

HIGHLY VISIBLE,
CONVENIENT
AND READY.

25775
MCBEAN
PARKWAY

VALENCIA, CA

OUTPATIENT MEDICAL SPACE FOR LEASE



CBRE

IRA
CAPITAL

25775
MCBEAN
PARKWAY
VALENCIA, CA

THE PREMIER CHOICE FOR MEDICAL PROFESSIONALS

25775 McBean Parkway offers a unique combination of state-of-the-art facilities, an ideal location, and a commitment to the highest standards of medical care, providing an exceptional environment for your practice to flourish.



HENRY MAYO
NEWHALL HOSPITAL



HENRY MAYO NEWHALL
HOSPITAL AMBULATORY CARE
CENTER & OUTPATIENT THERAPY



SUNRISE AT STERLING CANYON

25775
MCBEAN
PARKWAY
VALENCIA, CA

AVAILABILITY & PROPERTY HIGHLIGHTS



ON-CAMPUS OUTPATIENT MEDICAL BUILDING



MOTIVATED OWNERSHIP



CENTRAL LOCATION WITH ACCESS TO GOLDEN STATE (5) FREEWAY



WALKING DISTANCE TO A WIDE ARRAY OF RETAIL, DINING, AND DAILY CONVENIENCES (WALK SCORE: 70 - VERY WALKABLE)



EXCELLENT VISIBILITY OFF MCBEAN PARKWAY



HVAC, ELEVATORS AND FIRE SAFETY DESIGNED SPECIFICALLY FOR PATIENT CARE



FULLY MODERNIZED AND UPDATED BUILDING



ON-CAMPUS AT HENRY MAYO NEWHALL HOSPITAL




FREE ON-SITE SURFACE PARKING



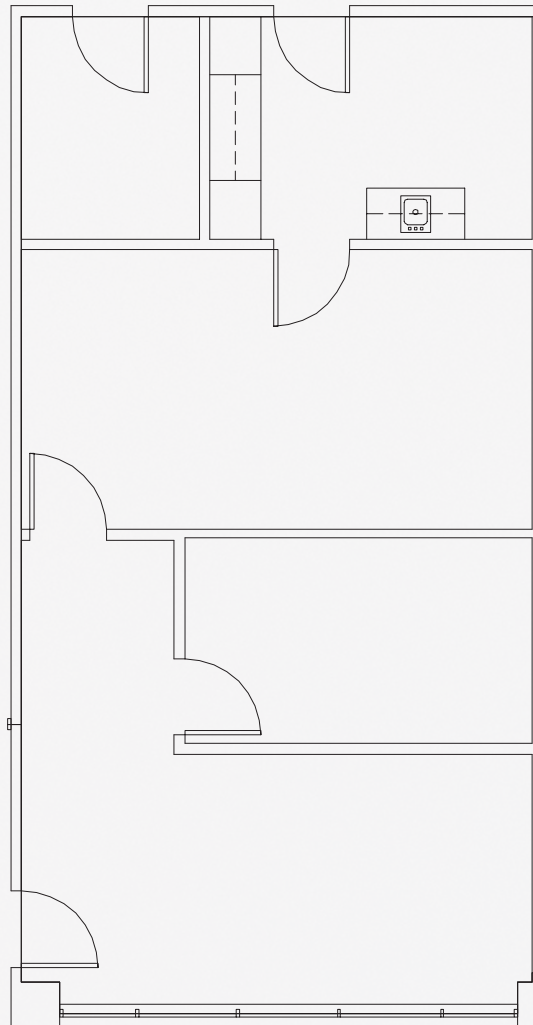
NEW DOUBLE-SIDED MONUMENT SIGN ALONG MCBEAN PARKWAY (COMING SOON)



SUITE	SIZE	RATE	AVAILABILITY
103	926 RSF	Negotiable	Immediate
208*	1,908 RSF	Negotiable	Immediate

*Spec Suite - Virtual Tour Coming Soon 

A detailed architectural floor plan of the second floor. The plan shows a complex arrangement of rooms, corridors, and service areas. Key labeled areas include SUITE 109, SUITE 110, SUITE 111, SUITE 112, SUITE 113, SUITE 114, SUITE 115, SUITE 116, SUITE 117, SUITE 118, SUITE 119, SUITE 120, SUITE 121, SUITE 122, SUITE 123, SUITE 124, SUITE 125, SUITE 126, SUITE 127, SUITE 128, SUITE 129, SUITE 130, SUITE 131, SUITE 132, SUITE 133, SUITE 134, SUITE 135, SUITE 136, SUITE 137, SUITE 138, SUITE 139, SUITE 140, SUITE 141, SUITE 142, SUITE 143, SUITE 144, SUITE 145, SUITE 146, SUITE 147, SUITE 148, SUITE 149, SUITE 150, SUITE 151, SUITE 152, SUITE 153, SUITE 154, SUITE 155, SUITE 156, SUITE 157, SUITE 158, SUITE 159, SUITE 160, SUITE 161, SUITE 162, SUITE 163, SUITE 164, SUITE 165, SUITE 166, SUITE 167, SUITE 168, SUITE 169, SUITE 170, SUITE 171, SUITE 172, SUITE 173, SUITE 174, SUITE 175, SUITE 176, SUITE 177, SUITE 178, SUITE 179, SUITE 180, SUITE 181, SUITE 182, SUITE 183, SUITE 184, SUITE 185, SUITE 186, SUITE 187, SUITE 188, SUITE 189, SUITE 190, SUITE 191, SUITE 192, SUITE 193, SUITE 194, SUITE 195, SUITE 196, SUITE 197, SUITE 198, SUITE 199, SUITE 200. The plan also includes numerous smaller rooms, restrooms, and utility spaces. A central corridor system provides access to all areas. The overall layout is symmetrical along a vertical axis.

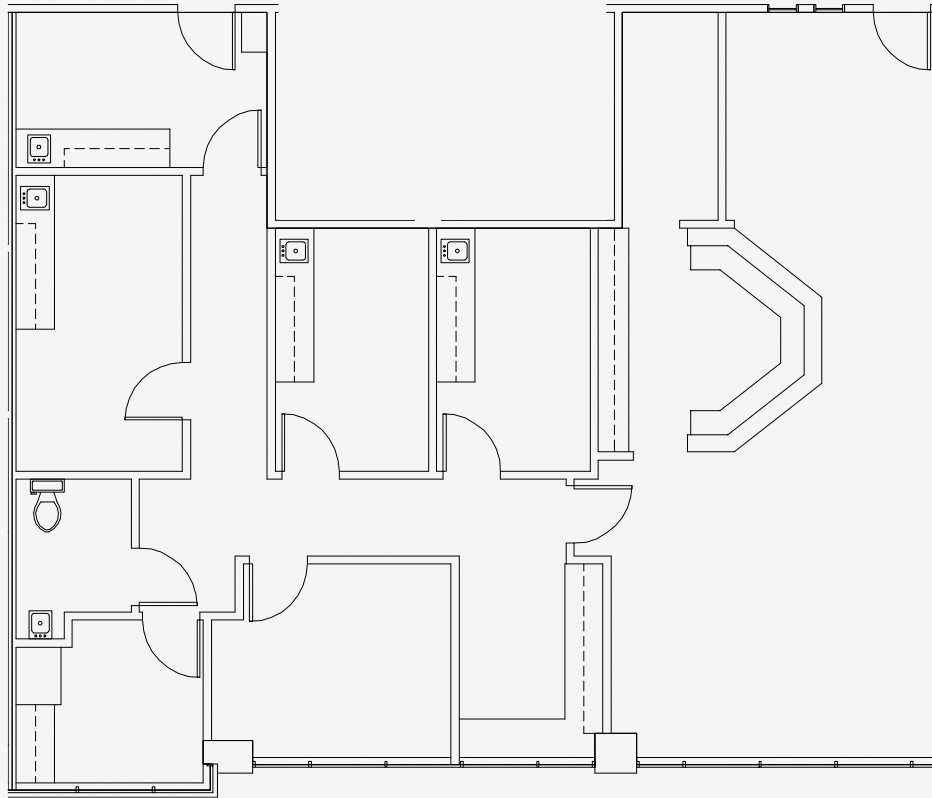


AVAILABLE: IMMEDIATELY

SIZE: 926 RSF

ASKING RATE: **NEGOTIABLE**

SECOND FLOOR SUITE 208



SPEC SUITE
VIRTUAL TOUR (360°)
COMING SOON

AVAILABLE: **IMMEDIATELY**
SIZE: **1,908 RSF**
ASKING RATE: **NEGOTIABLE**

PHOTO GALLERY



THE LOCATION

25775 McBean Parkway benefits from both high traffic and easy access to major routes. Situated in the desirable Valencia community, characterized by a growing population and a strong demand for healthcare, this medical office offers a strategic advantage for attracting and retaining patients. The surrounding area boasts a wealth of amenities, enhancing the overall patient experience and further positioning your practice for success in the competitive Valencia healthcare market.



	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	18,237	87,460	183,043
2024 Average Household Income	\$140,737	\$162,246	\$166,060
Healthcare Practitioner and Technical	674	3,429	7,103
Healthcare Support	307	1,458	2,770
Health Care and Social Assistance	1,319	6,504	13,451
Visited Doctor in Last 12 Months	12,403	56,621	114,587

Source: Esri



HIGHLY VISIBLE,
CONVENIENT
AND READY.

25775
MCBEAN
PARKWAY
VALENCIA, CA

OUTPATIENT MEDICAL SPACE FOR LEASE

CONTACT US

CODY CHIARELLA

+1 818 502 6730

Lic. 01754878

cody.chiarella@cbre.com

DANA NIALIS

+1 818 502 6774

Lic. 01947265

dana.nialis@cbre.com

ANGIE WEBER

+1 818 502 6750

Lic. 01015031

angie.weber@cbre.com

LINDSAY REID

+1 818 502 5471

Lic. 02282163

lindsay.reid1@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.