



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 E21	4,982 - 6,647 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	 Insured Population	 Annual Avg. Healthcare Spend	 Median Age	 Population 65+
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