

Retail Space Available at Gateway Plaza - 118 Freeway and Kuehner Drive

2315 Kuehner Dr., Simi Valley, CA 93603



AUSTIN HARRELL (818) 514-0547

austin@illicre.com · DRE#02051633

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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FEATURES

- Suite 112: ±1,010 SF available
- Attractive and well-maintained commercial plaza with an eclectic mix of retail, medical, and office use
- Large common parking lot
- Great pylon signage opportunity



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

± 122,366 traffic from 118 Freeway

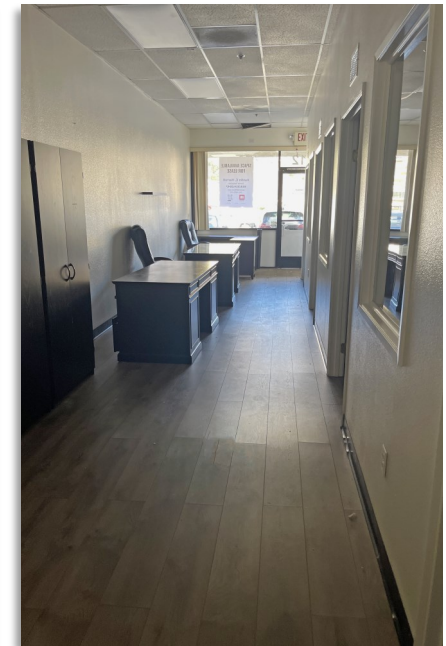
AREA AMENITIES

- 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



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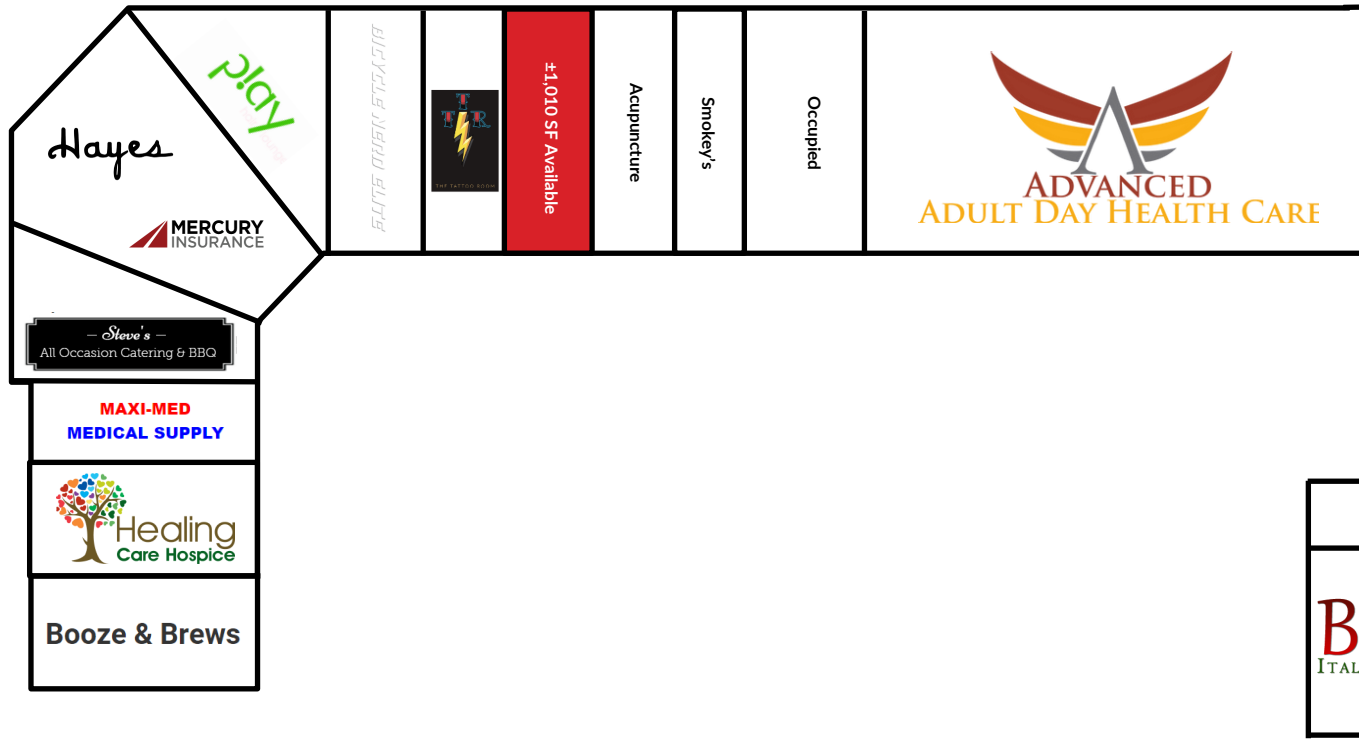
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← KUEHNER DRIVE →



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