

25425 ORCHARD VILLAGE RD,
SUITE 170, VALENCIA, CA 91355



ORCHARD
MEDICAL CENTER

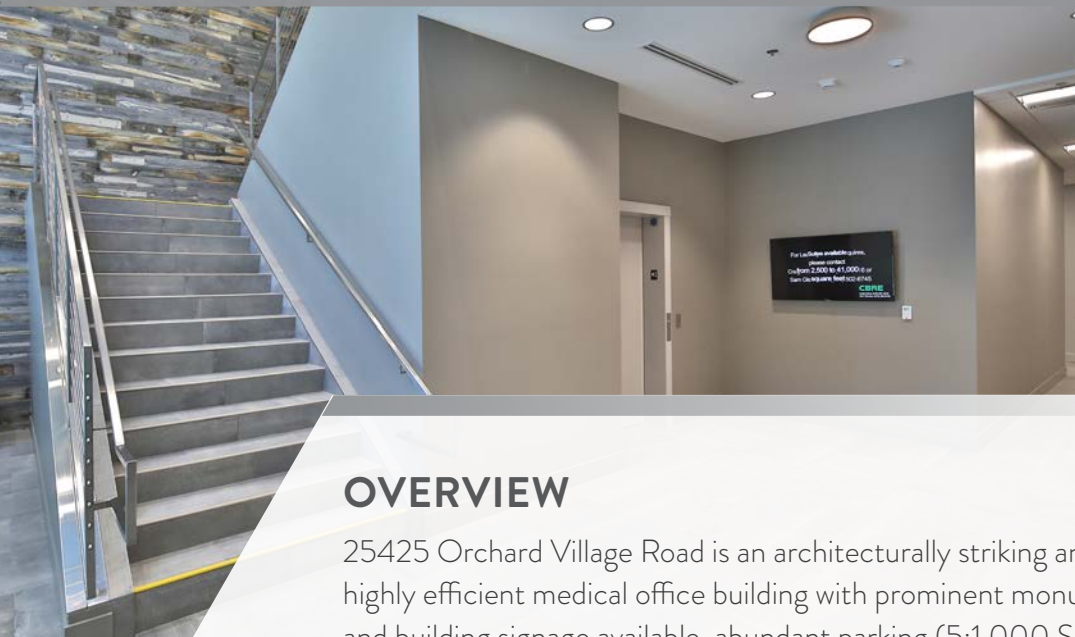
2,749 SF SUITE AVAILABLE
FOR SALE OR LEASE

PRICE REDUCTION!



CBRE

PREMIER MEDICAL OFFICE SPACE A HALF
MILE FROM HENRY MAYO NEWHALL HOSPITAL



OVERVIEW

25425 Orchard Village Road is an architecturally striking and highly efficient medical office building with prominent monument and building signage available, abundant parking (5:1,000 SF) and enviable proximity to Henry Mayo Newhall Hospital in Valencia, California. Suite 170 is a corner suite on the ground floor and was recently built out with best in class finishes, offering a medical practice a turn-key solution. Additional building and monument signage is available as well.



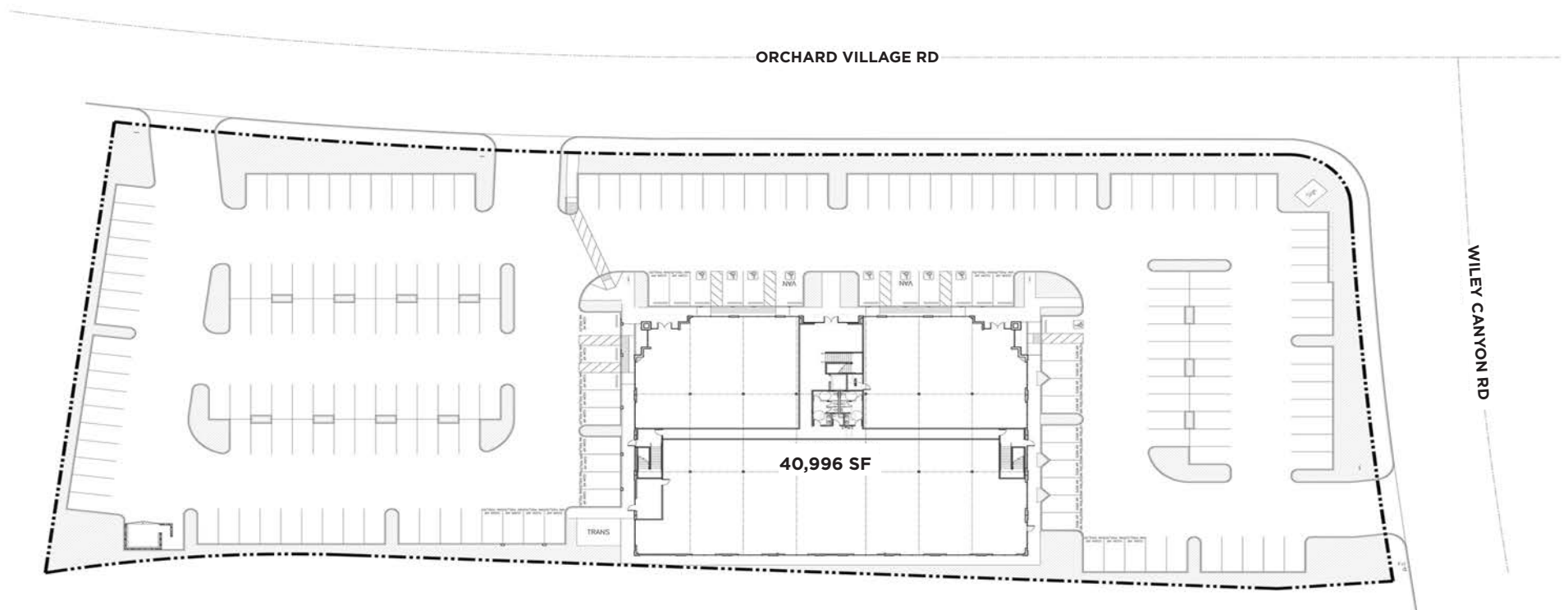


FOR SALE

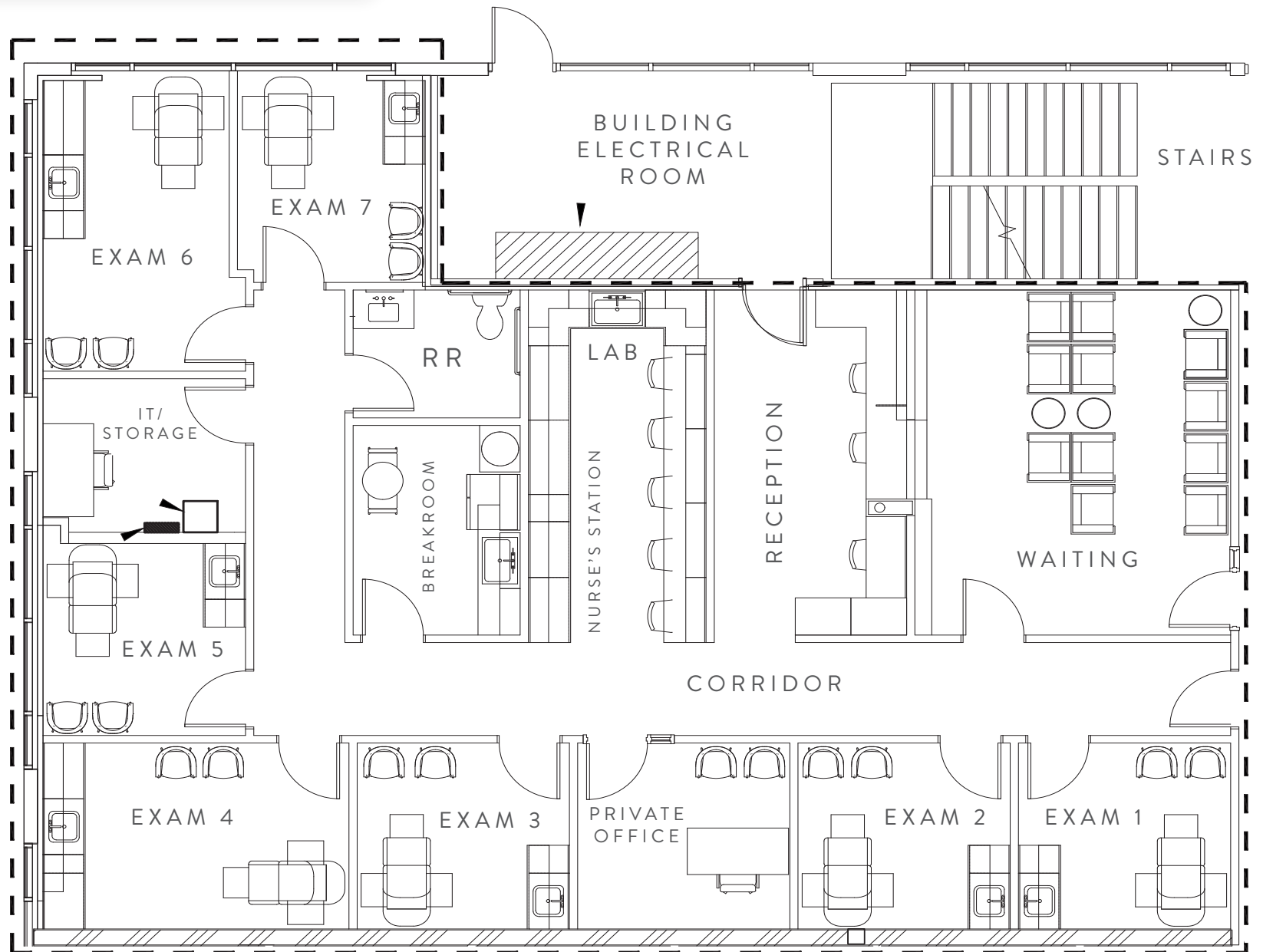
\$2,075,000

FOR LEASE

\$6,950 PER MONTH + NNN



FLOOR PLAN



INTERIOR PHOTOS



25425 Orchard Village Road is located a half mile from Henry Mayo Newhall Hospital.

238-bed, non-profit community hospital and trauma center

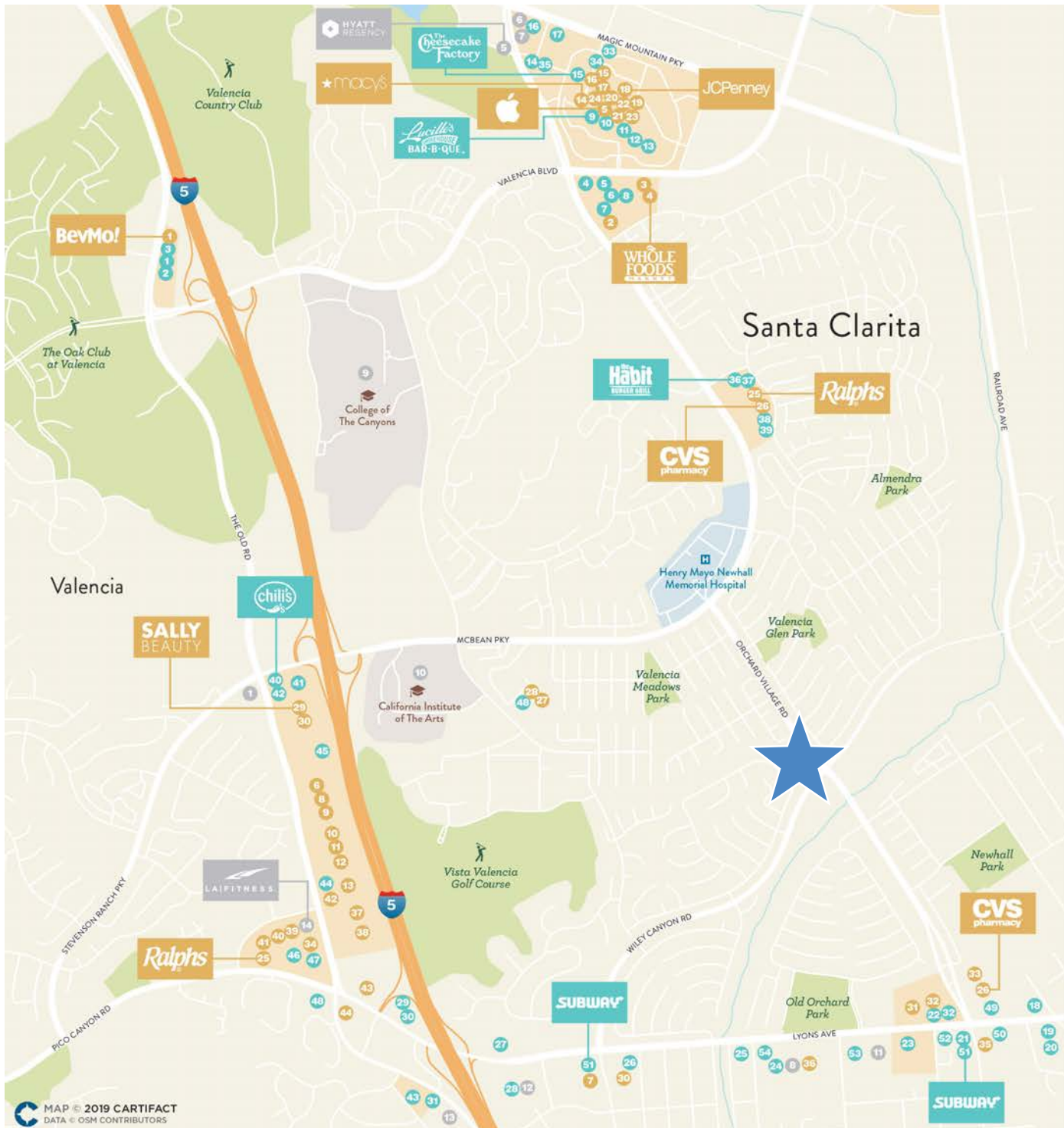
4-Star Rating, no other hospital in 20-mile radius of Santa Clarita with a higher ranking

Medical staff with expertise in more than 71 specialties and subspecialties



25425 ORCHARD VILLAGE RD
VALENCIA, CA 91355





EATERIES

- 1 The LOCAL Pub & Grill
- 2 Magic Pizza
- 3 Fatburger
- 4 Corner Bakery Cafe
- 5 Pei Wei
- 6 Cafe Rio Mexican Grill
- 7 Bowl Of Heaven
- 8 Islands Restaurant
- 9 Lucille's Smokehouse Bar-B-Que
- 10 Five Guys
- 11 Lazy Dog
- 12 Wokano
- 13 Solita
- 14 BJ's Restaurant & Brewhouse
- 15 The Cheesecake Factory
- 16 Salt Creek Grille
- 17 Buca di Beppo
- 18 Noche Azul
- 19 Papa John's Pizza
- 20 Panini Palace
- 21 Carl's Jr.
- 22 The Social
- 23 Popeyes Louisiana Kitchen
- 24 Burgerim
- 25 Grand Panda
- 26 Don Cuco
- 27 Wendy's
- 28 Vincenzo's Newhall Pizza
- 29 El Pollo Loco
- 30 IHOP
- 31 Outback Steakhouse
- 32 Domino's Pizza
- 33 Chick-fil-A
- 34 Saddle Ranch Chop House
- 35 Larsen's Steakhouse
- 36 The Habit Burger Grill
- 37 Alamo Restaurant
- 38 Jimmy John's
- 39 Dink's Deli & Bagel Bakery
- 40 Chili's Grill & Bar
- 41 Urbane Cafe
- 42 Pick Up Stix
- 43 Kinza Sushi
- 44 Wood Ranch BBQ & Grill
- 45 Claim Jumper
- 46 Yamato
- 47 Spumoni Pizza
- 48 Coco's Bakery
- 49 Sam's Flaming Grill
- 50 Round Table Pizza
- 51 Subway
- 52 Little Caesars Pizza
- 53 Hidden Havana Cuban Cafe
- 54 Mandarin Wong Chinese

SHOPPING

- 1 BevMo!
- 2 Kohl's
- 3 Val Surf
- 4 Whole Foods Market
- 5 Apple
- 6 Michaels
- 7 99 Cents Only Stores
- 8 Famous Footwear
- 9 Cost Plus World Market
- 10 Old Navy
- 11 Marshalls
- 12 Ross Dress for Less
- 13 Staples
- 14 Macy's
- 15 Forever 21
- 16 LOFT
- 17 Aldo
- 18 JCPenney
- 19 H&M
- 20 Free People
- 21 lululemon
- 22 Michael Kors
- 23 Janie and Jack
- 24 Williams-Sonoma
- 25 Ralphs
- 26 CVS
- 27 Sunrise Spirits & Food Co
- 28 The Book Exchange
- 29 Sally Beauty
- 30 Vons
- 31 Vallarta Supermarkets
- 32 Rite Aid
- 33 ALDI
- 34 GNC
- 35 Walgreens
- 36 Smart & Final Extra!
- 37 Bed Bath & Beyond
- 38 Walmart
- 39 Stein Mart
- 40 Guitar Center
- 41 PetSmart
- 42 Payless ShoeSource
- 43 Camping World
- 44 Goodwill

OTHER

- 1 Chuck E. Cheese's
- 2 Hilton Garden Inn
- 3 Holiday Inn Express & Suites
- 4 Best Western Valencia Inn
- 5 Hyatt Regency
- 6 Edwards Valencia 12 & IMAX
- 7 Gold's Gym
- 8 Valencia Lanes
- 9 College of the Canyons
- 10 California Institute of the Arts
- 11 Arcane Escape Rooms
- 12 Shooters Bar & Billiards
- 13 Hampton Inn
- 14 LA Fitness





AREA OVERVIEW

THE PERFECT BLEND OF LOCAL CHARM AND LUXE STYLE.

Valencia, California represents a rare opportunity to expand your medical practice in one of the most desirable submarkets in the United States. Valencia is located in the northwestern corner of the Santa Clarita Valley, part of a master planned community. Thriving, energetic and densely amenitized, the area seamlessly blends big city sophistication and small town charm. It is no wonder why that many are flocking here to experience its beauty and business incentives. And with unbeatable access to major highways and premium amenities just minutes away, 25425 Orchard Village Road is your next smart move.

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