



**WESTRIDGE**

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**



A photograph of a modern two-story lobby. On the left, a large glass facade with dark frames looks out onto a parking lot with a blue truck. A curved balcony with a wooden railing and glass panels is on the upper floor. The ground floor has white walls, a curved ceiling with recessed lights, and a wooden door with a glass insert. The floor is made of large, light-colored tiles.

## 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  
REDUCTION  
OPERATING HOURS  
Monday - Friday  
9:00am - 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



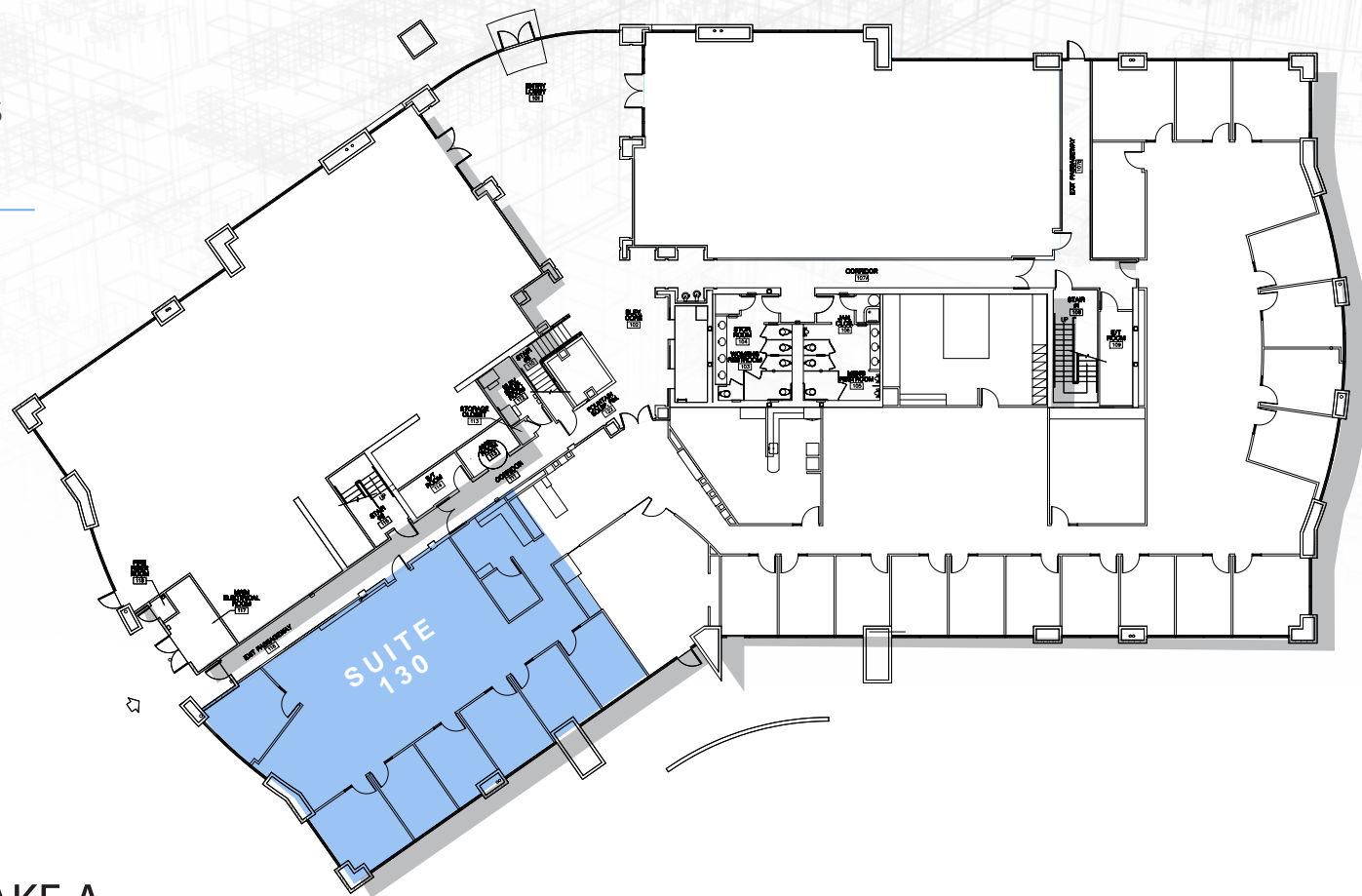
Easy access to Burbank Airport (20 minutes) and LAX (40 minutes)



# 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



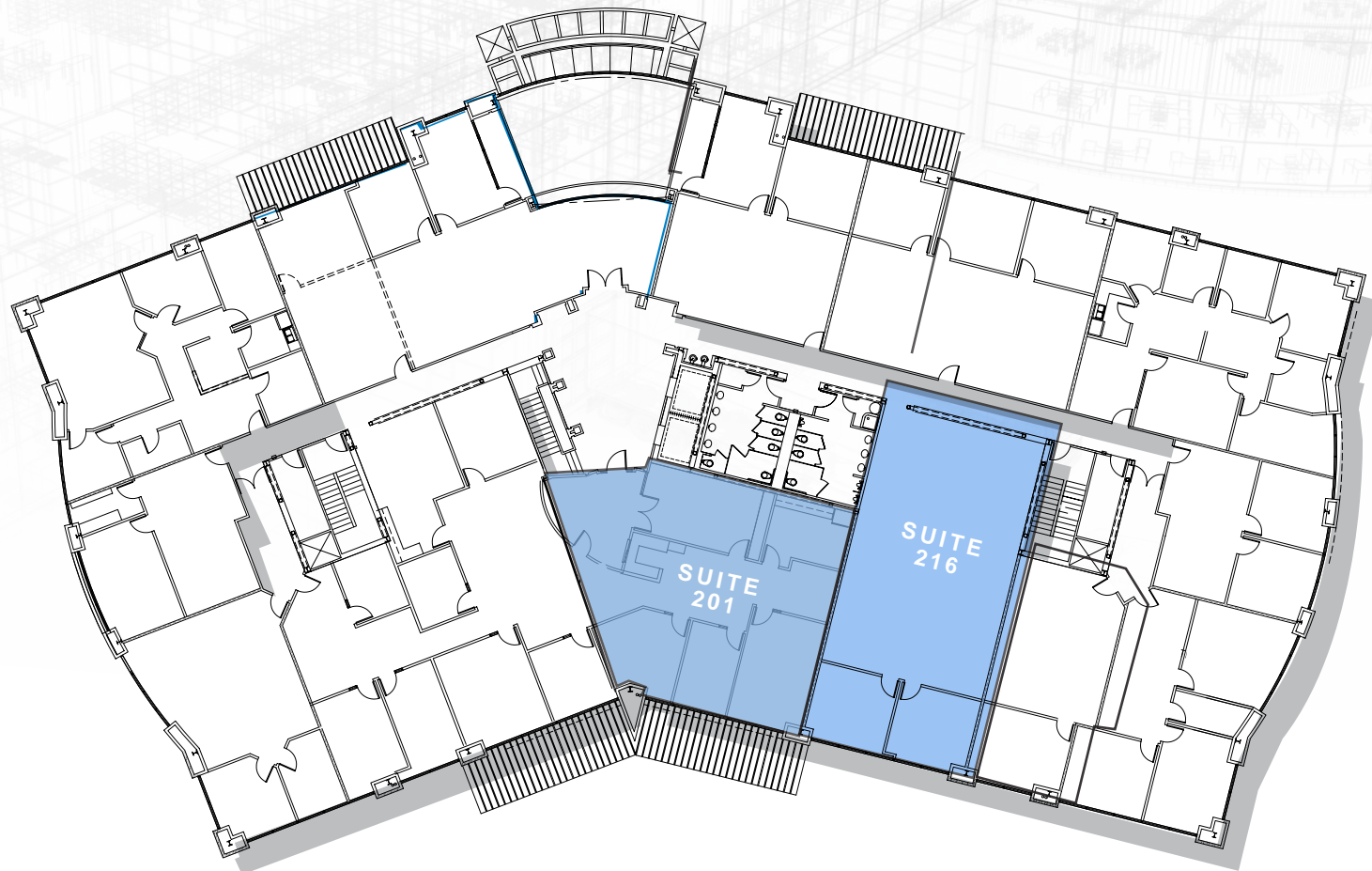
# SECOND FLOOR PLAN

## AVAILABLE SUITES

SUITE	SQ FT
201	2,194
216	2,197

## COMBO SUITE OPTIONS

SUITE	SQ FT
201/216	4,391

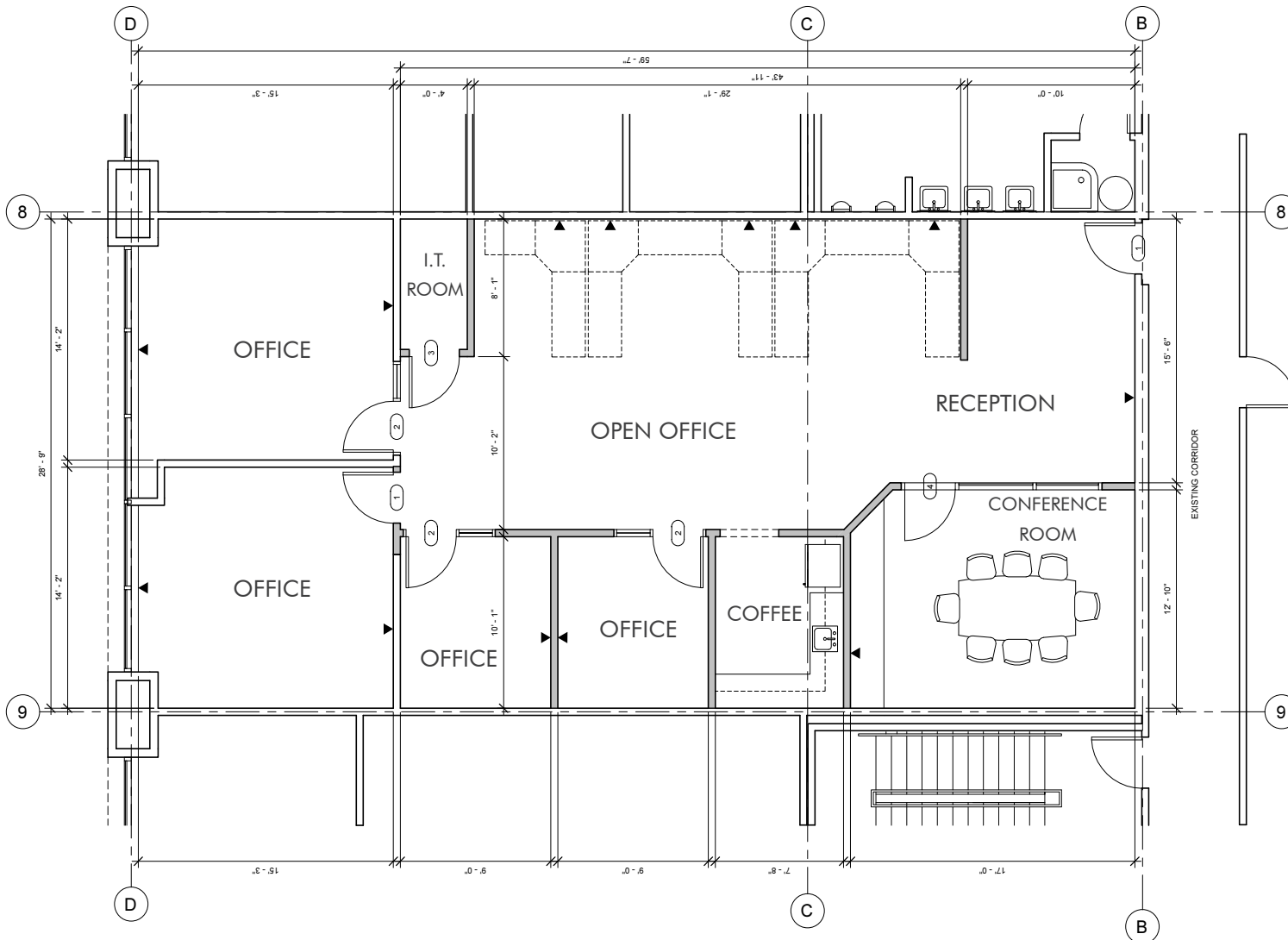


\$2.75 NNN/SF/MO

NEW COMBO SUITE OPTIONS  
AVAILABLE UP TO 4,391 SF

# SUITE 216

FURNISHED & MOVE-IN READY



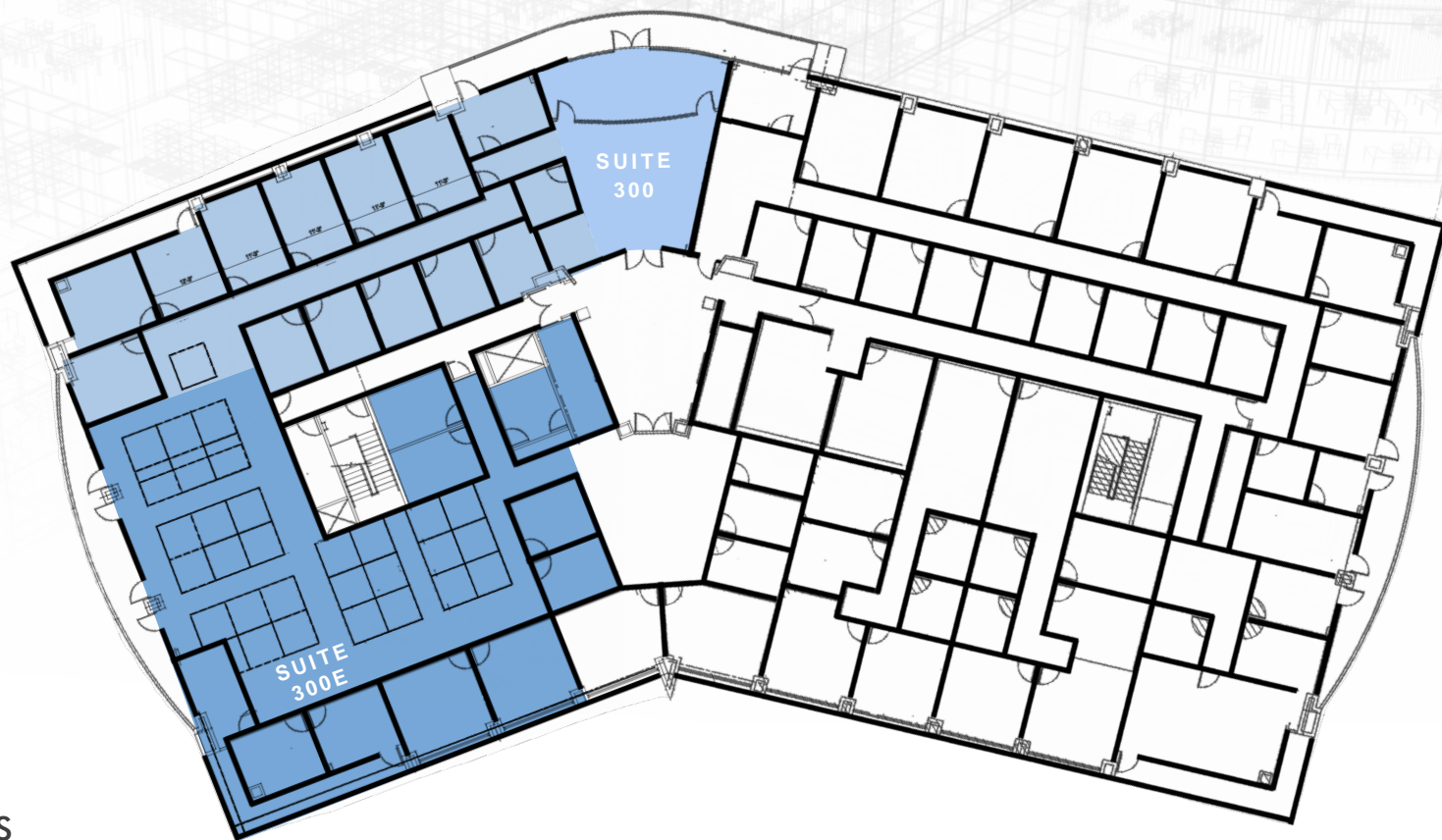






Move-In Ready Suite 216



# THIRD FLOOR PLAN



## AVAILABLE SUITES

SUITE	SQ FT	RATE/SF/MO	SPACE NOTES
 300	10,591	\$2.95 NNN	AVAILABLE FOR OCCUPANCY ±JULY 2025. ±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







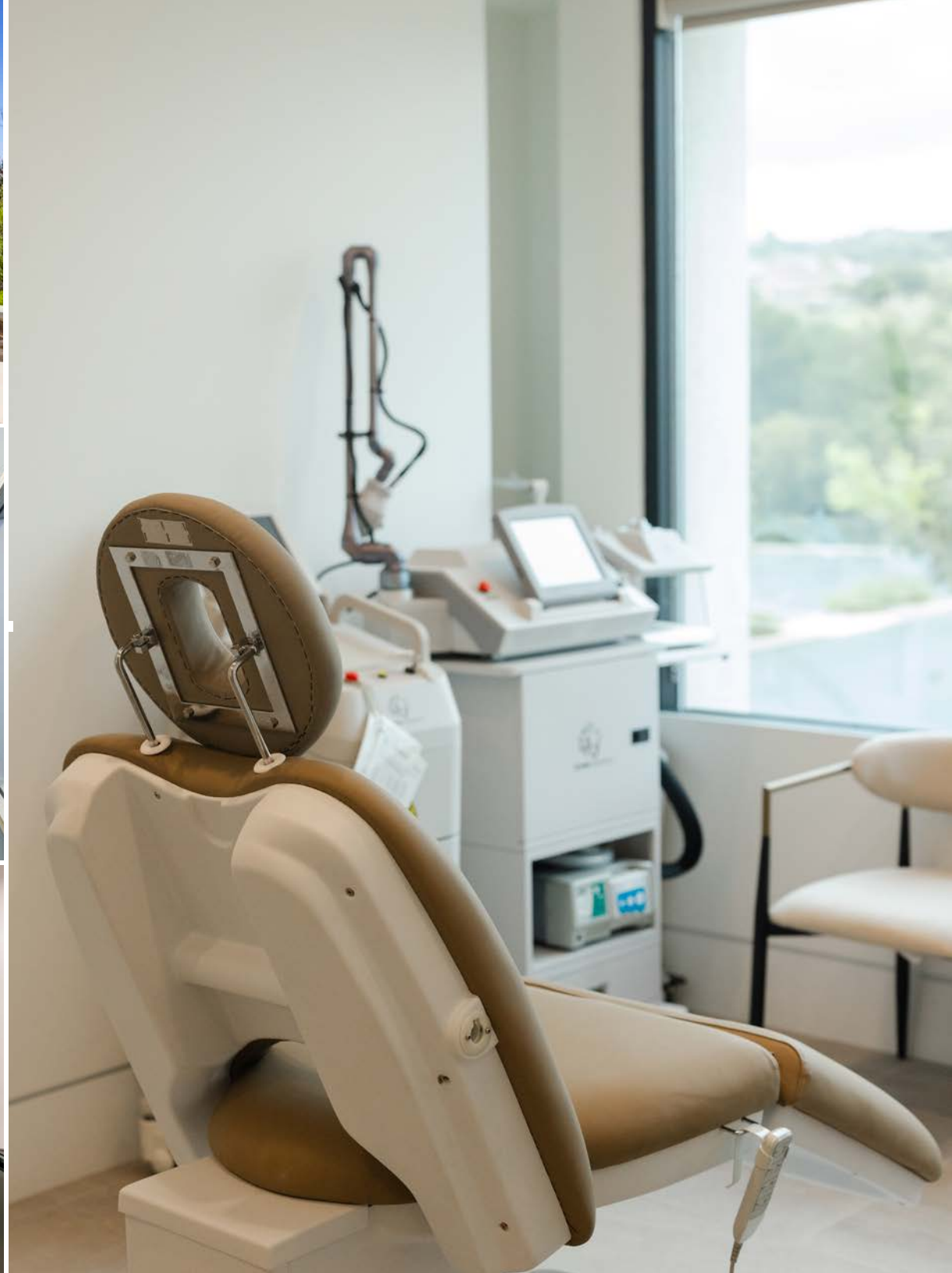
LOCATED  
APPROXIMATELY  
TWO MILES FROM  
HENRY MAYO  
NEWHALL HOSPITAL



## 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





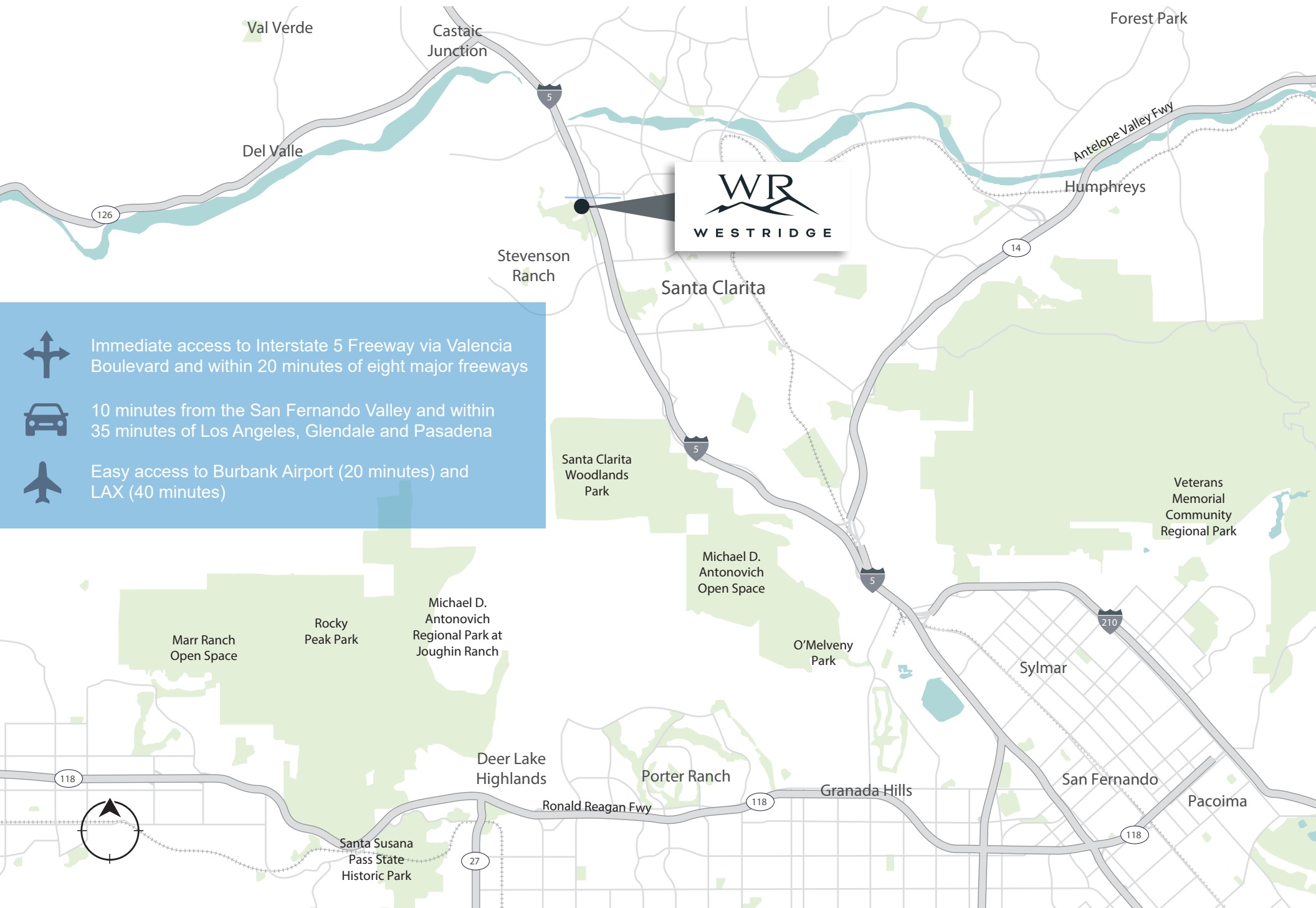


EXCELLENT VISIBILITY FOR  
SIGNAGE AND BRAND IDENTITY





# REGIONAL MAP



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



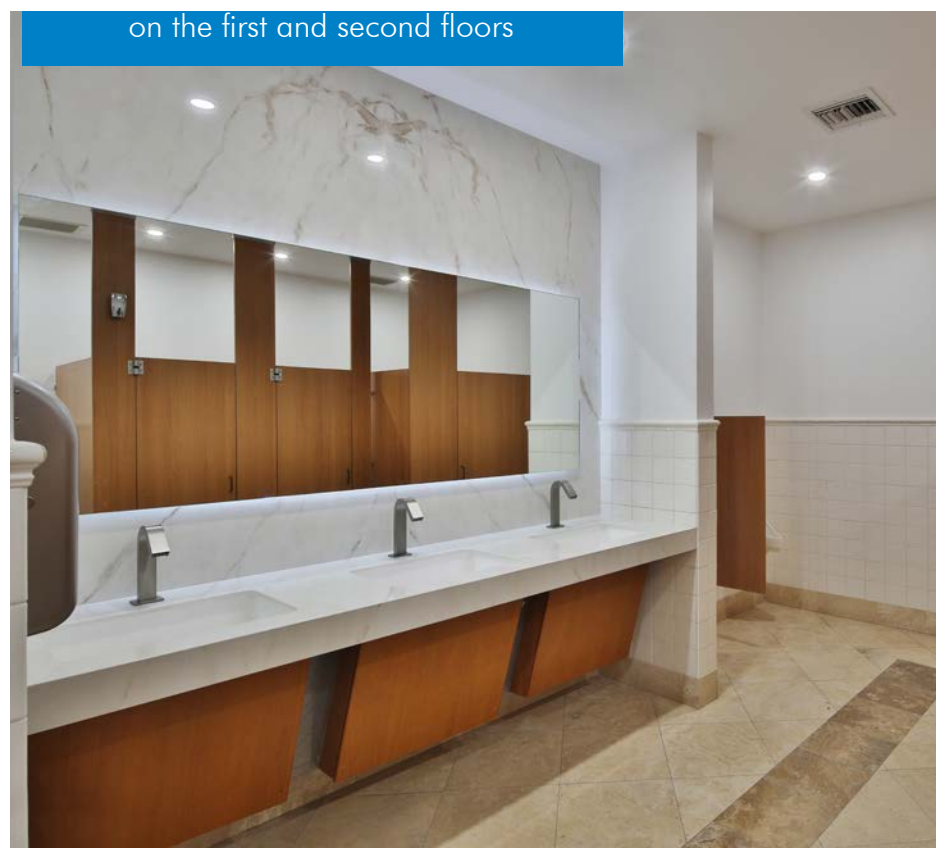
10 minutes from the San Fernando Valley and within 35 minutes of Los Angeles, Glendale and Pasadena



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



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

## SHOPPING

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

## OTHER

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



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VALENCIA, CA

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# CBRE

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