



For Lease

Santa Clarita Valley Medical Center Premiere, On-Campus Medical Office Buildings For Lease

- On-campus location, steps from the Henry Mayo Newhall Hospital entrance
- Idyllic, well-manicured grounds with outdoor gathering areas
- Free and convenient patient, physician and staff parking
- The Santa Clarita Valley offers an excellent payor mix and a growing, affluent population
- Professionally owned and managed by Welltower (NYSE: WELL)

23861 & 23929 McBean Pkwy
Santa Clarita, CA 91321

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Available Space

23929 McBean Parkway (F)

| | | |
|-----------|----------|---|
| Suite 205 | 2,493 SF | Move-in ready space, available 1Q25 |
| Suite 211 | 1,151 SF | Spec suite, ready for immediate occupancy |

23861 McBean Parkway (A-E)

| | | |
|----------------|----------|---|
| Suite A4 | 843 SF | Great suite for single provider w/ 3 exam rooms and private RR |
| Suite B10* | 1,297 SF | Existing clinical layout ready for modification |
| Suite B14* | 792 SF | Great suite for single provider w/ 2 exam rooms and private RR |
| *Suite B10-14 | 2,089 SF | Flexible, contiguous space opportunity |
| Suite C10 | 855 SF | Ready for tenant improvements |
| Suite D6 | 1,744 SF | 4 exam rooms, multiple offices, and private RR |
| Suite D16 | 1,109 SF | Formerly admin office space, ready for tenant improvements |
| Suite E28** | 1,136 SF | Highly-functional layout for primary or specialty care practice |
| Suite E30** | 2,239 SF | Highly-functional layout for primary or specialty care practice |
| **Suite E28-30 | 3,375 SF | Highly-functional layout for primary or specialty care practice |

Campus Aerial



Henry Mayo
Newhall Hospital
238 Beds

23861 McBean Pkwy
(A-D)

New Patient Tower
142 addt'l beds
(opening 2019)

Hospital
Entrance

23861
McBean Pkwy
(E)

23929
McBean Pkwy
(F)

Plentiful
Surface
Parking

McBean Pkwy

Orchard Village Rd

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. 47,000 new homes are planned in the Santa Clarita Valley, the largest being the Newhall Ranch Project which will bring 21,000 new homes and which broke ground in early 2018.

2023 Healthcare Demographics

|  DISTANCE |  <i>Insured Population</i> |  <i>Annual Avg. Healthcare Spend</i> |  <i>Median Age</i> |  <i>Population 65+</i> |
|---|--|--|--|---|
| 1 MILE | 13,456 82.36% | \$8,107.36 | 44.0 | 3,983 19.54% |
| 3 MILES | 55,320 77.91% | \$8,069.74 | 37.0 | 12,082 13.07% |
| 5 MILES | 100,965 79.11% | \$8,143.22 | 37.4 | 21,234 12.72% |



Santa Clarita
Valley Medical
Center