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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JLL   Welltower

Available Space

23929 McBean Parkway (F)

Suite 100A&B	2,483 SF	Former pharmacy space with direct access from parking lot
Suite 205	2,493 SF	Move-in ready space, available 3Q25
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 B14*	792 SF	Great suite for single provider w/ 2 exam rooms and private RR
Suite C10	855 SF	Ready for tenant improvements
Suite E20	2,130 SF	Ready for tenant improvements
Suite E28	1,136 SF	Existing clinical layout ready for renovations

Campus Aerial

Henry Mayo
Newhall Hospoital
238 Beds

23861 McBean Pkwy
(A-D)

New Patient Tower
142 addt'l beds
(opening 2019)

23861
McBean Pkwy
(E)

Hospital
Entrance

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%

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