



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
- Professionally owned and managed by Welltower (NYSE: WELL)

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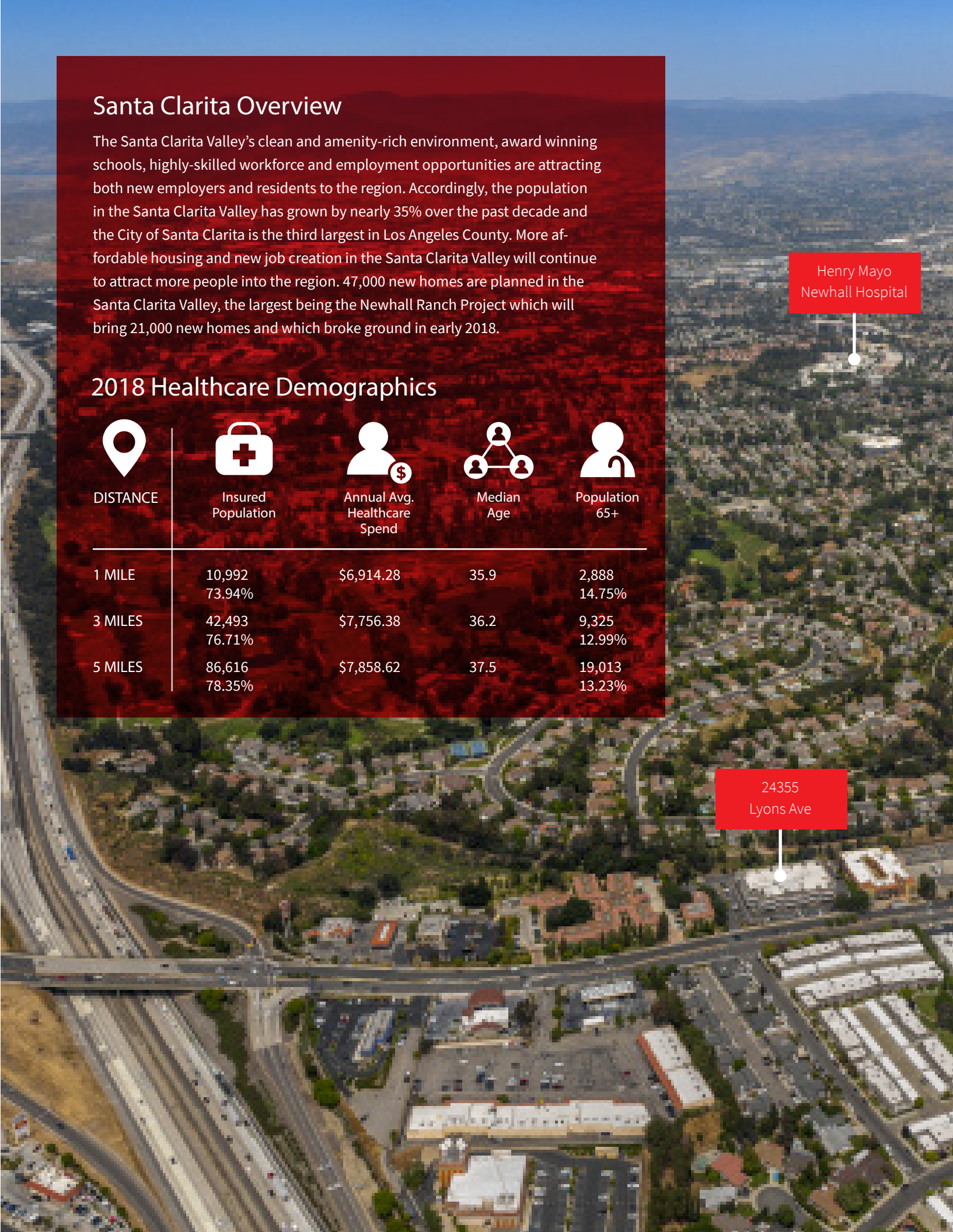


**Well
tower**



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. 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.

2018 Healthcare Demographics

 DISTANCE	 Insured Population	 Annual Avg. Healthcare Spend	 Median Age	 Population 65+
1 MILE	10,992 73.94%	\$6,914.28	35.9	2,888 14.75%
3 MILES	42,493 76.71%	\$7,756.38	36.2	9,325 12.99%
5 MILES	86,616 78.35%	\$7,858.62	37.5	19,013 13.23%

Henry Mayo
Newhall Hospital

24355
Lyons Ave

Interior Space

