

HIGHLY VISIBLE,
CONVENIENT
AND READY.

25775
MCBEAN
PARKWAY

VALENCIA, CA

OUTPATIENT MEDICAL SPACE FOR LEASE



CBRE

IRA
CAPITAL

25775
MCBEAN
PARKWAY
VALENCIA, CA

THE PREMIER CHOICE FOR MEDICAL PROFESSIONALS

25775 McBean Parkway offers a unique combination of state-of-the-art facilities, an ideal location, and a commitment to the highest standards of medical care, providing an exceptional environment for your practice to flourish.



HENRY MAYO
NEWHALL HOSPITAL



HENRY MAYO NEWHALL
HOSPITAL AMBULATORY CARE
CENTER & OUTPATIENT THERAPY



SUNRISE AT STERLING CANYON

25775
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AVAILABILITY & PROPERTY HIGHLIGHTS



ON-CAMPUS OUTPATIENT
MEDICAL BUILDING AT HENRY
MAYO NEWHALL HOSPITAL



MOTIVATED
OWNERSHIP



CENTRAL LOCATION WITH
ACCESS TO GOLDEN STATE
(5) FREEWAY



WALKING DISTANCE TO A WIDE
ARRAY OF RETAIL, DINING, AND
DAILY CONVENIENCES (WALK
SCORE: 70 - VERY WALKABLE)



EXCELLENT VISIBILITY
OFF MCBEAN PARKWAY



HVAC, ELEVATORS AND FIRE
SAFETY DESIGNED SPECIFICALLY
FOR PATIENT CARE



APPROXIMATELY \$1M IN
RECENT MODERNIZATION
AND UPDATES



SYNERGY/PATIENT NETWORK
WITH VARIOUS MULTI SPECIALTIES
WITHIN THE BUILDING AND
CAMPUS



FREE ON-SITE
SURFACE PARKING



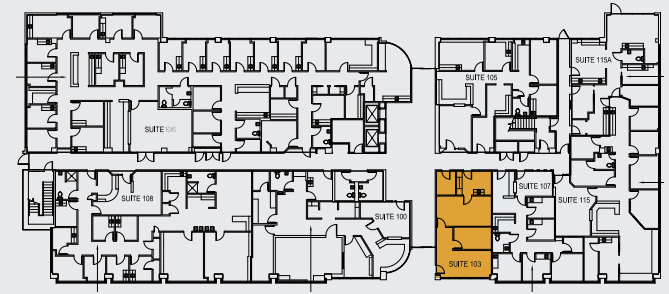
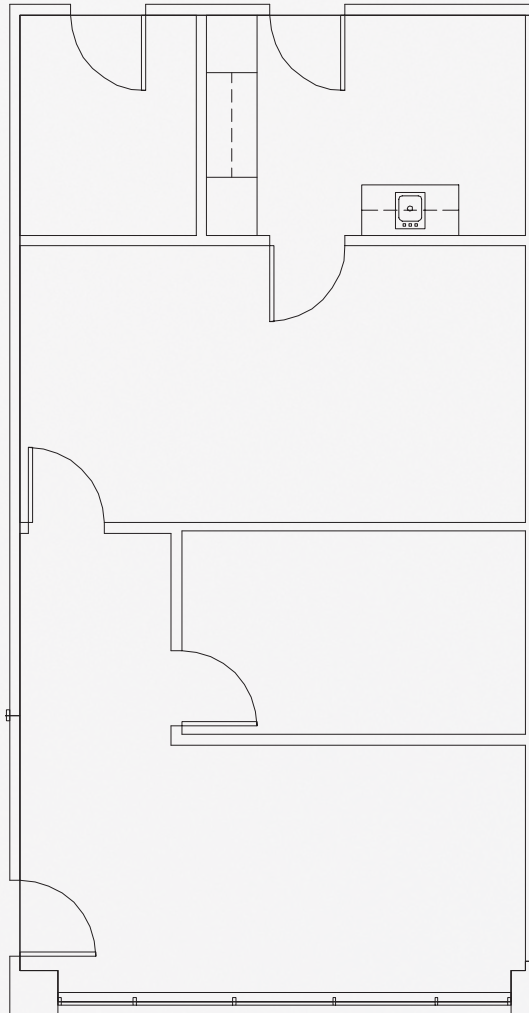
NEW DOUBLE-SIDED MONUMENT
SIGN ALONG MCBEAN PARKWAY



SUITE	SIZE	RATE	AVAILABILITY
103*	926 RSF	Negotiable	Immediate
107*	1,201 RSF	Negotiable	Immediate

*Suite 103 and Suite 107 are Contiguous for 2,127 RSF

FIRST FLOOR SUITE 103

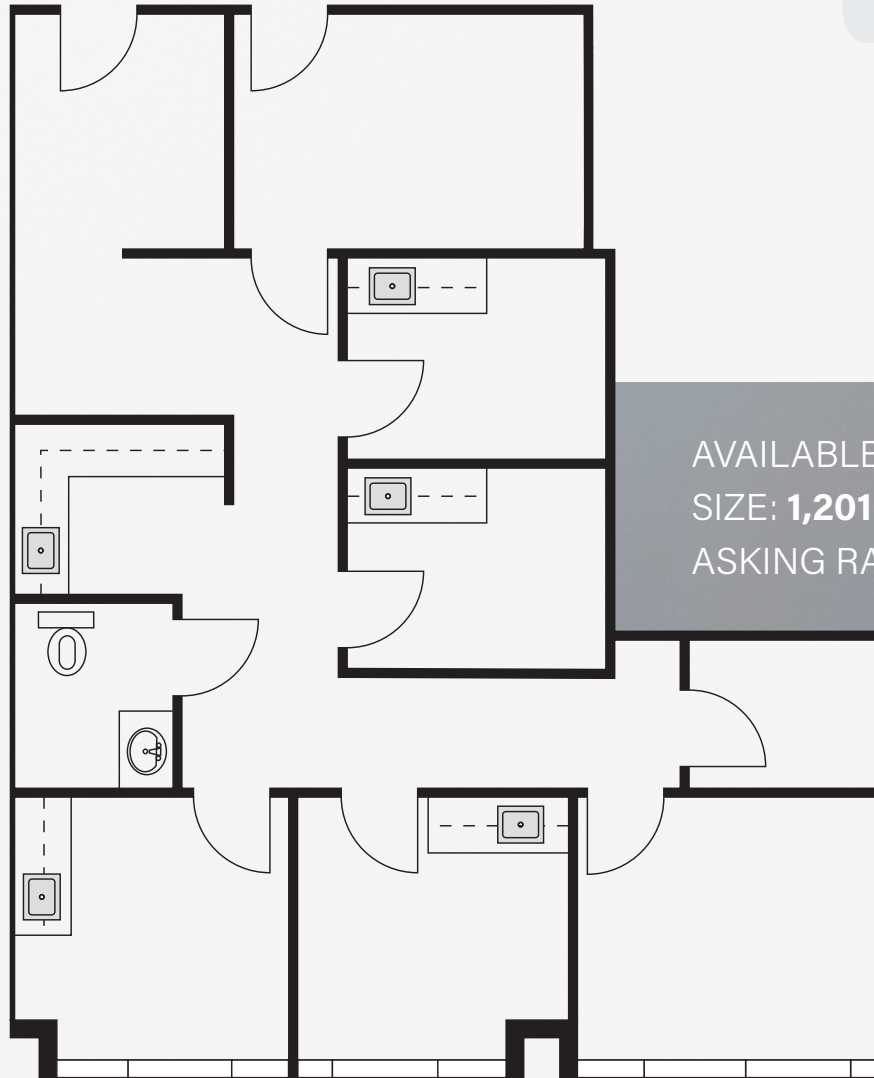


*Contiguous to Suite 107 for 2,127 RSF

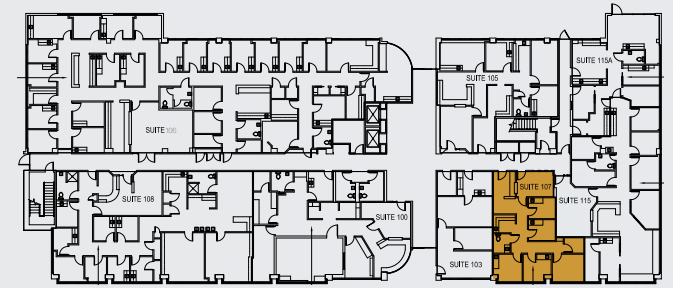
AVAILABLE: **IMMEDIATELY**
SIZE: **926 RSF**
ASKING RATE: **NEGOTIABLE**

FIRST FLOOR SUITE 107

AS-BUILT

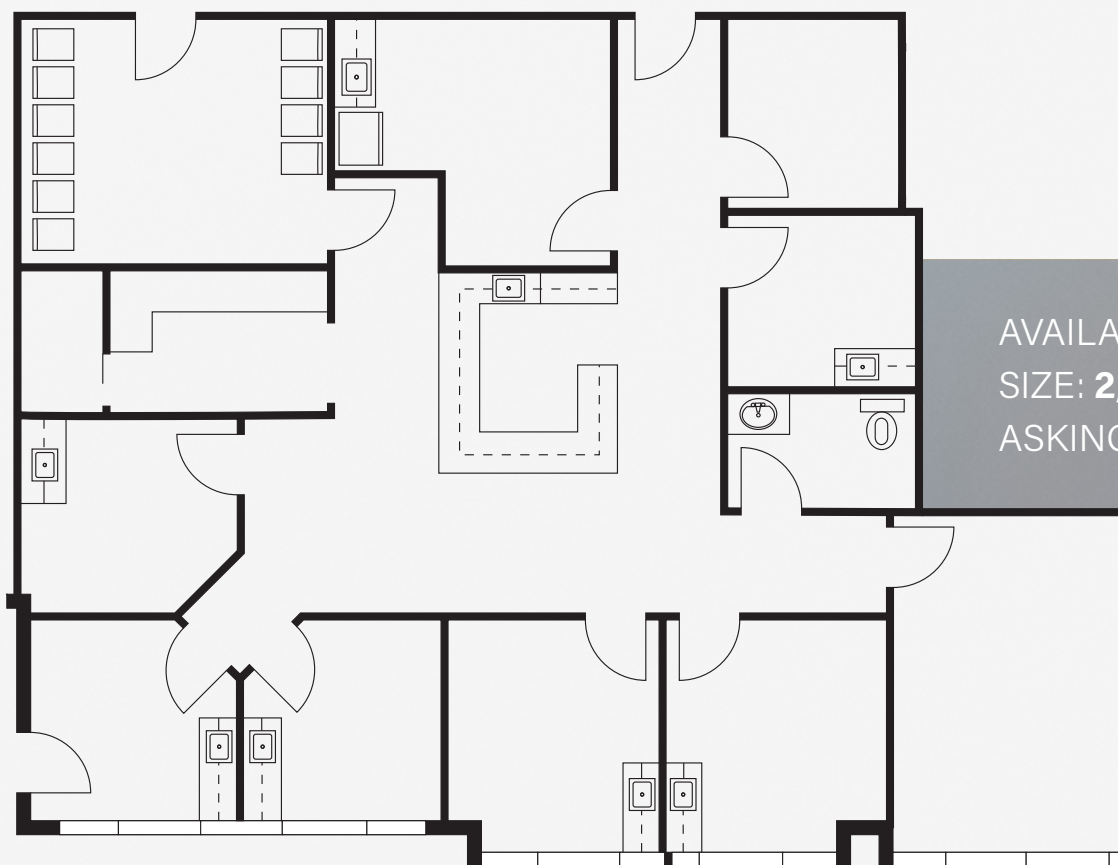
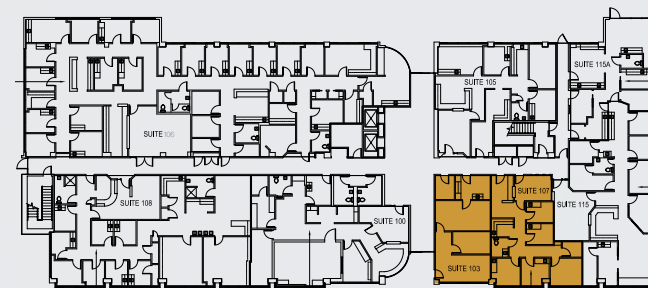


AVAILABLE: **IMMEDIATELY**
SIZE: **1,201 RSF**
ASKING RATE: **NEGOTIABLE**



*Contiguous to Suite 103 for 2,127 RSF

HYPOTHETICAL PLAN



AVAILABLE: **IMMEDIATELY**
 SIZE: **2,127 RSF**
 ASKING RATE: **NEGOTIABLE**

PHOTO GALLERY



THE LOCATION

25775 McBean Parkway benefits from both high traffic and easy access to major routes. Situated in the desirable Valencia community, characterized by a growing population and a strong demand for healthcare, this medical office offers a strategic advantage for attracting and retaining patients. The surrounding area boasts a wealth of amenities, enhancing the overall patient experience and further positioning your practice for success in the competitive Valencia healthcare market.



	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	18,237	87,460	183,043
2025 Average Household Income	\$140,737	\$162,246	\$166,060
Healthcare Practitioner and Technical	674	3,429	7,103
Healthcare Support	307	1,458	2,770
Health Care and Social Assistance	1,319	6,504	13,451
Visited Doctor in Last 12 Months	12,403	56,621	114,587

Source: Esri



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