

10,436 RSF  
AVAILABLE FOR LEASE

CBRE

Bridgeport  
VALENCIA

*Bridgeport Marketplace*

23951 NEWHALL RANCH ROAD | VALENCIA, CA



# The Highlights

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Bridgeport Marketplace is generating buzz and excitement at the intersection of Newhall Ranch Road and McBean Parkway. One of the most unique features of Bridgeport Marketplace is the lake adjacent to McBean Parkway which offers tranquil views to restaurants, shops and office users within the development. Located in the heart of

Valencia Gateway, Bridgeport draws crowds with an oasis of great dining and unique shopping at a variety of specialty retailers. Just minutes from Town Center, Bridgeport Marketplace has had extensive upgrades including impressive water features, sculptures, and striking architectural designs.



Striking Architectural Design Including  
Water Features and Sculptures Throughout



An Oasis of Great Dining and  
Unique Shopping



In the Heart of Valencia Gateway at the Intersection  
of Newhall Ranch Road & McBean Parkway



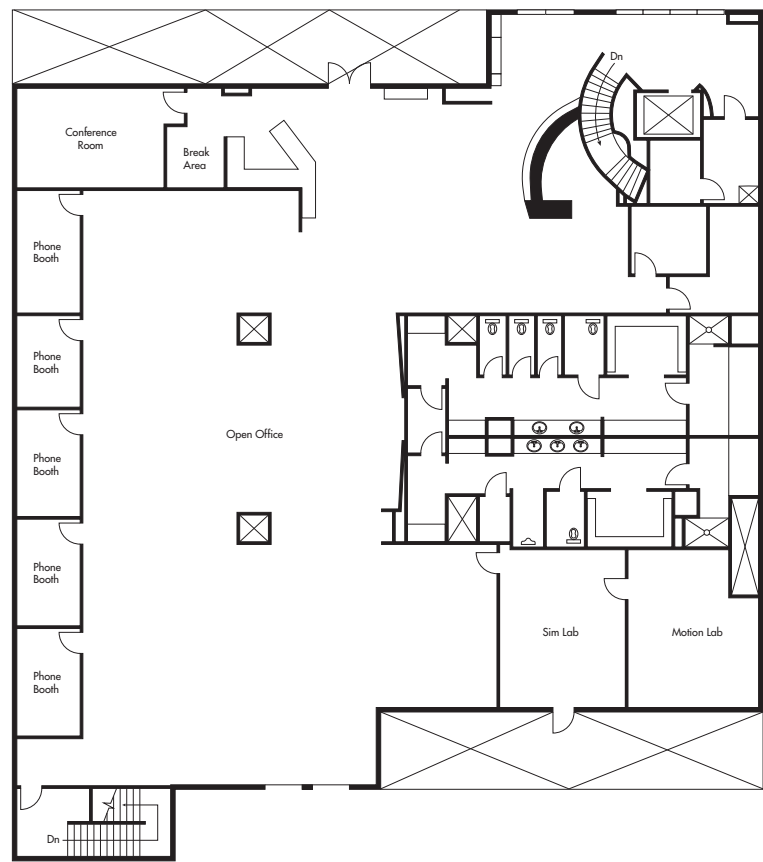
Newly Renovated Interior with  
State-of-the-Art Features



# The Availabilities

AVAILABLE RSF	MEDICAL LEASE RATE	PROFESSIONAL OFFICE LEASE RATE
10,436 RSF SECOND FLOOR	\$2.75 NNN/SF/MO	\$2.95 FSG/SF/MO

RARE INTIMATE SPACE IN A THRIVING  
LAKESIDE COMMUNITY.



**ARCHITECTURAL  
EXCELLENCE:**  
A VALENCIA  
GATEWAY GEM



# *Discover the Santa Clarita Valley*

**CITY OVERVIEW** Local culture meets luxe style in scenic North Los Angeles. Hugged by greenery, rolling hills and endless amenities, the Santa Clarita Valley invites. Situated in the city's core, just steps away from premier dining / retail options and a bustling local culture, Bridgeport represents a rare opportunity to expand your business in one of the most desirable submarkets in the US. There's more. In just the last 20 years, the Santa Clarita Valley has experienced an enormous housing boom and this area is flourishing with both exclusive residential communities and gorgeous multi-housing units alike. This area is your new home.

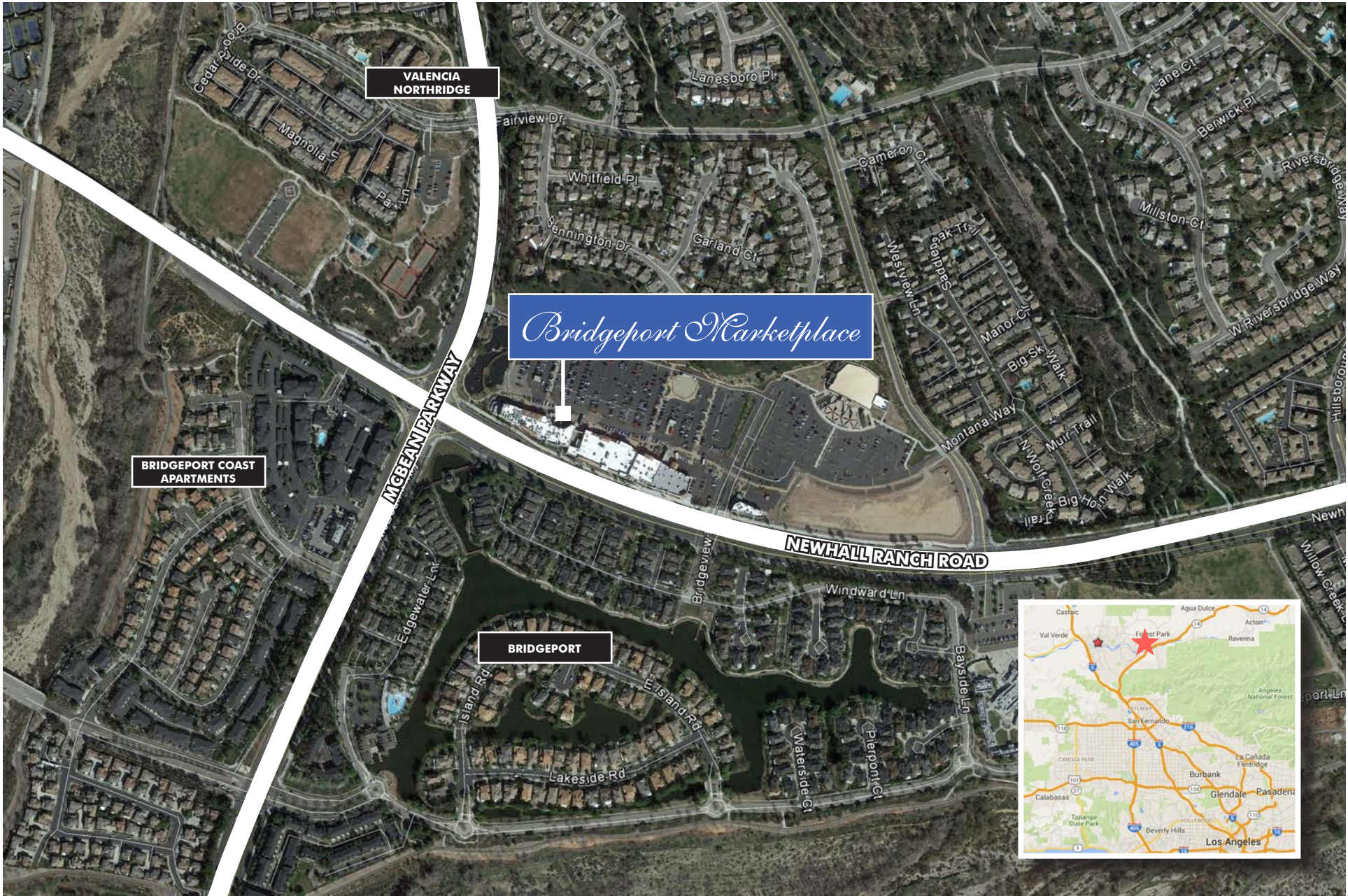


**NORTH LOS ANGELES PLACES YOU  
IN THE CENTER OF A VIBRANT AND  
THRIVING COMMUNITY**





Location Map





# Bridgeport Marketplace

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