

FOR SALE | HIGH-IMAGE MEDICAL OFFICE
BUILDING ON LARGE LOT



OWNER-USER / INVESTMENT OPPORTUNITY

ADJACENT TO OLD TOWN NEWHALL CITY LIBRARY & OLD TOWN AMENITIES

22621 LYONS AVENUE | SANTA CLARITA, CALIFORNIA 91321

YAIR HAIMOFF, SIOR

Executive Managing Director

818.203.5429

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CA DRE Lic. #01414758

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BUILDING SPECS

ADDRESSES	22621 Lyons Avenue, Santa Clarita, CA 91321 24510 Walnut Street, Santa Clarita, CA 91321
APNS	2831-006-035 & 2831-006-019
BUILDING SIZE	4,604 SF
LOT SIZE	20,059 SF
YEAR BUILT	1992
YEAR RENOVATED	2005
CITY JURISDICTION	City of Santa Clarita
ZONING	SCSP
TRAFFIC COUNTS	± 54,000 CPD via Lyons Ave

WALK



SCORE

92

BIKE



SCORE

60

TRANSIT



SCORE

72



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PROPERTY FEATURES



High-Image Medical Office Building



Two Story Victorian Building Design



Ground Floor Fully Built-Out Medical Office



Second Floor Executive Suites – Income in Place



Situated on Large Lot (two legal parcels)



Access from Lyons Avenue and Walnut Street



Secured Parking Lot with two Electrical Gates



Above Medical Parking Ratio



Future Expansion & Elevator Potential



Upgraded HVAC Control System for Second Floor Tenants



Well Maintained & Manicured Landscaping



Tremendous Visibility with Signage Opportunity



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LOCATION HIGHLIGHTS



Prestigious Downtown Newhall Location



Located in the Old Town Newhall Specific Plan



Walking Distance to Main Street Amenities, including Restaurants, Coffee Shops, Hotels, Entertainment, Laemmle Theater, The Main, Fitness & City Library



Potential Uses Include Multifamily, Commercial Office, Mixed-Use Project



Excellent Access to Interstate 5 & 14 Freeways



Close to New Developments



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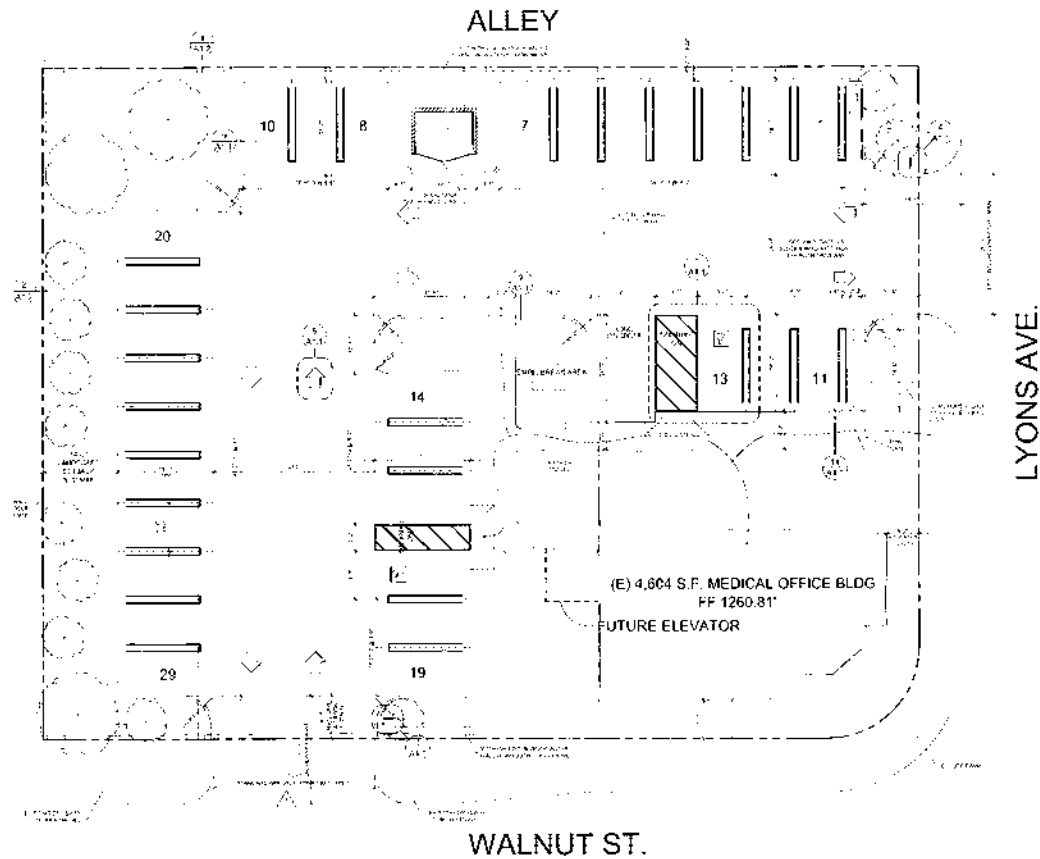
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SITE PLAN



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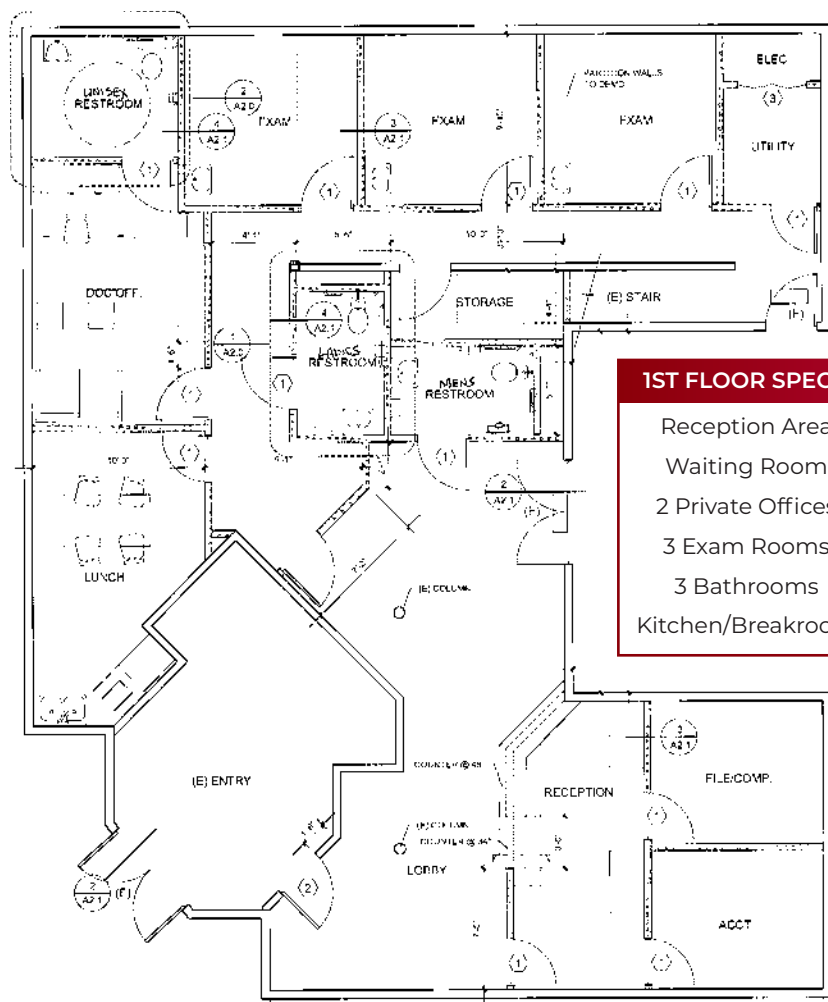
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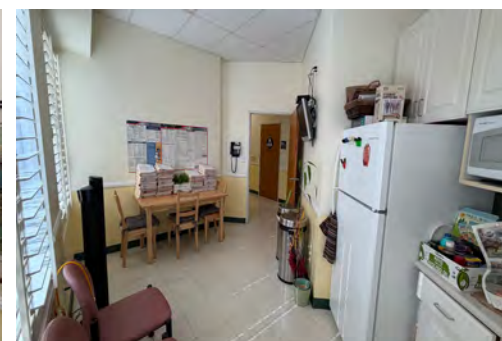
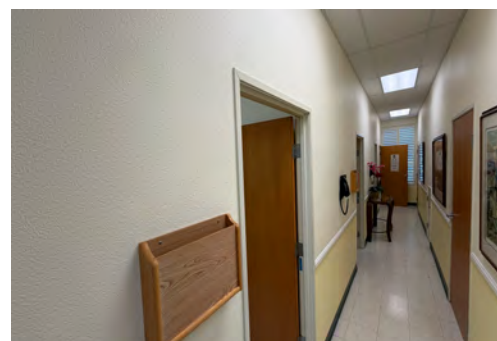
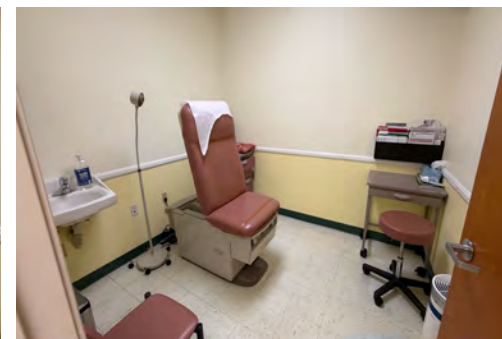
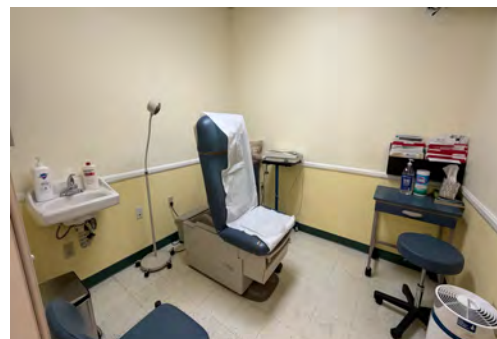
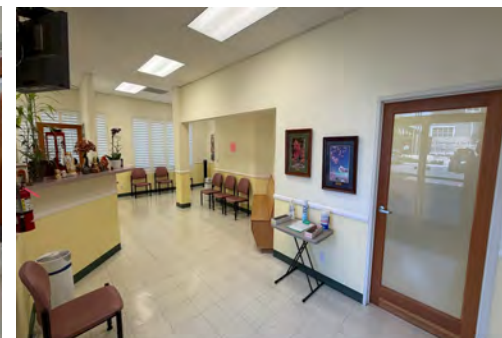
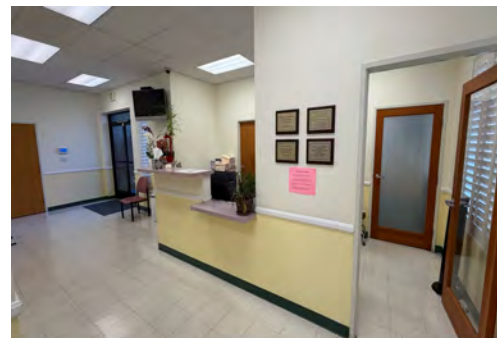
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GROUND FLOOR



1ST FLOOR SPECS

Reception Area
Waiting Room
2 Private Offices
3 Exam Rooms
3 Bathrooms
Kitchen/Breakroom



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SECOND FLOOR

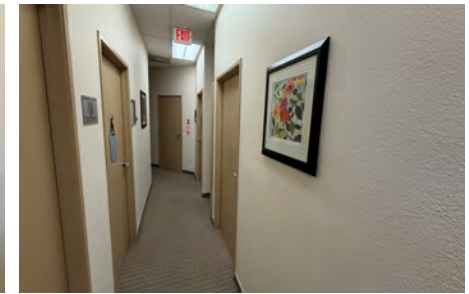
SUITE	SIZE
201	559 RSF
202	361 RSF
203	342 RSF
204	256 RSF
205	782 RSF

LEASED



2ND FLOOR SPECS

Reception Area
2 Waiting Areas
5 Executive Suites



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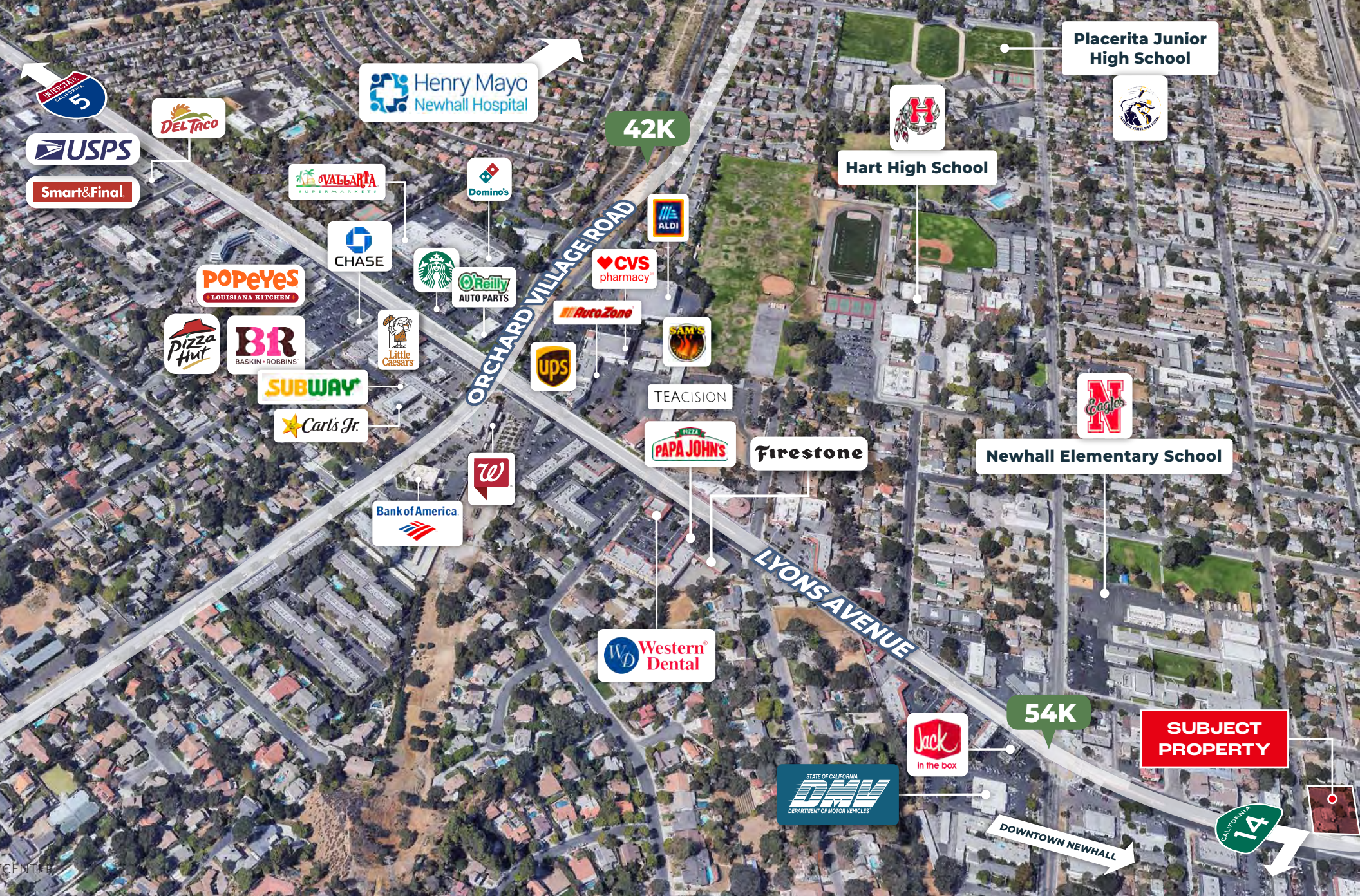
PROPERTY PHOTOS



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SANTA CLARITA VALLEY

CITY OVERVIEW

The City of Santa Clarita is widely considered to be one of the safest and most desirable cities to live in the country. As is the third largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was established in 1987 through the forming of the unincorporated communities of Canyon County, Newhall, Saugus, and Valencia. The city occupies most of the Santa Clarita Valley, which includes several other unincorporated communities, such as Castaic and Stevenson's Ranch. The Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents and is growing significantly faster than other regions in the State.

SANTA CLARITA WAS NAMED

- "Most Business Friendly City in Los Angeles" by LAEDC;
- "One of the Safest Cities in the US" by National Council for Home Safety & Security
- "Best City for Industrial Development" by LA Business Journal
- "City of the Future" in fDi Magazine
- "Best Cities to Live in the US" by 24/7 Wall Street



SCV TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Six Flags Magic Mountain	3,000
William S. Hart Union School District	2,100
Henry Mayo Newhall Hospital	1,683
College of the Canyons	1,599
The City of Santa Clarita	1,141
U.S. Postal Service	1,065
Princess Cruises	901
The Master's University	739
Advanced Bionics	723
Woodward	710
Logix	679
Boston Scientific	649
Amazon	580
California Institute of the Arts	454
Stay Green Inc.	450
DrinkPAK	445
Kaiser Permanente	435



SANTA CLARITA VALLEY

Located in the Santa Clarita Valley, home to Los Angeles County's third-largest city, FivePoint Valencia will set a new standard of sustainability by protecting vast areas of open space for public use and reducing or mitigating net greenhouse gas emissions to zero. FivePoint Valencia will offer 11.5 million square feet of job-generating uses at buildout & generate thousands of permanent jobs, helping the SCV continue to thrive economically and allowing families to live closer to their workspace.



- 21K+ homes
- 10K acres of open space and 50 miles of new trails
- 130K construction jobs
- 75K permanent jobs
- 11.5M SF of job generating uses
- \$12.7B total development investment
- \$1.8B in additional tax revenue each year





KNOWN AS THE UNDISPUTED

THRILL CAPITAL OF THE WORLD

THE 260-ACRE THEME PARK BOASTS 20 WORLD-WIDE COASTERS,
HOLDING THE WORLD RECORD FOR MOST ROLLER COASTERS IN AN AMUSMENT PARK



3.6 MILLION

ANNUAL ATTENDANCE



1.5 BILLION

ANNUAL REVENUE



LOCAL CULTURE MEETS LUXE STYLE

Local culture meets luxurious style in scenic North Los Angeles where the lifestyle is unmatched. Vibrant and energetic with endless amenities, the area seamlessly blends big city sophistication with small-town charm. Just steps away from premier dining/retail options and a bustling local culture, Valencia Town Center offers a rare opportunity to grow your business in an award-winning city. Its prime location places you at the core of a well-educated workforce with excellent demographics, providing quick access to key destinations throughout the greater Los Angeles area. This makes Valencia Town Center an ideal location for both your thriving business and family.



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	14,272	64,545	165,536
Estimated Households	4,473	22,797	58,001
Median Age	36.5	40.5	40.2



HOUSEHOLD INCOME

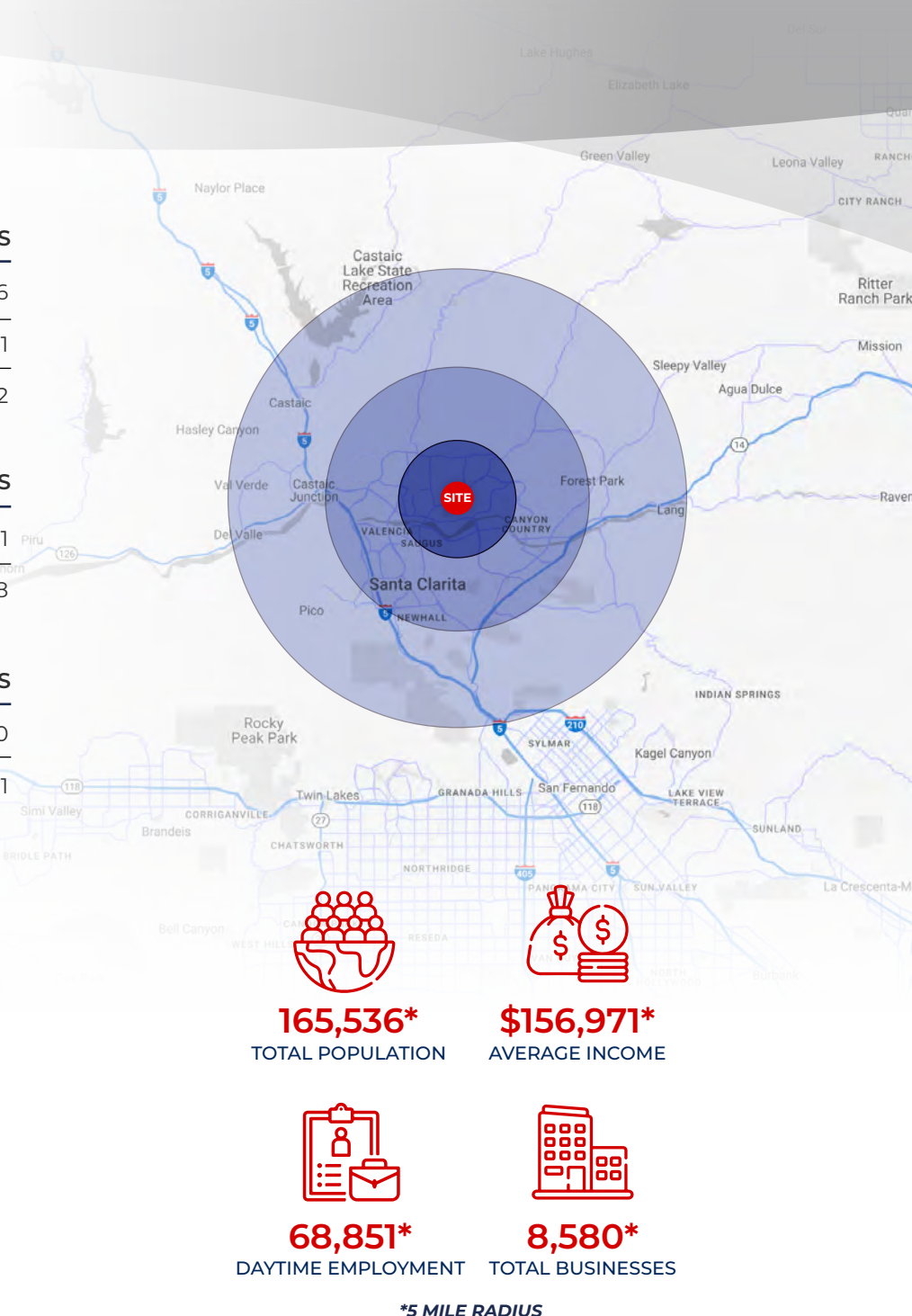
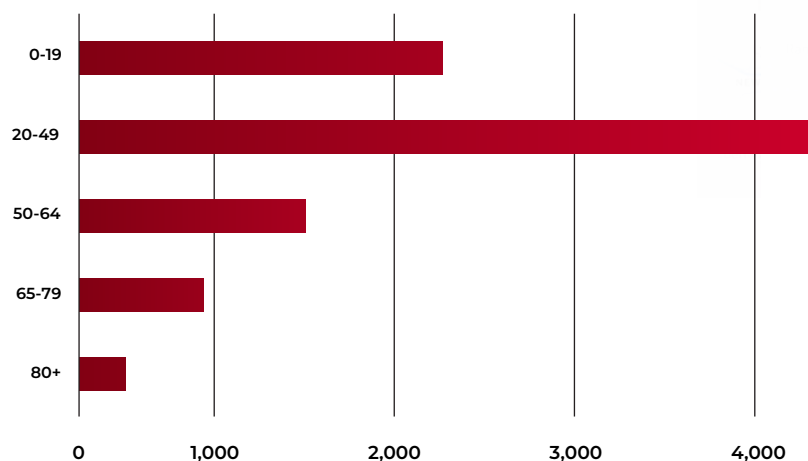
	1 MILE	3 MILES	5 MILES
Average Household Income	\$125,628	\$152,545	\$156,971
Median Household Income	\$91,844	\$120,603	\$125,238



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	940	3,501	8,580
Total Employees	5,824	29,077	68,851

AGE DISTRIBUTION



FOR SALE

22621

LYONS AVENUE

SANTA CLARITA, CA



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