

PREMIER MEDICAL OFFICE SPACE IN VALENCIA
LESS THAN ½ MILE FROM HENRY MAYO
NEWHALL HOSPITAL

25425

25425 ORCHARD VILLAGE RD
VALENCIA, CA 91355



CBRE



25425

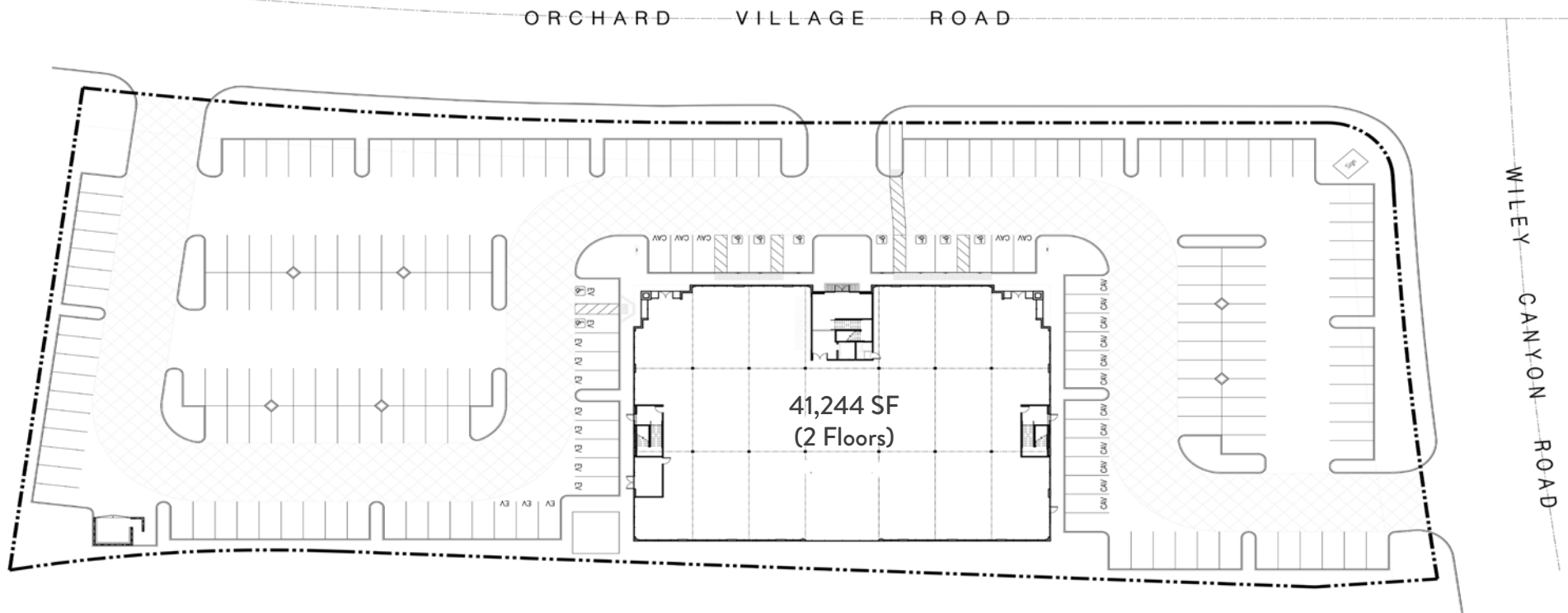
**25425 ORCHARD VILLAGE RD
VALENCIA, CA 91355**

OVERVIEW

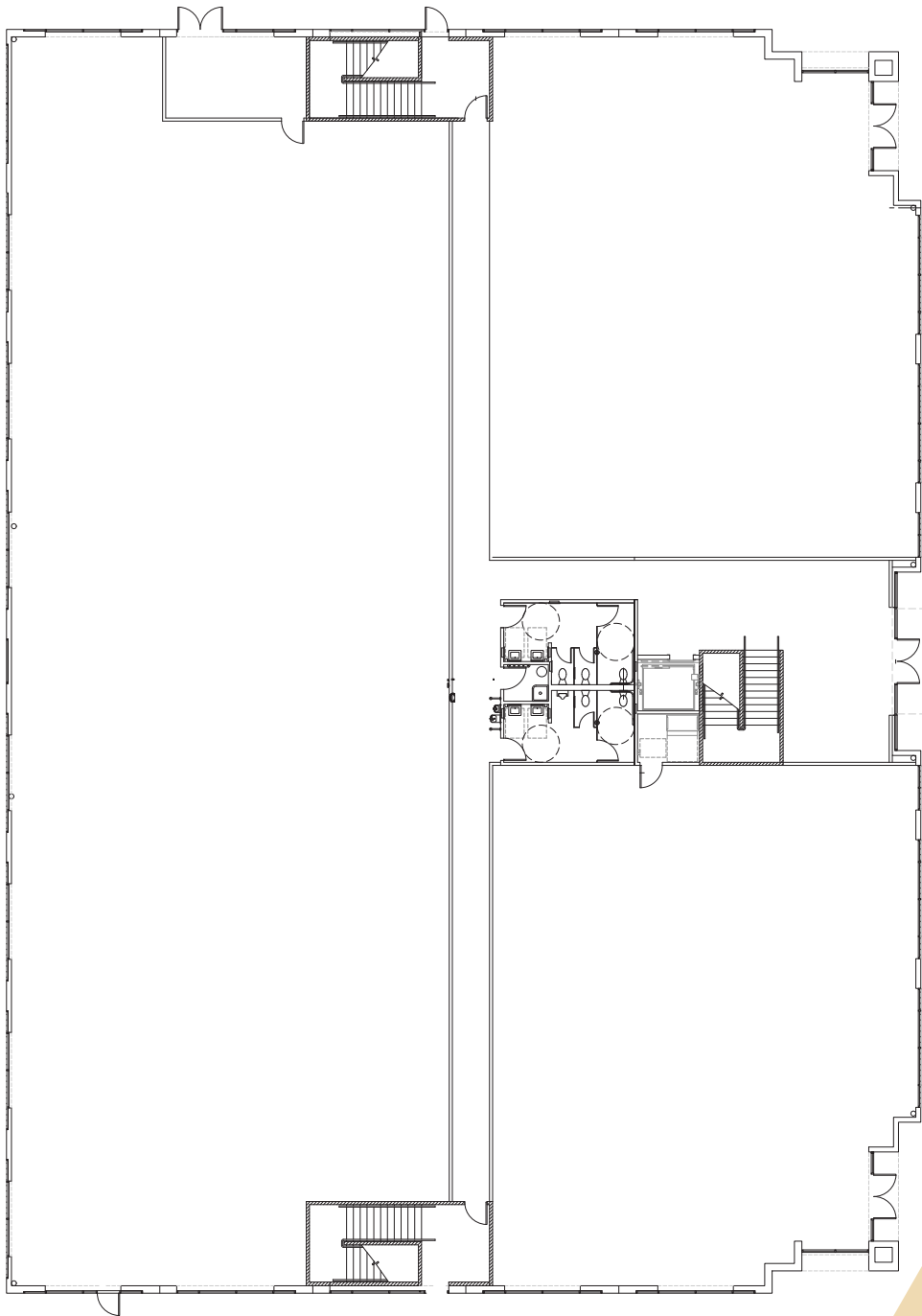
25425 Orchard Village Road will be an architecturally striking and highly efficient medical office building with prominent monument and building signage available, abundant parking (206 spaces) and enviable proximity to Henry Mayo Newhall Hospital in Valencia, California. The two story, ±41,244 SF building has a condominium overlay and suites that will be available for sale or lease and divisible to ±5,000 SF. Scheduled completion in Spring 2020.



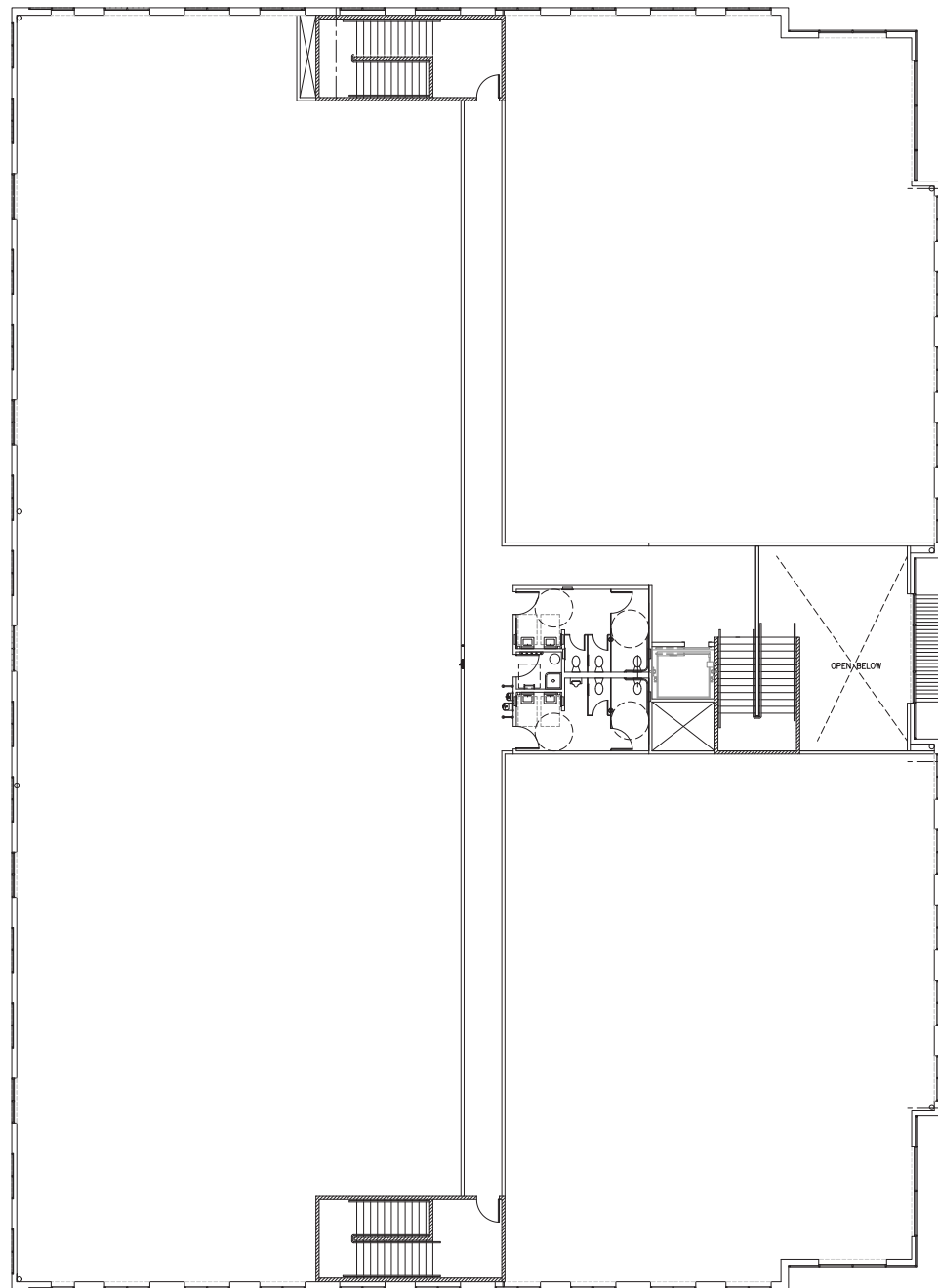
SITE PLAN



FIRST FLOOR



SECOND FLOOR



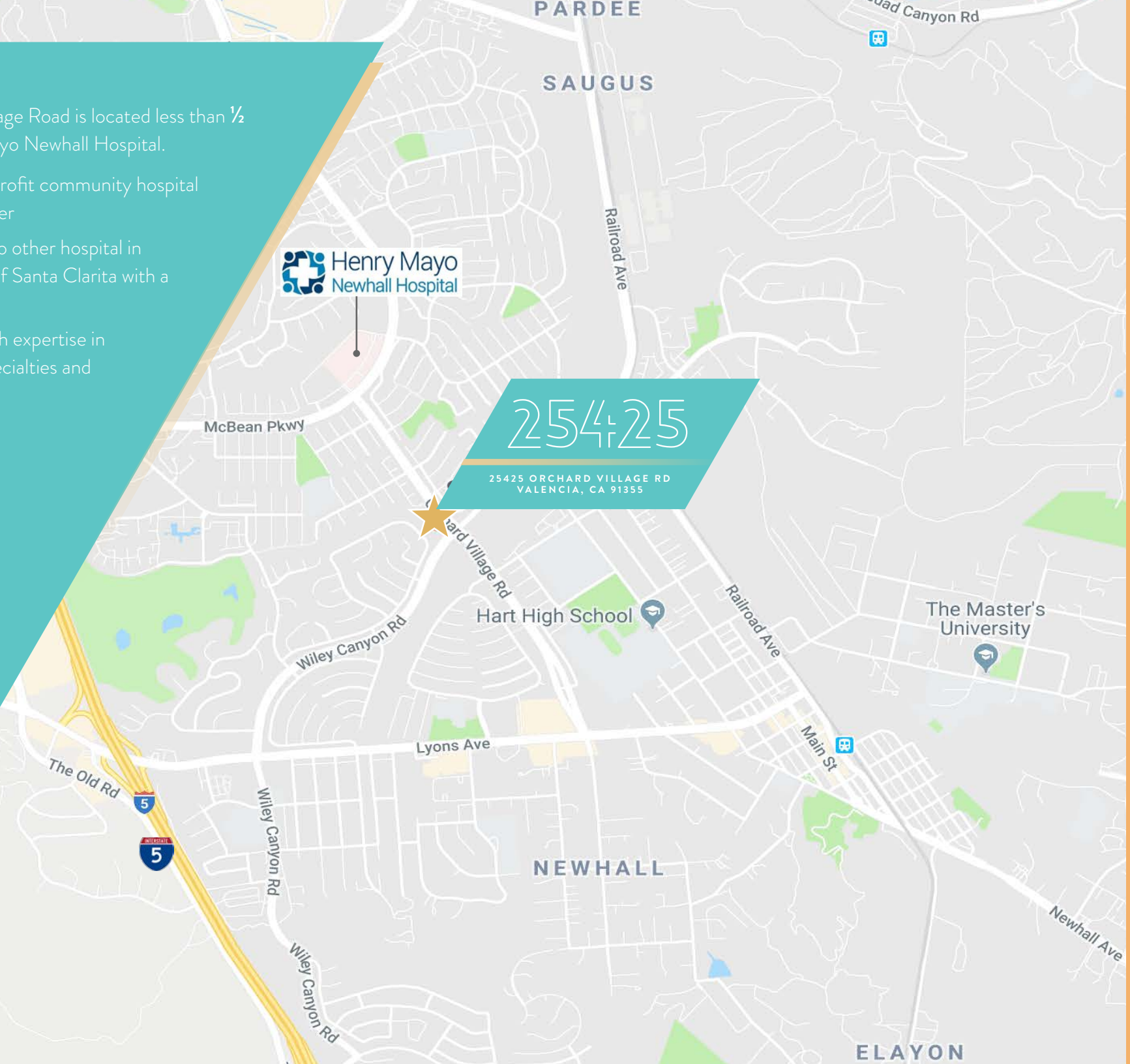
25425 Orchard Village Road is located less than 1/2 mile from Henry Mayo Newhall Hospital.

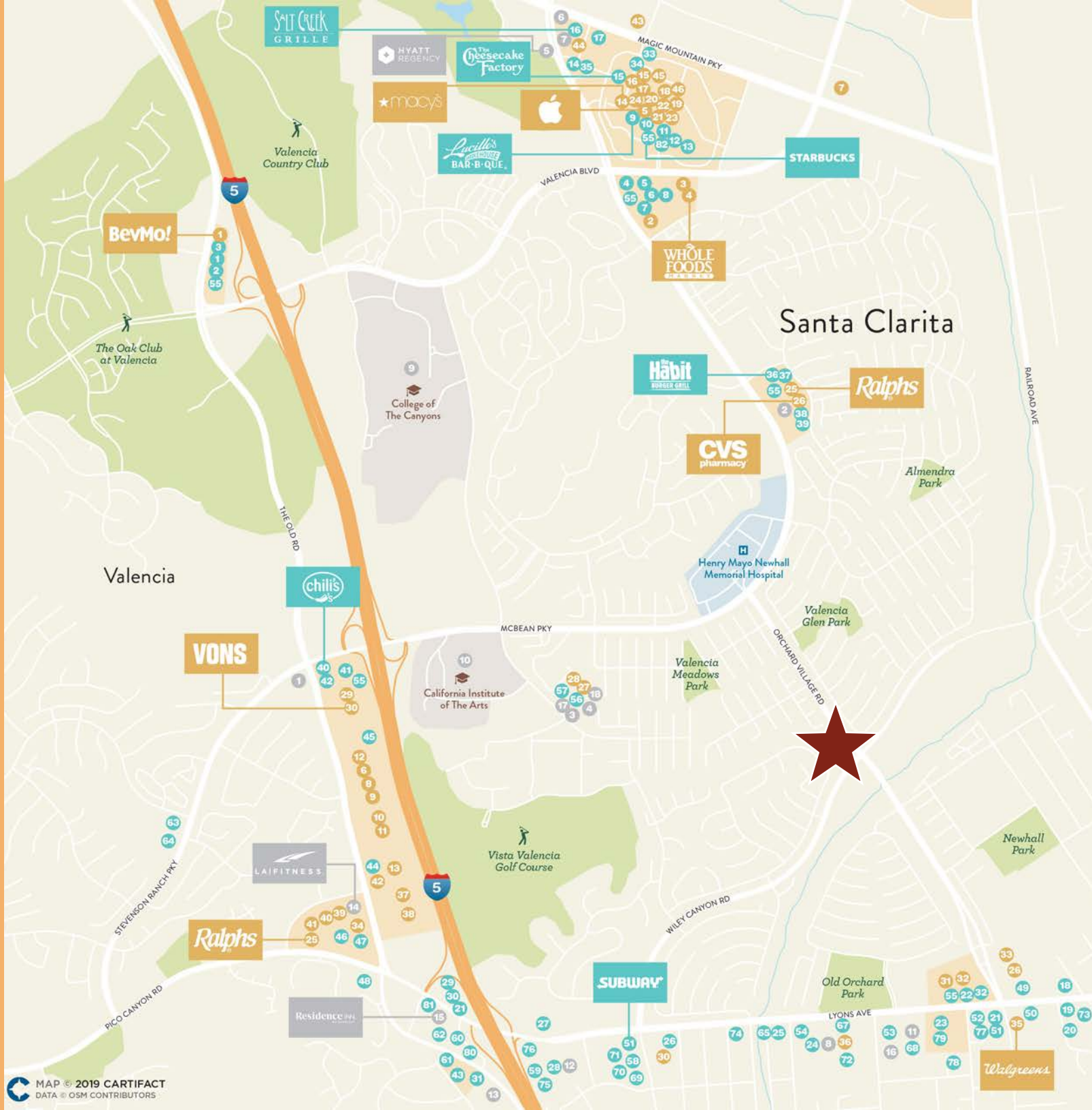
- + 238-bed, non-profit community hospital and trauma center
- + 4-Star Rating, no other hospital in 20-mile radius of Santa Clarita with a higher ranking
- + Medical staff with expertise in more than 71 specialties and subspecialties



25425

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EATERIES

- | | |
|----------------------------------|-------------------------------|
| 1 The LOCAL Pub & Grill | 42 Pick Up Stix |
| 2 Magic Pizza | 43 Kinza Sushi |
| 3 Fatburger | 44 Wood Ranch BBQ & Grill |
| 4 Corner Bakery Cafe | 45 Claim Jumper |
| 5 Pei Wei | 46 Yamato |
| 6 Cafe Rio Mexican Grill | 47 Spumoni Pizza |
| 7 Bowl Of Heaven | 48 Coco's Bakery |
| 8 Islands Restaurant | 49 Sam's Flaming Grill |
| 9 Lucille's Smokehouse Bar-B-Que | 50 Round Table Pizza |
| 10 Five Guys | 51 Subway |
| 11 Lazy Dog | 52 Little Caesars Pizza |
| 12 Wokcano | 53 Hidden Havana Cuban Cafe |
| 13 Solita | 54 Mandarin Wong Chinese |
| 14 BJ's Restaurant & Brewhouse | 55 Starbucks |
| 15 The Cheesecake Factory | 56 Nealie's Skillet |
| 16 Salt Creek Grille | 57 JJ's Bar & Grill |
| 17 Buca di Beppo | 58 Arceci Pizza & Pasta |
| 18 Noche Azul | 59 Genghis Khan |
| 19 Papa John's Pizza | 60 In-N-Out Burger |
| 20 Panini Palace | 61 Chuy's Stevenson Ranch |
| 21 Carl's Jr. | 62 Denny's |
| 22 The Social | 63 Rita's Italian Ice |
| 23 Popeyes Louisiana Kitchen | 64 Stevenson Donuts & Bakery |
| 24 Burgerim | 65 Bricks |
| 25 Grand Panda | 66 Final Score |
| 26 Don Cucco | 67 Coffee Kiosk |
| 27 Wendy's | 68 Light & Healthy Sushi |
| 28 Vincenzo's Newhall Pizza | 69 Rose & Crown |
| 29 El Pollo Loco | 70 S & S Donut |
| 30 IHOP | 71 Tutti Frutti Frozen Yogurt |
| 31 Outback Steakhouse | 72 Lily's Cafe |
| 32 Domino's Pizza | 73 Cathy's Delicatessen |
| 33 Chick-fil-A | 74 Doc's Inn |
| 34 Saddle Ranch Chop House | 75 Shooters Bar & Billiards |
| 35 Larsen's Steakhouse | 76 Burger King |
| 36 The Habit Burger Grill | 77 Yum Yum Donuts |
| 37 Alamo Restaurant | 78 Eat Real Cafe |
| 38 Jimmy John's | 79 Pizza Hut |
| 39 Dinks Deli & Bagel Bakery | 80 McDonald's |
| 40 Chili's Grill & Bar | 81 Taco Bell |
| 41 Urbane Cafe | 82 Souplantation |

SHOPPING

- | | |
|--------------------------|------------------------------|
| 1 BevMo! | 24 Williams-Sonoma |
| 2 Kohl's | 25 Ralphs |
| 3 Val Surf | 26 CVS |
| 4 Whole Foods Market | 27 Sunrise Spirits & Food Co |
| 5 Apple | 28 The Book Exchange |
| 6 Michaels | 29 Sally Beauty |
| 7 Barnes & Noble | 30 Vons |
| 8 Famous Footwear | 31 Vallarta Supermarkets |
| 9 Cost Plus World Market | 32 Rite Aid |
| 10 Old Navy | 33 ALDI |
| 11 Marshalls | 34 GNC |
| 12 T-Mobile | 35 Walgreens |
| 13 Staples | 36 Smart & Final Extra! |
| 14 Macy's | 37 Bed Bath & Beyond |
| 15 Forever 21 | 38 Walmart |
| 16 LOFT | 39 Stein Mart |
| 17 Aldo | 40 Guitar Center |
| 18 JCPenney | 41 PetSmart |
| 19 H&M | 42 Camping World |
| 20 Free People | 43 Target |
| 21 lululemon | 44 YogaWorks |
| 22 Michael Kors | 45 Express |
| 23 Janie and Jack | 46 Steve Madden |

OTHER

- | | |
|--------------------------------|-------------------------------------|
| 1 Chuck E. Cheese's | 10 California Institute of The Arts |
| 2 Orangetheory Fitness | 11 Arcane Escape Rooms |
| 3 SkinObsession | 12 Shooters Bar & Billiards |
| 4 United States Postal Service | 13 Hampton Inn |
| 5 Hyatt Regency | 14 LA Fitness |
| 6 Edwards Valencia 12 & IMAX | 15 Residence Inn by Marriott |
| 7 Gold's Gym | 16 Hot Yogs Haven |
| 8 Valencia Lanes | 17 Apollo's Barber Shop |
| 9 College of The Canyons | 18 Movers Valencia |





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 is your next smart move.

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