGHLIGHTS:

- Prime Valencia Location with Excellent Demographics
- Located within Valencia Corporate Center between Valencia Blvd and Magic Mountain Parkway
- **Local Health Providers:**  
Kaiser Permanente, UCLA Health, Henry Mayo Newhall Memorial Hospital, Providence Holy Cross, FACEY, City of Hope, DaVita and many other Medical Establishments
- **Major Amenities:**  
Valencia Town Center Amenities, Hyatt Hotel & Conference Center, Fitness Facilities, Daycare Centers, Restaurants, Shopping and Championship Golf Courses
- Minutes from Magic Mountain & Newhall Ranch Development (Under Construction)
- Immediate Access to I-5 Freeway Onramp
- Easy access to San Fernando Valley, Los Angeles, Glendale and Pasadena



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#### FLOOR PLAN - SUITE 140 - 2,663 RSF



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### DEMOGRAPHICS



**POPULATION**



**HOUSEHOLDS**



**INCOME**



**DAYTIME  
EMPLOYMENT**



**ESTABLISHMENTS**



**MEDIAN  
AGE**

	POPULATION	HOUSEHOLDS	INCOME	DAYTIME EMPLOYMENT	ESTABLISHMENTS	MEDIAN AGE
<b>1 MILE</b>	5,351	2,105	\$157,553	18,975	1,317	35.7
<b>3 MILE</b>	75,610	27,617	\$139,621	58,834	5,087	37.6
<b>5 MILE</b>	165,673	54,136	\$134,690	85,415	8,370	36.6

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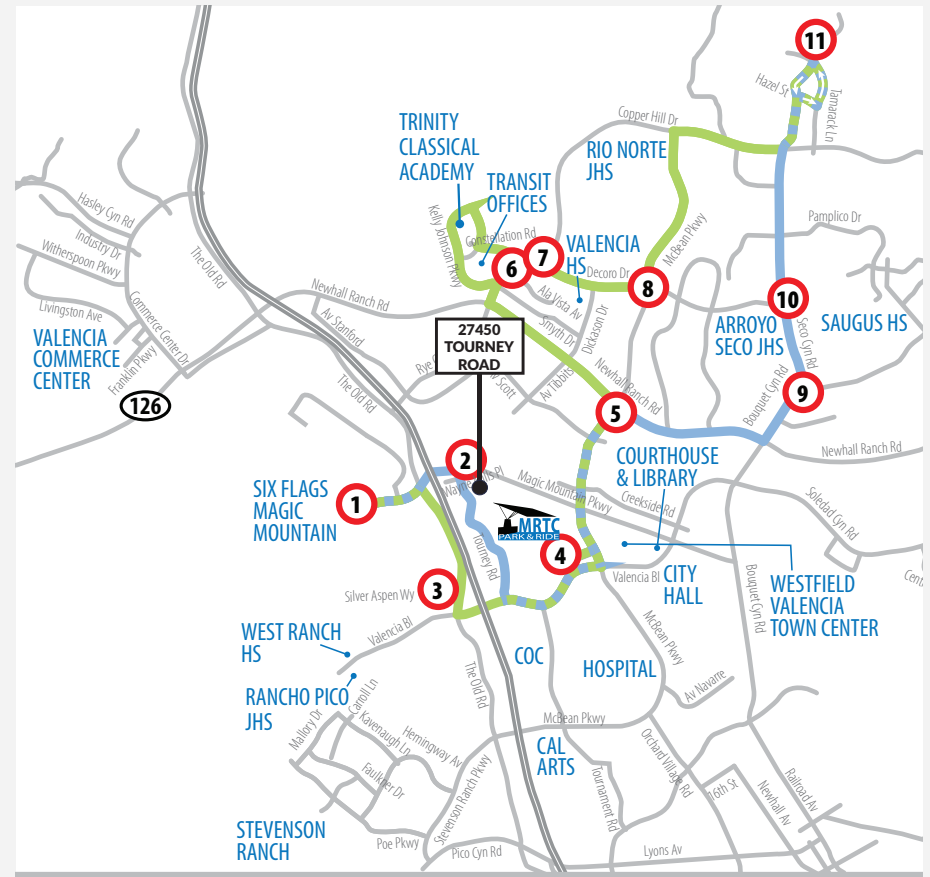
### Fully Built Out Equipped Dental Suite

#### SCV TRANSIT SYSTEM

### ROUTE 3 / ROUTE 7

#### SERVING:

- Six Flags Magic Mountain
- The Old Road / Westridge Center
- McBean Regional Transit Center
- Westfield Valencia Town Center
- College of the Canyons
- Kaiser Permanente
- Trinity Classical Academy
- Santa Clarita Transit Offices
- Valencia High School
- Santa Clarita Park
- Arroyo Seco Jr High School



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### Fully Built Out Equipped Dental Suite



Westfield Valencia Town Center



Valencia Country Club



Restaurant Bars & Pubs



Entertainment



Coffee Houses



Super Markets & Grocery Stores



Burger Cuisine



Fitness, Parks and Trails

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