

HIGHLY VISIBLE,  
CONVENIENT  
AND READY.

**25775**  
**MCBEAN**  
**PARKWAY**  
VALENCIA, CA

# OUTPATIENT MEDICAL SPACE FOR LEASE



**CBRE**

**IRA**  
CAPITAL

CLICK OR SCAN  
FOR VIRTUAL TOUR



**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

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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**



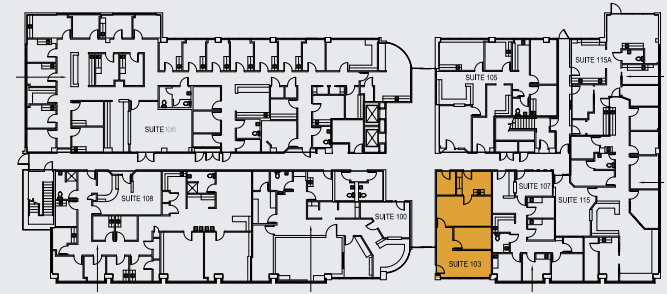
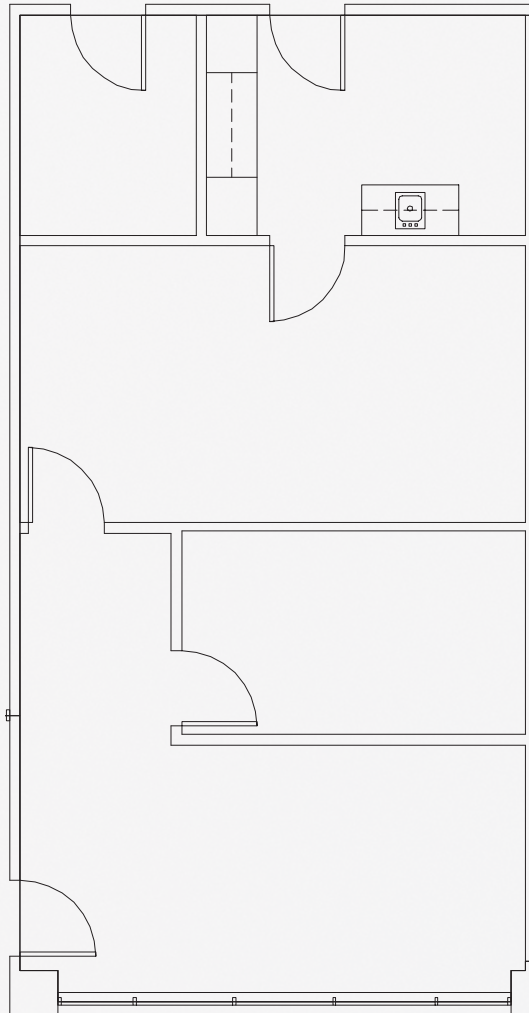
SUITE	SIZE	RATE	AVAILABILITY
103 *	926 RSF	Negotiable	Immediate
107*	1,201 RSF	Negotiable	Immediate
208 **	1,908 RSF	Negotiable	Immediate



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

\*\*Spec Suite

# FIRST FLOOR SUITE 103

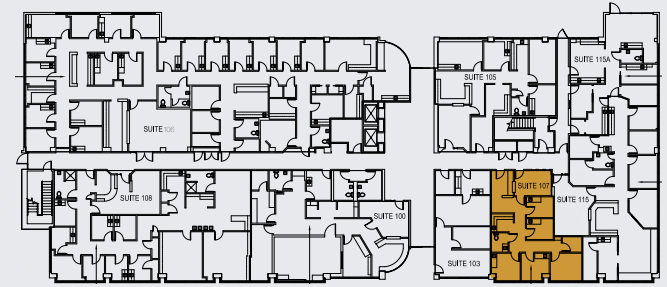


\*Contiguous to Suite 107 for 2,127 RSF

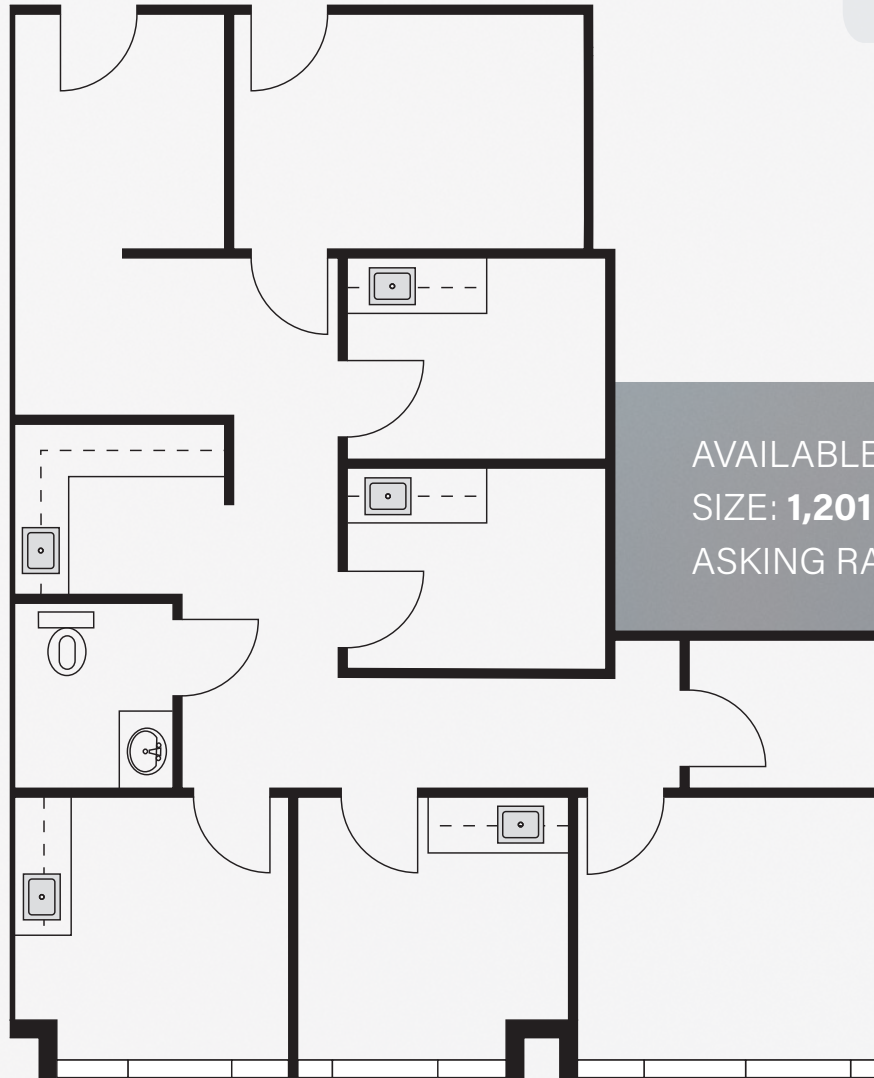
AVAILABLE: **IMMEDIATELY**  
SIZE: **926 RSF**  
ASKING RATE: **NEGOTIABLE**

# FIRST FLOOR SUITE 107

AS-BUILT



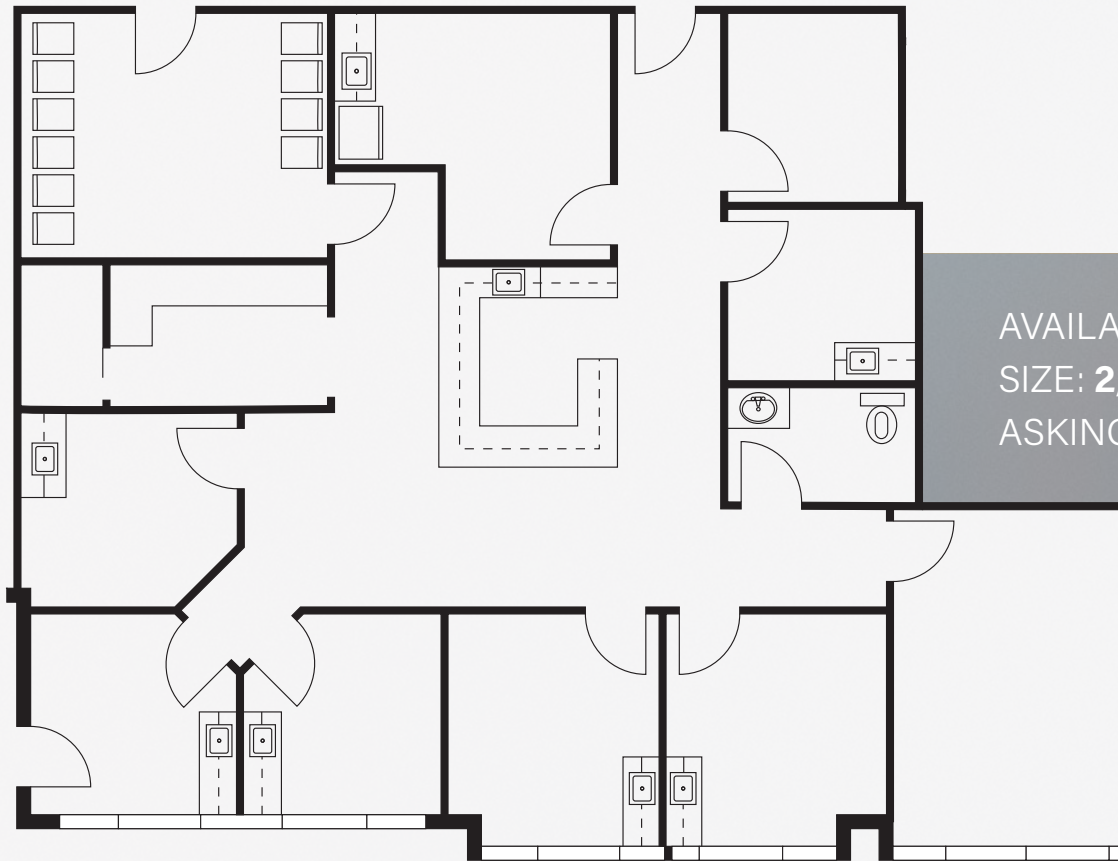
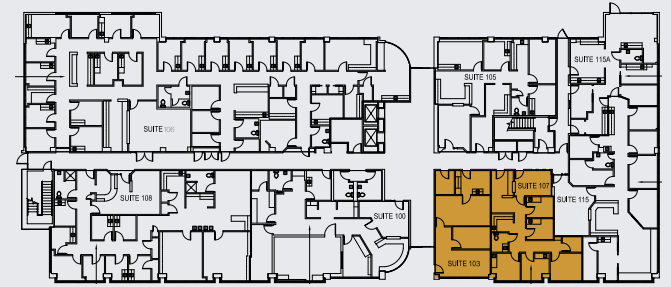
\*Contiguous to Suite 103 for 2,127 RSF



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

# FIRST FLOOR SUITE 103 & 107

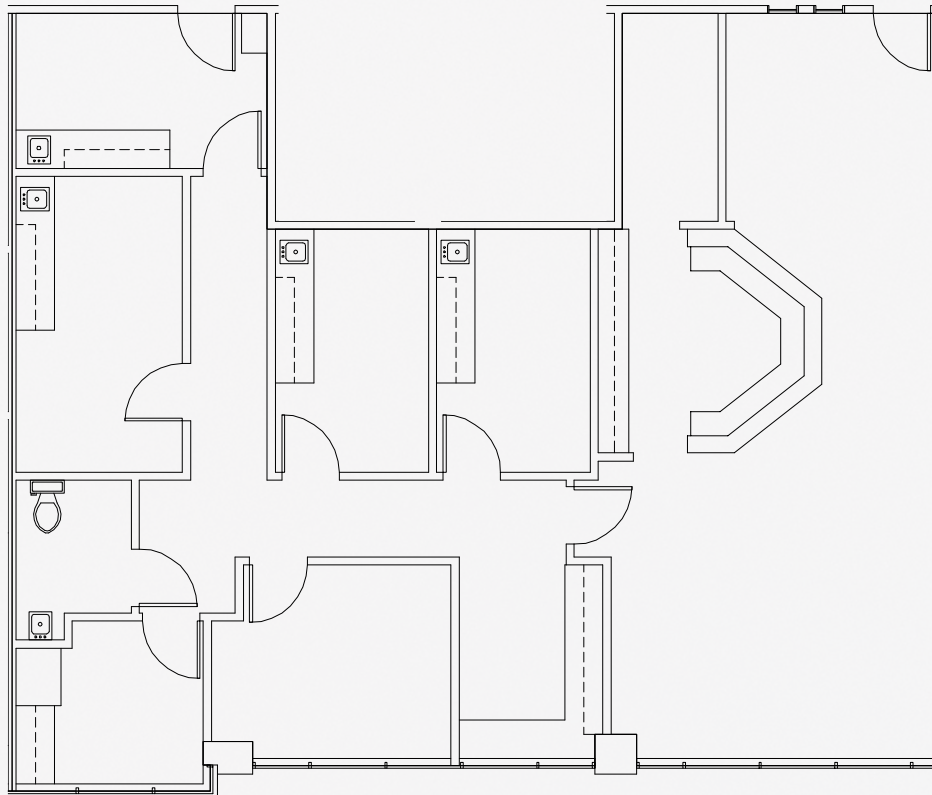
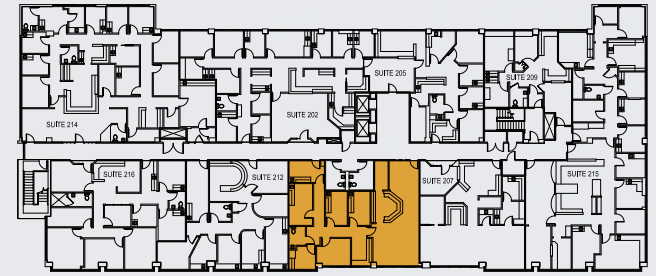
HYPOTHETICAL PLAN



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

# SECOND FLOOR SUITE 208

SPEC SUITE



AVAILABLE: **IMMEDIATELY**  
SIZE: **1,908 RSF**  
ASKING RATE: **NEGOTIABLE**

VIEW VIRTUAL TOUR



# PHOTO GALLERY



# PHOTO GALLERY



THOUGHTFULLY DESIGNED  
SUITES WITH **OPEN-CONCEPT**  
**LAYOUTS & MODERN**  
**FINISHES**



# 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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# OUTPATIENT MEDICAL SPACE FOR LEASE



## CONTACT US

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