



26650 THE OLD RD | VALENCIA, CA

SCAN QR CODE FOR
VIRTUAL TOUR



2,194 SF - 10,591 SF PREMIER MEDICAL OFFICE SPACES APPROXIMATELY
TWO MILES FROM HENRY MAYO NEWHALL HOSPITAL

CBRE



HIGH-END MEDICAL OFFICE SPACE AVAILABLE AT THE WESTRIDGE

Abundant natural light floods the modern two-story lobby through Westridge's striking glass facade - an architecturally stunning and recently renovated office building in Valencia, CA. The inviting backdrop complements the premium office suites offered on Westridge's first and second floor. The location is perfect. Strategically positioned, the premier structure is highly visible and flanked by world-class shopping, restaurants and entertainment. Your team will not only have access to countless amenities, but to a thriving and growing population with FivePoint's master planned community in development nearby. The ideal time to expand your business into one of the most enviable and rapidly growing areas of Southern California is right now, here at the Westridge.





firefightersFirst
CREDIT UNION
ATING HOURS
nday - Friday
0am - 4:00pm

PROPERTY HIGHLIGHTS



Prime Location @ Interstate 5 & Valencia Blvd,
Visible to over 206,000 Cars Per Day



Immediately Available Suites



Potential Moving Incentives/Free Rent



Close proximity to retail services including: Valencia Town Center, Town Center Drive, Hyatt Valencia Hotel and Santa Clarita Conference Center



Recreation opportunities including: Valencia Country Club, The Greens, TPC Stadium Golf Course, and 25 miles of paseos and pedestrian walkways



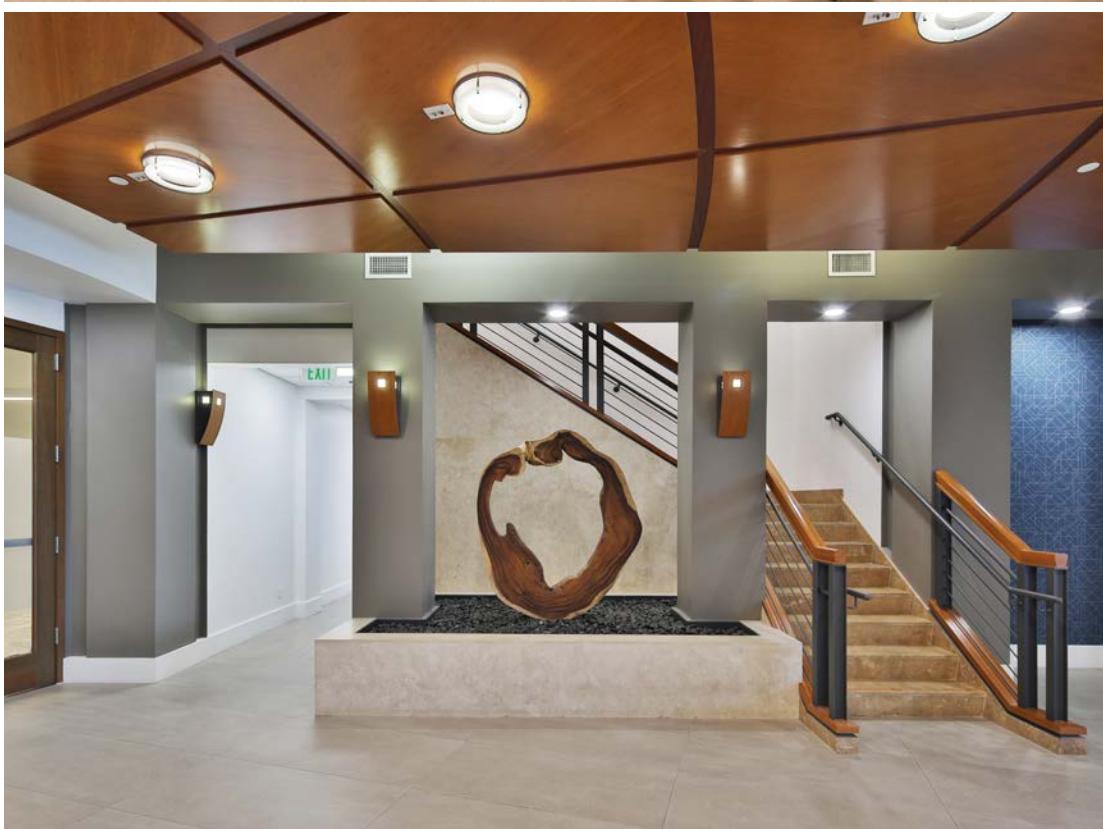
Immediate access to Interstate 5 Freeway via Valencia Boulevard and within 20 minutes of eight major freeways



10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena



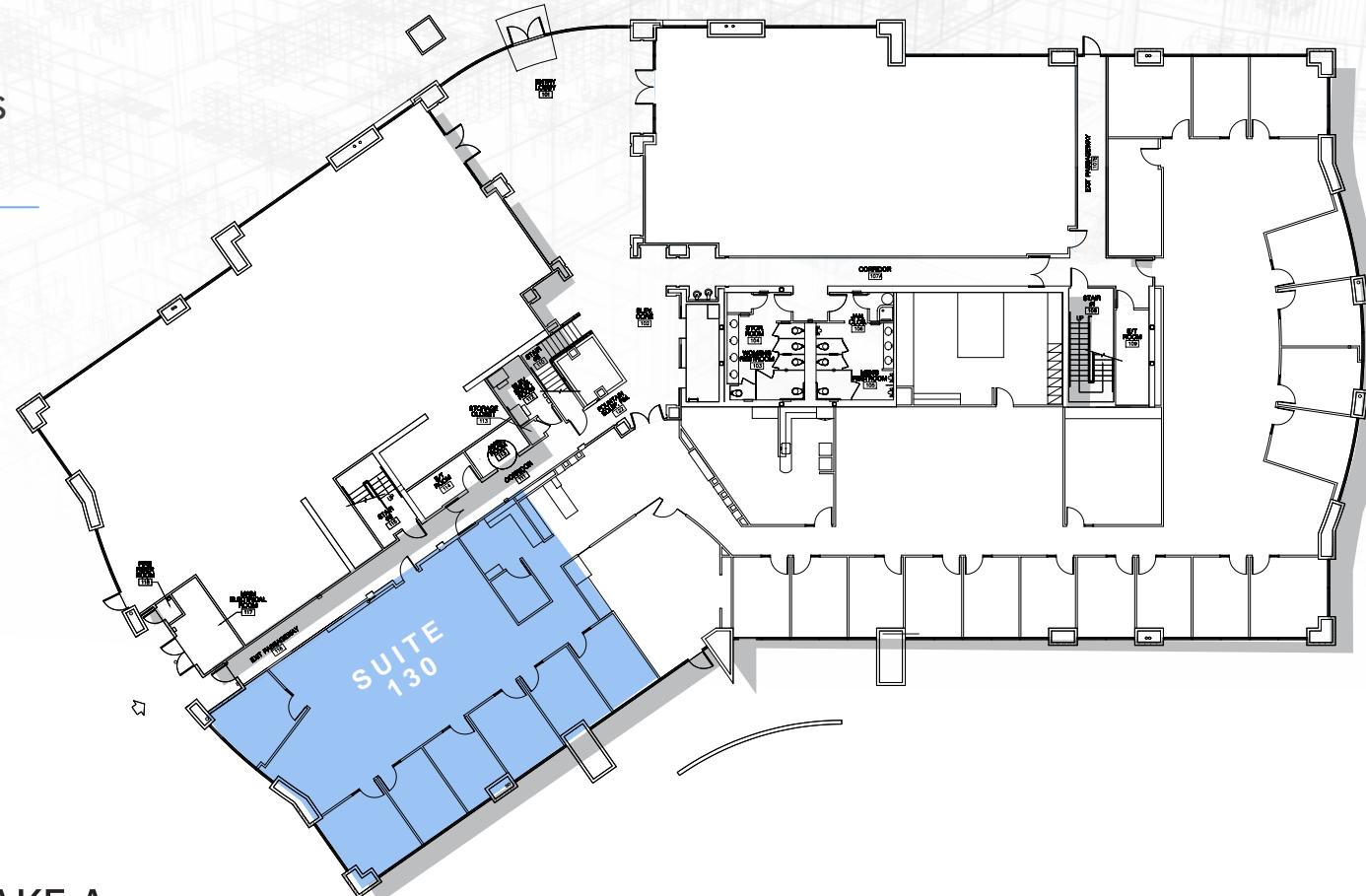
Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)



FIRST FLOOR PLAN

AVAILABLE SUITES

SUITE	SQ FT
130	3,006



TAKE A
TOUR
360°

\$2.75 NNN/SF/MO
OFFERING PREMIUM MEDICAL
SUITES ON THE FIRST FLOOR

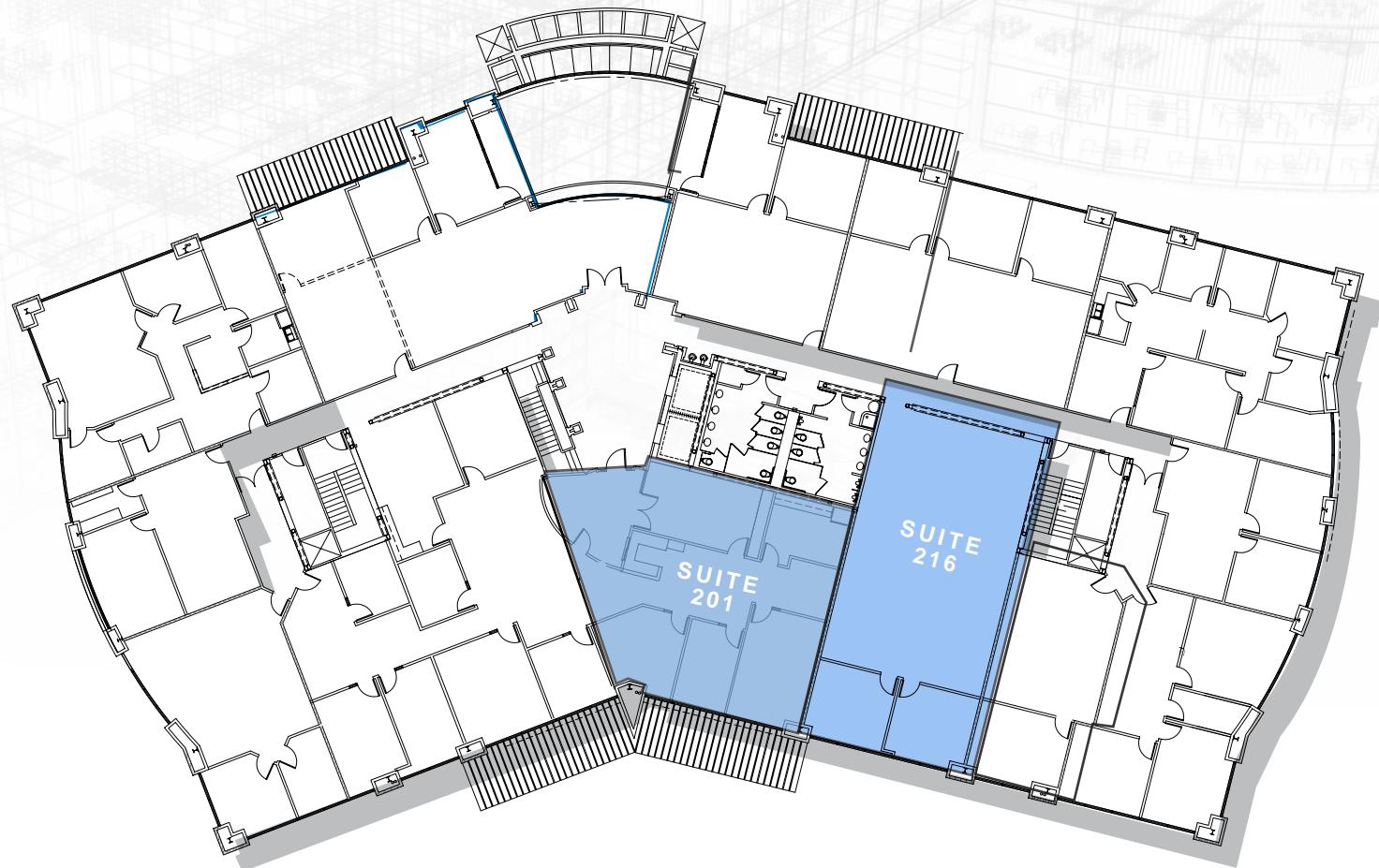
SECOND FLOOR PLAN

■ AVAILABLE SUITES

SUITE	SQ FT
201	2,194
216	2,197

COMBO SUITE OPTIONS

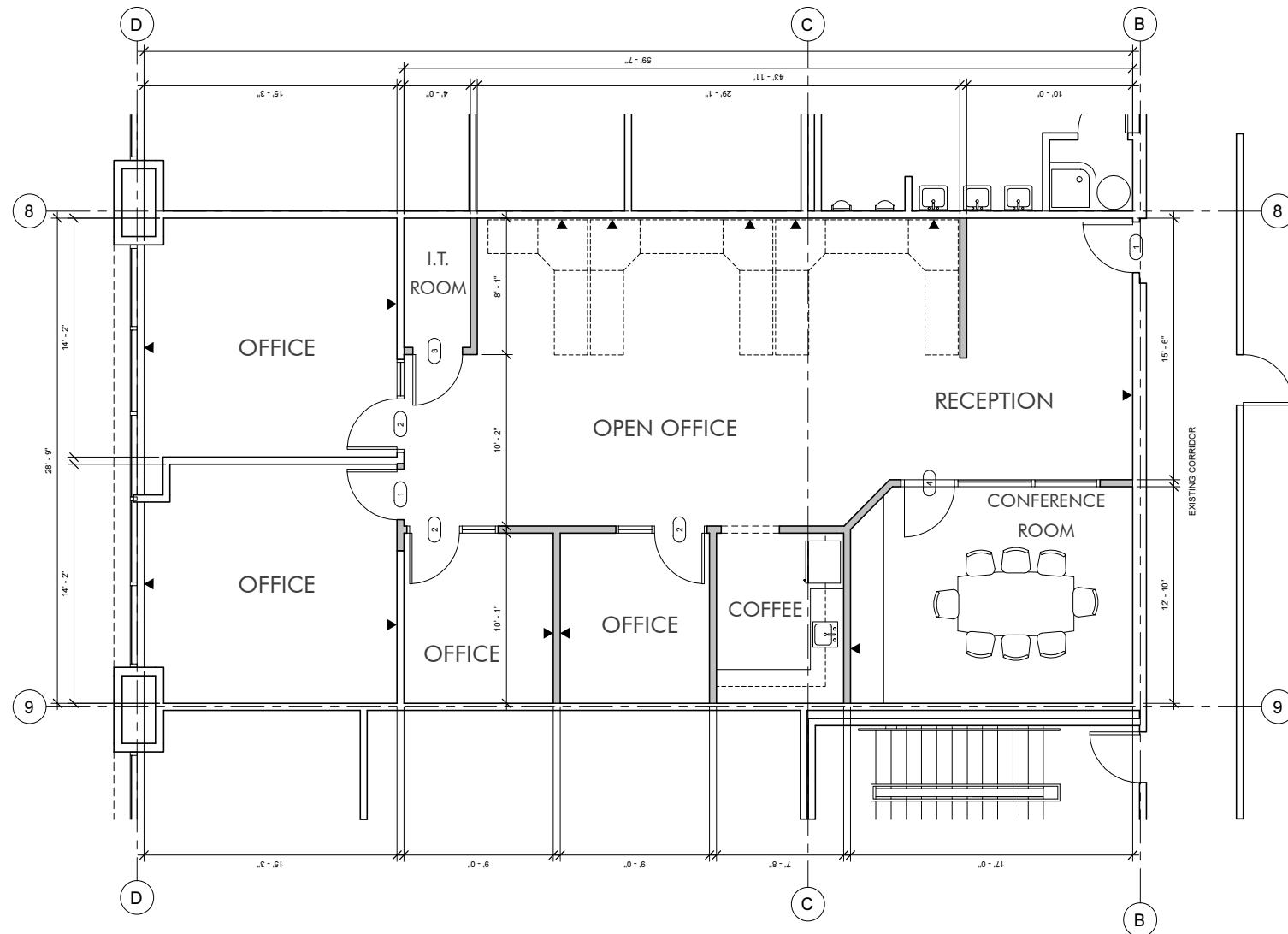
SUITE	SQ FT
201/216	4,391



\$ 2.75 NNN/SF/MO
NEW COMBO SUITE OPTIONS
AVAILABLE UP TO 4,391 SF

SUITE 216

FURNISHED & MOVE-IN READY





Move-In Ready Suite 216



THIRD FLOOR PLAN



AVAILABLE SUITES

SUITE	SQ FT	RATE/SF/MO	SPACE NOTES
300	10,591	\$2.95 NNN	AVAILABLE FOR OCCUPANCY \pm JULY 2025. \pm 22 OFFICES, CONFERENCE ROOM, BREAK ROOM & BULLPEN
300E	5,781	\$2.95 NNN	DOUBLE DOOR ENTRANCE OFF 3RD FLOOR LOBBY. RECENTLY RENOVATED SUITE. 7 OFFICES, CONFERENCE ROOM, BULLPEN, PRIVATE BALCONIES AND EXPANSIVE VIEWS



26650

LOCATED
APPROXIMATELY
TWO MILES FROM
HENRY MAYO
NEWHALL HOSPITAL



HENRY MAYO NEWHALL HOSPITAL

- 238-bed, non-profit community hospital and trauma center
- 4-Star Rating, no other hospital in 20-mile radius of Santa Clarita with a higher ranking
- Medical staff with expertise in more than 71 specialties and subspecialties



EXCELLENT VISIBILITY FOR
SIGNAGE AND BRAND IDENTITY

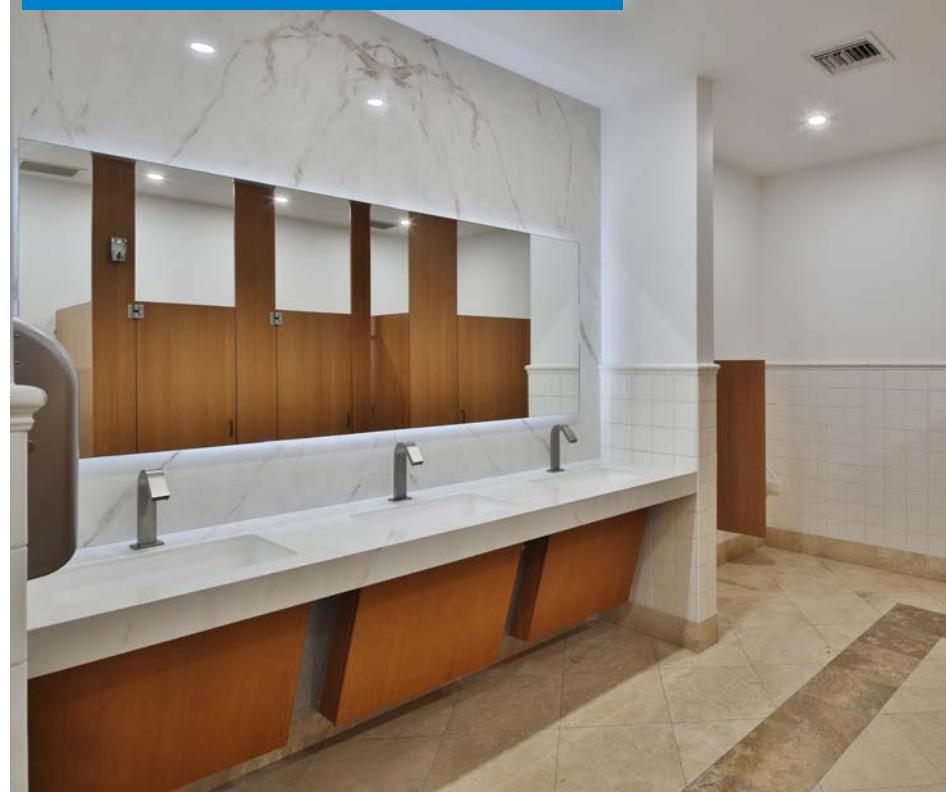


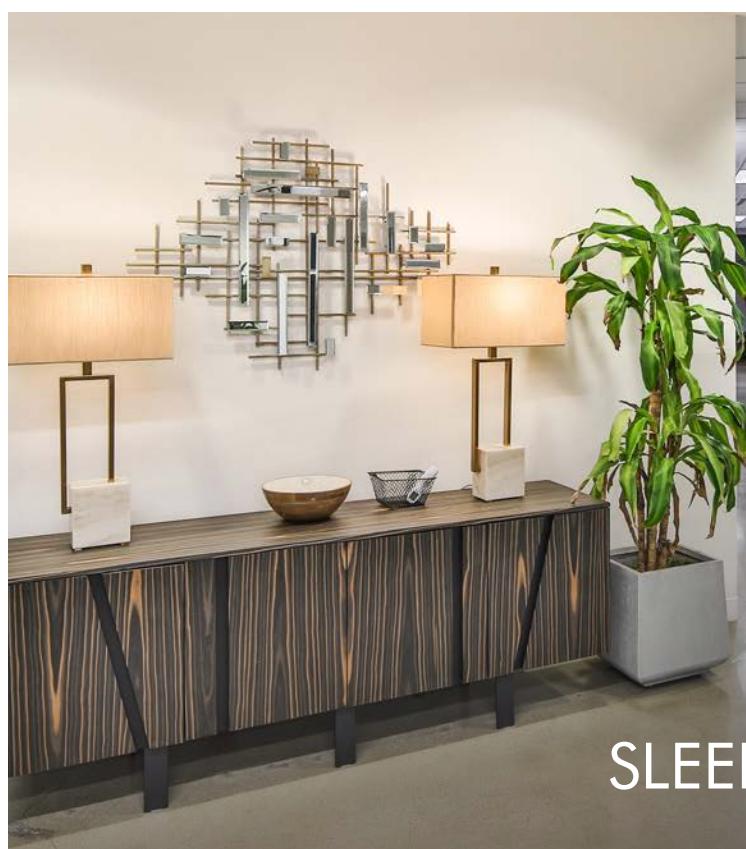
REGIONAL MAP





Premium medical office suites available
on the first and second floors





SLEEK, MODERN INTERIOR

AREA HIGHLIGHTS

The Valencia lifestyle is unmatched. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. Its ideal location places you at the core of a well-educated workforce while offering fast access to key destinations throughout greater Los Angeles, including Downtown, LAX and Burbank Airport and the ports of Los Angeles and Long Beach. And with unbeatable access to major highways and premium amenities just minutes away, this is your next smart business move.

THE AREA SEAMLESSLY BLENDS
BIG CITY SOPHISTICATION
AND SMALL TOWN CHARM.



AMENITIES MAP

EATERIES

- 1 The LOCAL Pub & Grill
- 2 Ooh La La Panini
- 3 Fatburger
- 4 Corner Bakery Cafe
- 5 Pei Wei
- 6 Cafe Rio Mexican Grill
- 7 Chop Stop
- 8 Islands Restaurant
- 9 Lucille's Smokehouse Bar-B-Que
- 10 Five Guys
- 11 Lazy Dog
- 12 Wokcano
- 13 Solita
- 14 BJ's Restaurant & Brewhouse
- 15 The Cheesecake Factory
- 16 Salt Creek Grille
- 17 Buca di Beppo
- 18 Gyu-Kaku
- 19 Crazy Otto's Diner
- 20 Masa Ramen
- 21 Rubio's
- 22 Olive Garden
- 23 The Road Grill and Pizza
- 24 Cold Stone Creamery
- 25 Red Robin
- 26 Starbucks
- 27 Zankou Chicken
- 28 85C Bakery Cafe
- 29 Jersey Mike's Subs
- 30 Presto Pasta
- 31 Hook Burger
- 32 Mimi's Cafe
- 33 Chick-fil-A
- 34 Panda Express
- 35 Larsen's Steakhouse
- 36 The Habit Burger Grill
- 37 Alamo Restaurant
- 38 Jimmy John's
- 39 Dinks Deli & Bagel Bakery
- 40 Chili's Grill & Bar
- 41 Urbane Cafe
- 42 Pick Up Stix
- 43 Red Lobster
- 44 Denny's
- 45 Azul Tequila
- 46 Sam's Flaming Grill
- 47 Nealie's Skillet
- 48 Drifters Bar and Pizzeria

SHOPPING

- 1 BevMo!
- 2 Kohl's
- 3 Val Surf
- 4 Whole Foods Market
- 5 Apple
- 6 Tillys
- 7 Target
- 8 Big 5 Sporting Goods
- 9 Sprouts Farmers Market
- 10 SEPHORA
- 11 Ulta Beauty
- 12 HomeGoods
- 13 Nordstrom Rack
- 14 Macy's
- 15 Forever 21
- 16 LOFT
- 17 MAC Cosmetics
- 18 JCPenney
- 19 H&M
- 20 Free People
- 21 lululemon
- 22 T.J. Maxx
- 23 Barnes & Noble
- 24 Urban Outfitters
- 25 Ralphs
- 26 CVS
- 27 Sunrise Spirits & Food Co
- 28 Foot Locker
- 29 Sally Beauty
- 30 Vons

OTHER

- 1 Six Flags Magic Mountain
- 2 Hilton Garden Inn
- 3 Holiday Inn Express & Suites
- 4 Best Western Valencia Inn
- 5 Hyatt Regency
- 6 Regal Edwards Valencia
- 7 Gold's Gym
- 8 Get Sweat Studio
- 9 College of the Canyons
- 10 California Institute of the Arts

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