

# Comfort Dental Center

27011 McBean Pky., Valencia CA 91355



OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

# Comfort Dental Center

*Exclusively Marketed by:*

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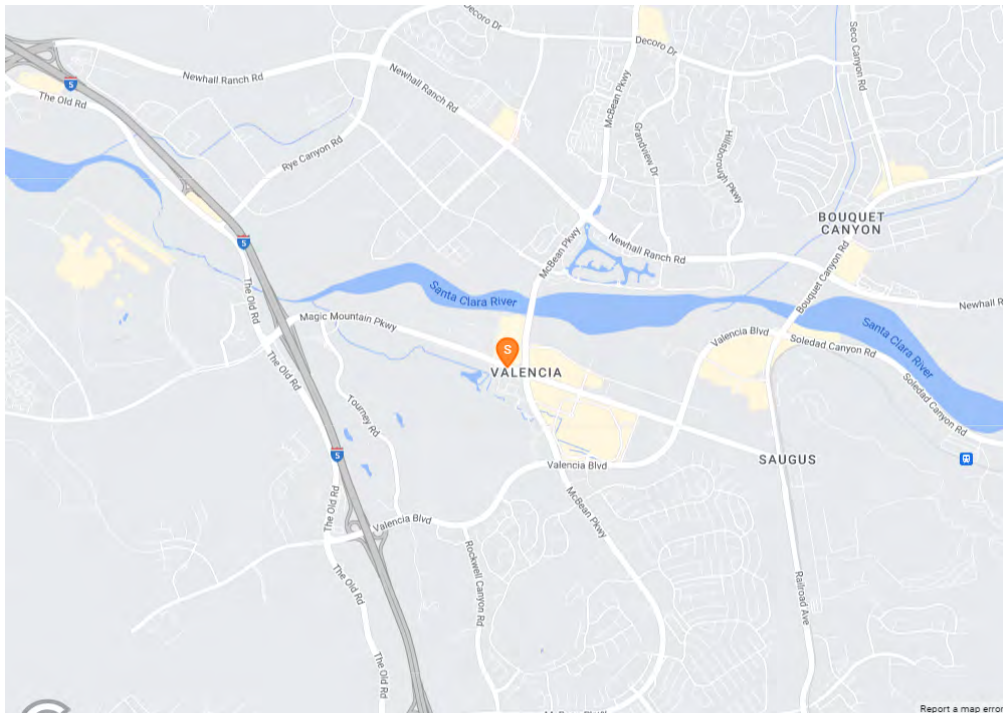


5900 Canoga Ave suite 110  
Woodland hills, CA 91367

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## Business For Sale - \$600,000

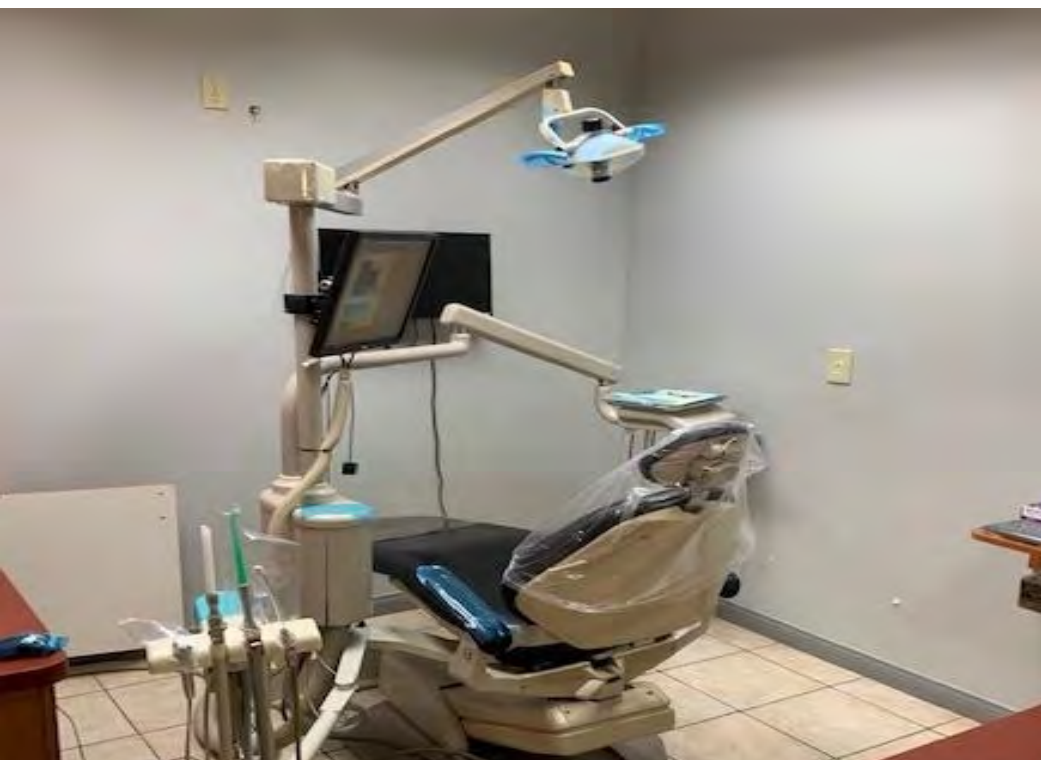
- Available- Dental practice for sale Valencia, CA
- Rare opportunity to purchase Local Dental Practice.
- Existing practice with all Dental Improvements and equipment in good condition.
- Located on McBean Parkway in Valencia, one of the best business centers with high traffic.
- Great Dental Office with 6 Operatories and small lab
- Office 2,500 Sqft building with plenty of free parking
- Other Dental Practices Available in Other Areas











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,456	62,577	134,880
2010 Population	9,474	86,035	181,248
2021 Population	9,211	91,118	191,394
2026 Population	9,084	92,110	193,812
2021 African American	333	2,528	7,541
2021 American Indian	33	414	871
2021 Asian	1,705	14,751	25,239
2021 Hispanic	1,675	20,373	54,313
2021 Other Race	473	6,713	22,390
2021 White	6,129	61,845	125,056
2021 Multiracial	527	4,732	10,051
2021-2026: Population: Growth Rate	-1.40 %	1.10 %	1.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	160	1,519	2,553
\$15,000-\$24,999	59	919	1,823
\$25,000-\$34,999	128	1,208	2,336
\$35,000-\$49,999	202	1,822	3,615
\$50,000-\$74,999	486	3,584	6,975
\$75,000-\$99,999	613	4,104	7,746
\$100,000-\$149,999	862	7,519	14,279
\$150,000-\$199,999	556	4,536	8,956
\$200,000 or greater	735	6,840	12,362
Median HH Income	\$110,395	\$114,068	\$113,522
Average HH Income	\$138,988	\$144,264	\$142,343

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,193	22,530	44,084
2010 Total Households	3,966	30,505	57,930
2021 Total Households	3,801	32,052	60,643
2026 Total Households	3,726	32,257	61,162
2021 Average Household Size	2.42	2.82	3.01
2000 Owner Occupied Housing	1,209	16,610	32,463
2000 Renter Occupied Housing	777	5,187	10,214
2021 Owner Occupied Housing	1,867	22,068	44,053
2021 Renter Occupied Housing	1,934	9,984	16,591
2021 Vacant Housing	426	1,889	3,184
2021 Total Housing	4,227	33,941	63,827
2026 Owner Occupied Housing	1,884	22,490	44,876
2026 Renter Occupied Housing	1,842	9,767	16,286
2026 Vacant Housing	502	2,170	3,604
2026 Total Housing	4,228	34,427	64,766
2021-2026: Households: Growth Rate	-2.00 %	0.65 %	0.85 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	829	6,594	14,473
2021 Population Age 35-39	737	6,123	13,528
2021 Population Age 40-44	691	6,066	12,860
2021 Population Age 45-49	652	6,412	13,179
2021 Population Age 50-54	630	6,696	13,512
2021 Population Age 55-59	627	6,332	12,763
2021 Population Age 60-64	525	5,562	11,052
2021 Population Age 65-69	387	4,241	8,244
2021 Population Age 70-74	258	3,444	6,264
2021 Population Age 75-79	154	2,255	4,084
2021 Population Age 80-84	72	1,325	2,374
2021 Population Age 85+	61	1,300	2,340
2021 Population Age 18+	7,253	70,175	147,779
2021 Median Age	36	38	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,817	\$95,989	\$96,963
Average Household Income 25-34	\$110,306	\$118,429	\$118,781
Median Household Income 35-44	\$118,881	\$130,836	\$127,640
Average Household Income 35-44	\$145,608	\$157,388	\$153,676
Median Household Income 45-54	\$150,969	\$151,146	\$147,231
Average Household Income 45-54	\$176,729	\$181,516	\$175,702
Median Household Income 55-64	\$127,187	\$132,275	\$129,549
Average Household Income 55-64	\$158,342	\$163,820	\$159,106
Median Household Income 65-74	\$104,078	\$94,155	\$92,024
Average Household Income 65-74	\$123,644	\$117,828	\$116,405
Average Household Income 75+	\$81,323	\$79,516	\$78,562

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	983	7,477	16,737
2026 Population Age 35-39	828	7,729	16,420
2026 Population Age 40-44	630	6,207	13,517
2026 Population Age 45-49	601	5,768	12,042
2026 Population Age 50-54	555	5,855	11,917
2026 Population Age 55-59	533	6,049	11,852
2026 Population Age 60-64	509	5,595	11,077
2026 Population Age 65-69	421	4,916	9,648
2026 Population Age 70-74	296	3,725	7,204
2026 Population Age 75-79	193	2,892	5,303
2026 Population Age 80-84	111	1,767	3,172
2026 Population Age 85+	64	1,484	2,697
2026 Population Age 18+	7,274	72,155	151,755
2026 Median Age	36	39	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,689	\$104,362	\$105,519
Average Household Income 25-34	\$128,639	\$137,842	\$138,361
Median Household Income 35-44	\$138,872	\$150,793	\$146,911
Average Household Income 35-44	\$168,005	\$178,896	\$175,818
Median Household Income 45-54	\$165,250	\$164,137	\$160,437
Average Household Income 45-54	\$200,003	\$202,468	\$197,057
Median Household Income 55-64	\$149,729	\$152,881	\$150,140
Average Household Income 55-64	\$183,161	\$189,185	\$183,343
Median Household Income 65-74	\$112,566	\$106,629	\$104,810
Average Household Income 65-74	\$144,609	\$140,659	\$138,758
Average Household Income 75+	\$93,422	\$98,531	\$97,993



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