



For Lease

Class A Medical Office Building

- Convenient, off-campus location, close to residential and retail centers
- Recently upgraded common areas, with light and airy vibe
- Free and convenient patient, physician and staff parking
- The Santa Clarita Valley offers an excellent payor mix and a growing, affluent population

24355 Lyons Ave
Santa Clarita, CA 91321

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Available Space

Suite 210	4,674 SF	Move-in ready medical office build-out
Suite 214	1,191 SF	Move-in ready medical office build-out

Santa Clarita Overview

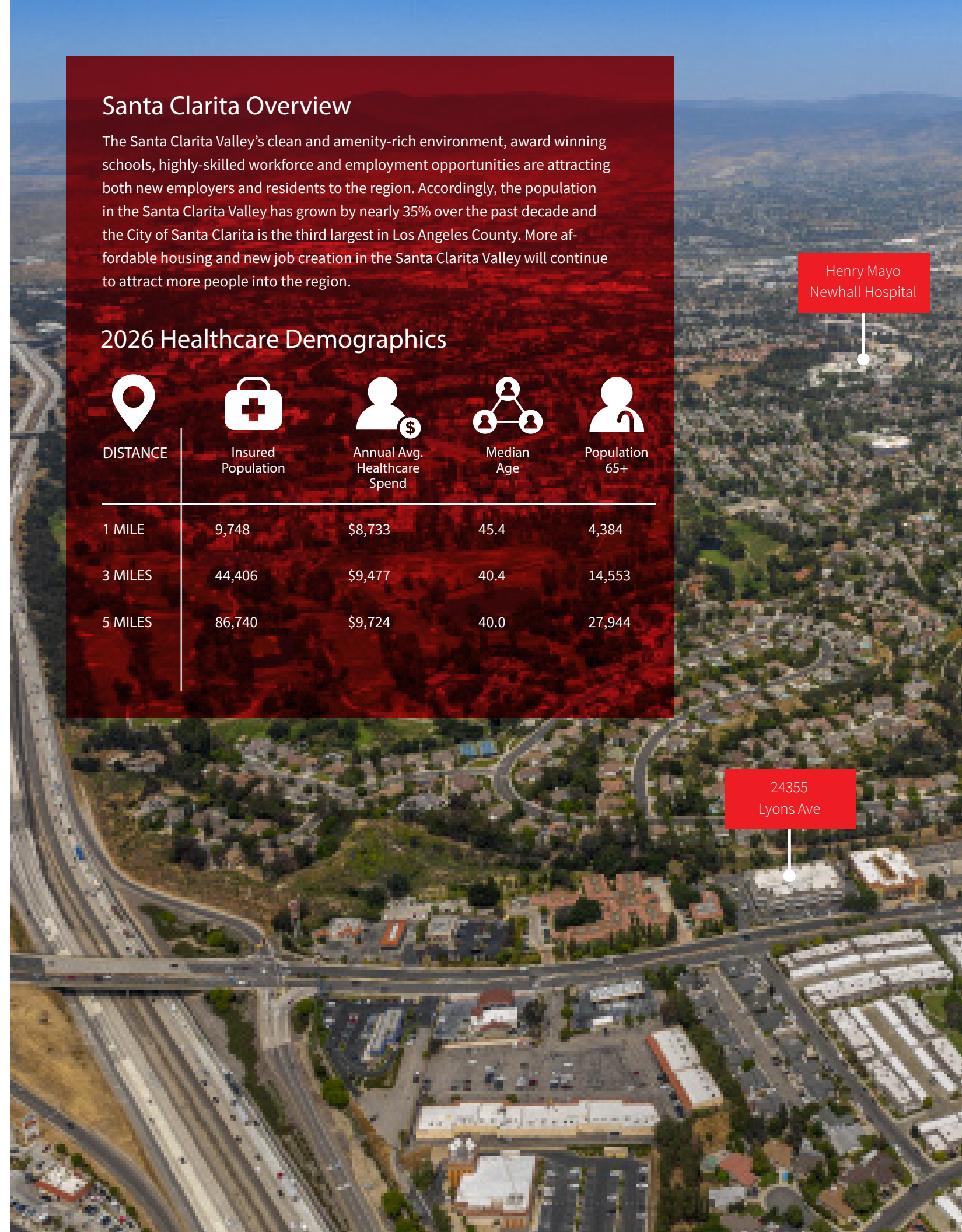
The Santa Clarita Valley's clean and amenity-rich environment, award winning schools, highly-skilled workforce and employment opportunities are attracting both new employers and residents to the region. Accordingly, the population in the Santa Clarita Valley has grown by nearly 35% over the past decade and the City of Santa Clarita is the third largest in Los Angeles County. More affordable housing and new job creation in the Santa Clarita Valley will continue to attract more people into the region.

2026 Healthcare Demographics

DISTANCE	Insured Population	Annual Avg. Healthcare Spend	Median Age	Population 65+
1 MILE	9,748	\$8,733	45.4	4,384
3 MILES	44,406	\$9,477	40.4	14,553
5 MILES	86,740	\$9,724	40.0	27,944

Henry Mayo
Newhall Hospital

24355
Lyons Ave



Interior Space

