

MED WORK SUITES

REDEFINING MEDICAL SPACE



FOR LEASE

ADVANCED MEDICAL SUITES

21050 Centre Pointe Parkway | Santa Clarita, CA 91350

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

MATT SREDEN
Senior Vice President
661.755.6654
msreden@spectrumcre.com
CA DRE Lic. #01907628

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PROPERTY

FEATURES



PROFESSIONAL MEDICAL SPACE

Flexible Space that Meets your Needs

FULLY FURNISHED

Fully Furnished Medical Office Space and Patient Rooms

SHARED NURSE/DOCTOR STATIONS

Well-Designed and Fully-Equipped Areas

EXCLUSIVE RESOURCES

Large Waiting Room, Shared Admin Station, and Breakroom



NEWLY RENOVATED BUILDING

High-End Finishes, Large Exam Rooms with High Ceilings

CO-WORKING OFFICES

Two (2) Spacious Co-Working Offices Designed for Staff & Doctors

STORAGE

Private, Secure Storage Areas

AMPLE PARKING

Convenience that Meets your Needs

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RESOURCES



BREAK ROOM



-  STATIONS FOR MEDICAL ASSISTANTS & NURSES
-  MEDICAL SUPPLIES PROVIDED IN EXAM ROOMS
-  LARGE, MODERN WAITING ROOM
-  MEDICAL WASTE DISPOSAL SERVICE
-  INTERNAL REFERRALS/NETWORKING
-  BREAK ROOM
-  HIGH SPEED WIFI
-  JANITORIAL SERVICES
-  SECURITY CAMERAS
-  MAIL & PACKAGE RECEIVING



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LOCATION

HIGHLIGHTS

LOCATION HIGHLIGHTS

- Prime Santa Clarita Location with Excellent Demographics
- Major Street Identity on Centre Pointe Parkway off Golden Valley Road
- Adjacent to Cross Valley Connector and Minutes from Freeway Onramps
- 5.7 miles to Henry Mayo Memorial Hospital
- Close Proximity to Metrolink, Valencia Town Center Amenities, Centre Pointe Village, Hyatt Hotel & Conference Center, Santa Clarita Sports Complex, Fitness Facilities, Daycare Centers & Restaurants.



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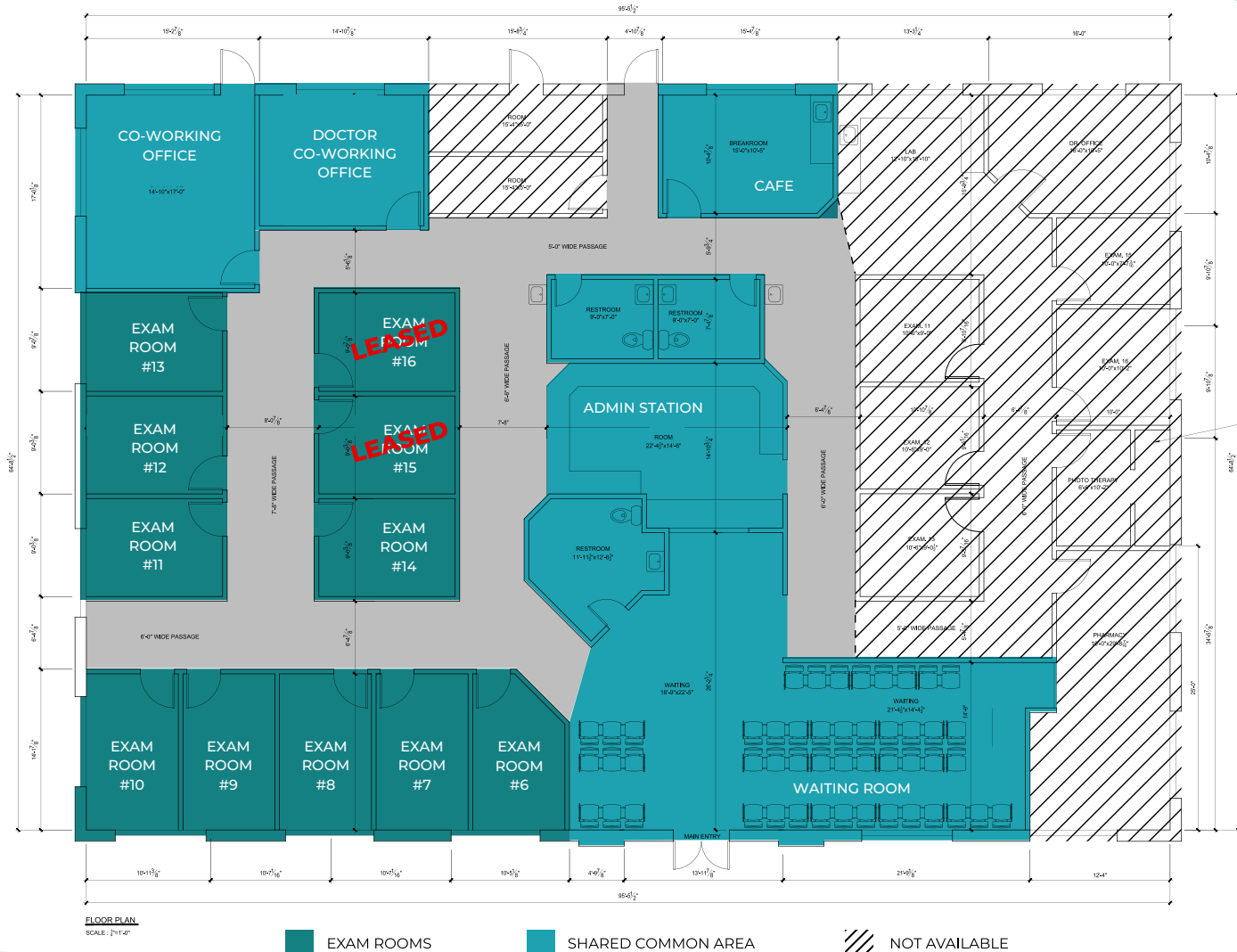
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FLOOR PLAN



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INTERIOR PHOTOS



WASHING STATION



CO-WORKING OFFICE



ADMIN/ASSISTANT STATION



WAITING ROOM



EXAM ROOM

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AREA HIGHLIGHTS

OVERVIEW ON THE MARKET AND CENTER

Santa Clarita Valley is about an hour to an hour and half drive north of Los Angeles, CA. This captive bedroom community of 300,000 people who want a better lifestyle with larger homes and better schools for their children. Santa Clarita Valley has some of the best schools in LA County. The cost of living in Santa Clarita is substantially less than Los Angeles. This leads to more disposable income for shopping, dining out and entertainment for the families living in Santa Clarita Valley. There is a strong household income of \$125K in the primary trade area. 9.2% population growth (2017-2022). 44,000 new homes have been approved to be built in Valencia. Valencia Town Center is in Santa Clarita's downtown and is embraced by this close knit bedroom community in Los Angeles.



LOCAL

AMENITIES



EXCELLENT NEARBY AMENITIES

Within a close proximity to Newhall Ranch development of more than 20,000+ new homes, Valencia Town Center amenities, restaurants, hotels, fitness facilities, golf courses, schools, and daycare centers.



PARKS & RECREATION

Minutes from William S. Hart Park & Museum, Six Flags Magic Mountain/Hurricane Harbor, Vista Valencia, Valencia Country Club, The Oaks Club at Valencia, Sand Canyon Country Club, Castaic Lake, Central Park, Bridgeport and many more.



QUALITY OF LIFE

The Santa Clarita Valley is regarded as a very desirable area to live, featuring great schools and high overall quality of life. The area doesn't suffer from the congestion of south Los Angeles County, yet is very close.



WORKFORCE

Companies in the Santa Clarita Valley can tap into 2.7 million workers within a 30-minute radius. The reverse commute is a plus for employers and employees alike.



TRANSPORTATION & FREEWAY ACCESS

Companies in the Santa Clarita Valley can tap into 2.7 million workers within a 30-minute radius. The reverse commute is a plus for employers and employees alike.



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DEMOGRAPHIC

DATA



POPULATION

	1 MILE	3 MILES	5 MILES	7 MILES
Estimated Population	5,056	113,817	224,620	266,688
Estimated Households	1,946	38,156	76,402	87,826



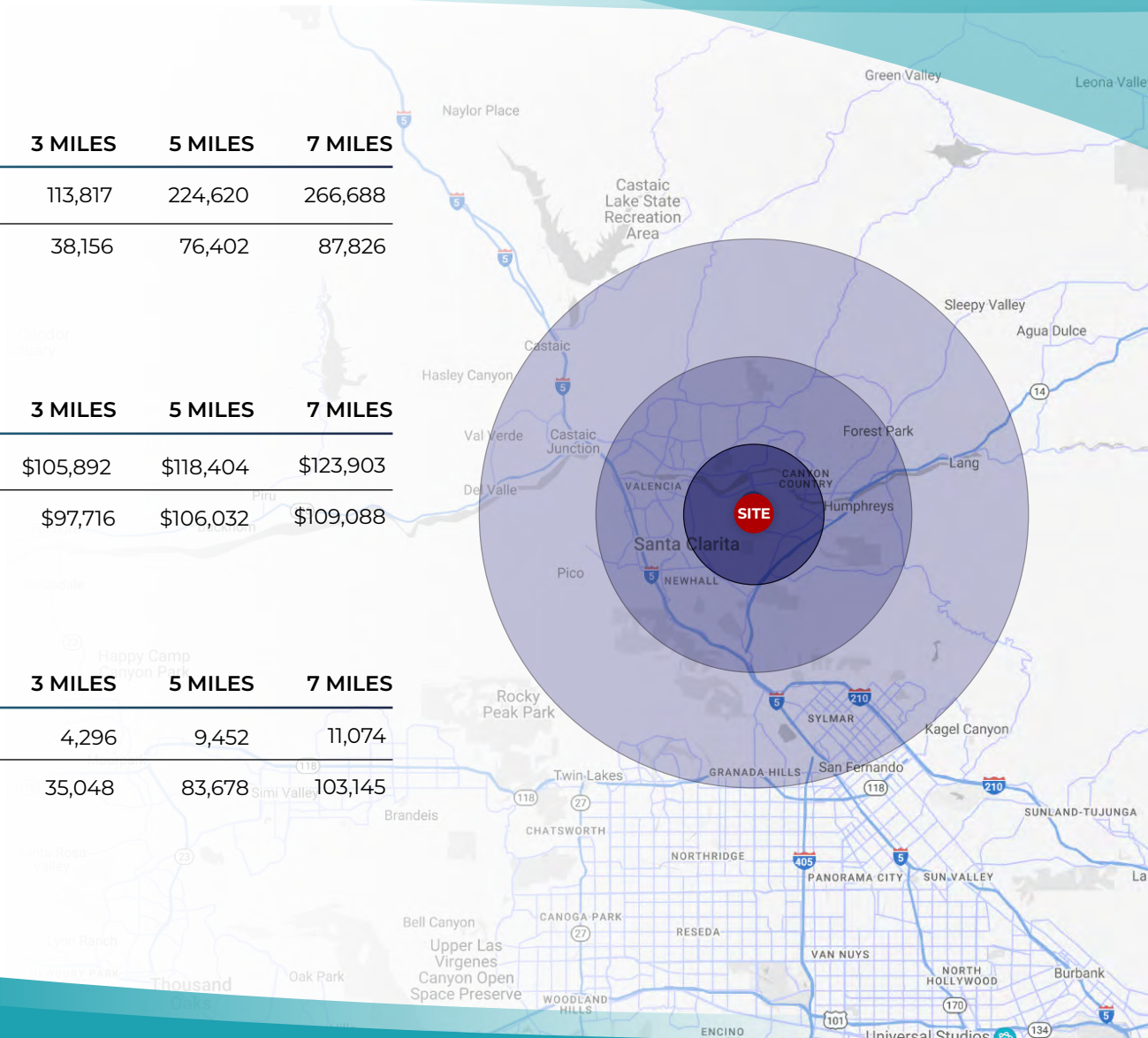
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES	7 MILES
Average Household Income	\$98,661	\$105,892	\$118,404	\$123,903
Median Household Income	\$84,838	\$97,716	\$106,032	\$109,088



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES	7 MILES
Total Businesses	728	4,296	9,452	11,074
Total Employees	7,154	35,048	83,678	103,145



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