

MEDICAL OFFICE SPACE FOR LEASE

25880

TOURNAMENT ROAD

VALENCIA, CALIFORNIA

CBRE



PROPERTY HIGHLIGHTS



Close proximity to Henry Mayo Newhall Memorial Hospital



Institutional ownership



Central location with access to Golden State (5) Freeway



Tenant improvement allowance available



AVAILABILITIES

Suite 103 ±1,278 RSF*

Suite 105 ±3,068 RSF

Suite 107 ±1,043 RSF

Suite 110 ±2,211 RSF

Suite 217 ±2,274 RSF***

Suite 218 ±1,391 RSF***

Suite 220 ±1,308 RSF**

Suite 221 ±1,134 RSF**

Suite 222 ±1,459 RSF**

*Built-out Dental Space

** Contiguous to ±3,901 RSF

*** Contiguous to ±3,665 RSF



Asking Rate: Negotiable

Estimated Operating Expenses: \$0.90/RSF/Mo.

Term: 1-10 Years



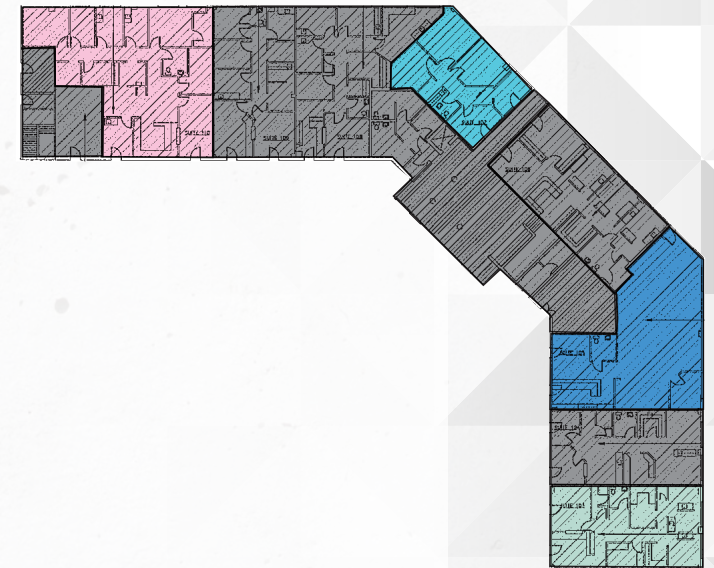
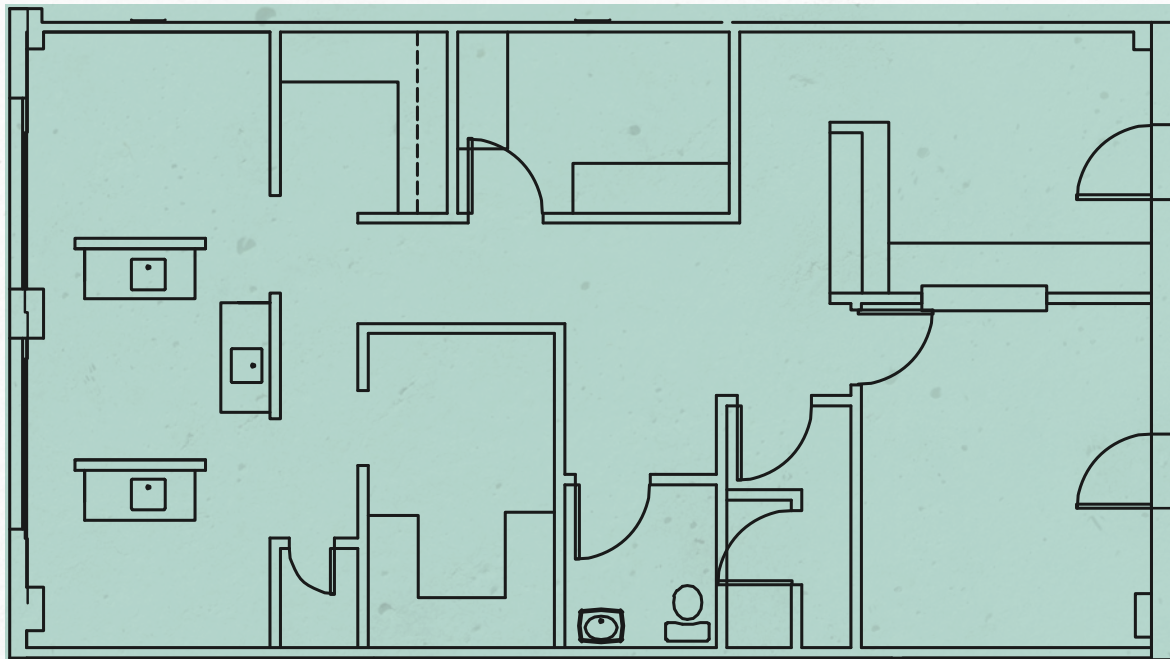
FLOOR PLAN

FIRST FLOOR

Suite 103:

±1,278 RSF

Built-out Dental Space

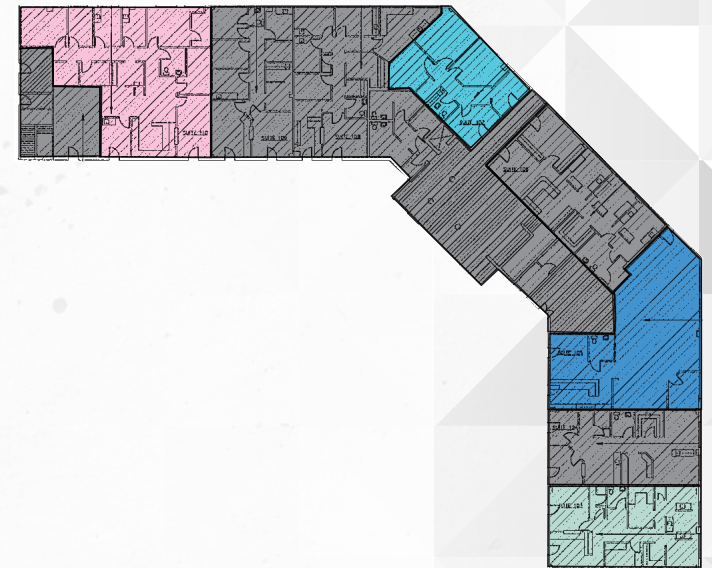
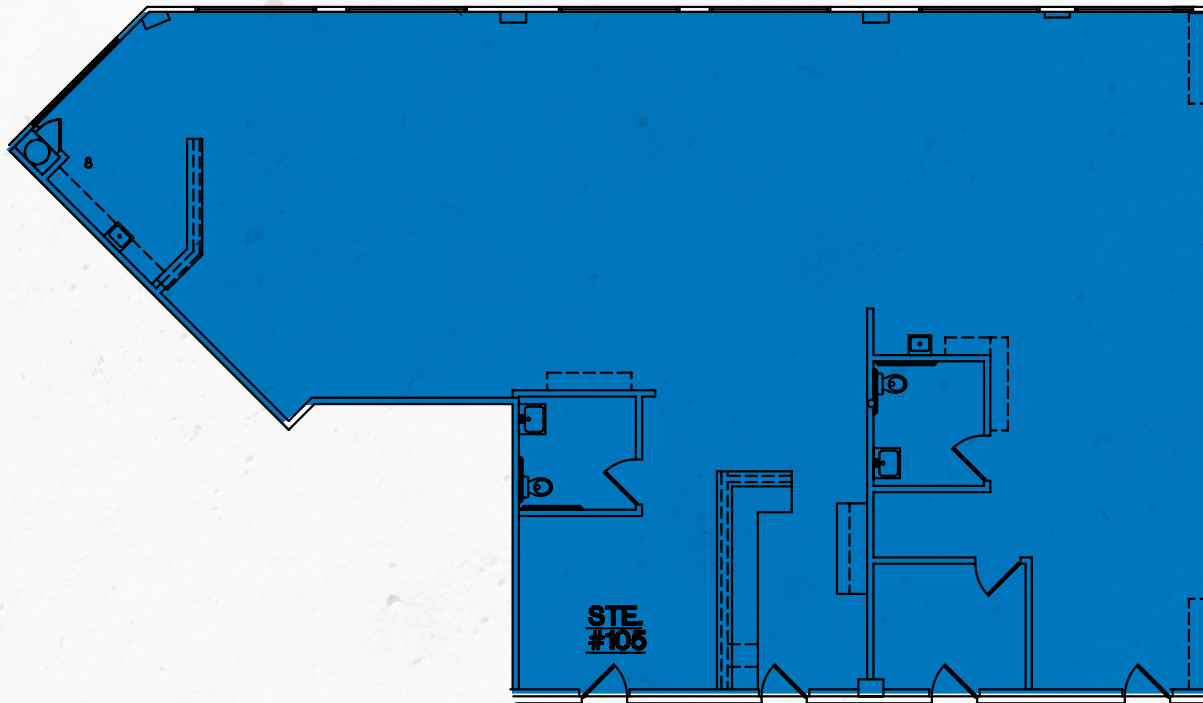


FLOOR PLAN

FIRST FLOOR

Suite 105:

±3,068 RSF

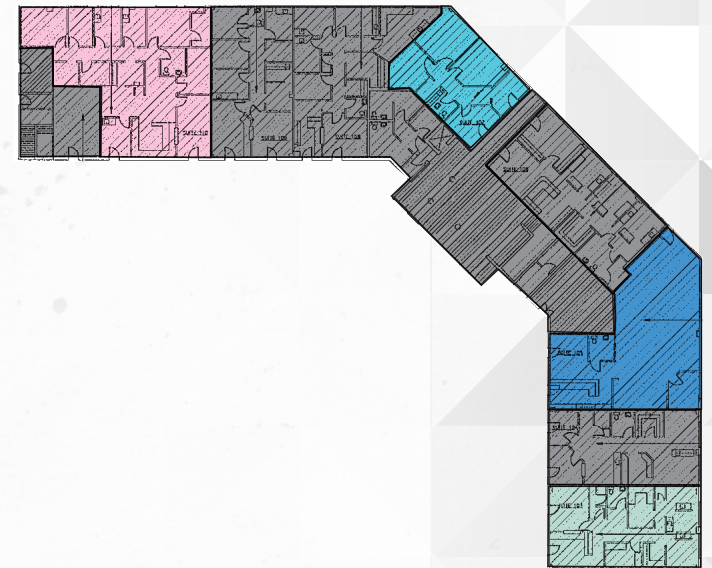
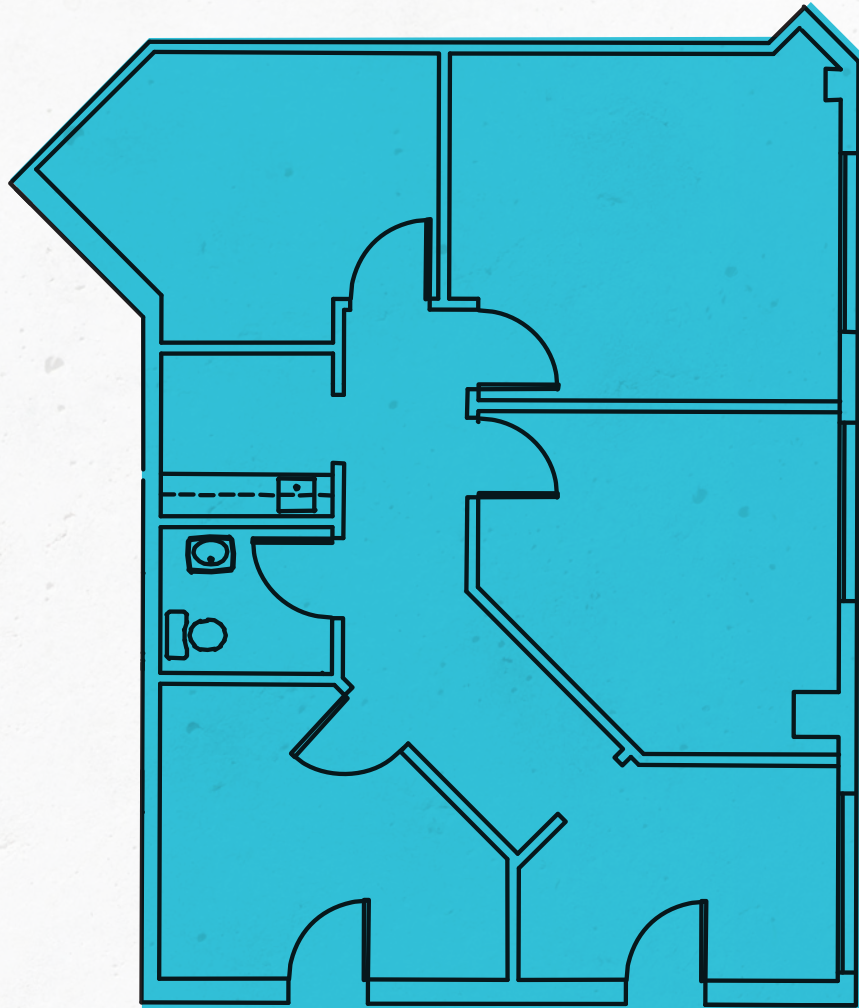


FLOOR PLAN

FIRST FLOOR

Suite 107:

±1,043 RSF

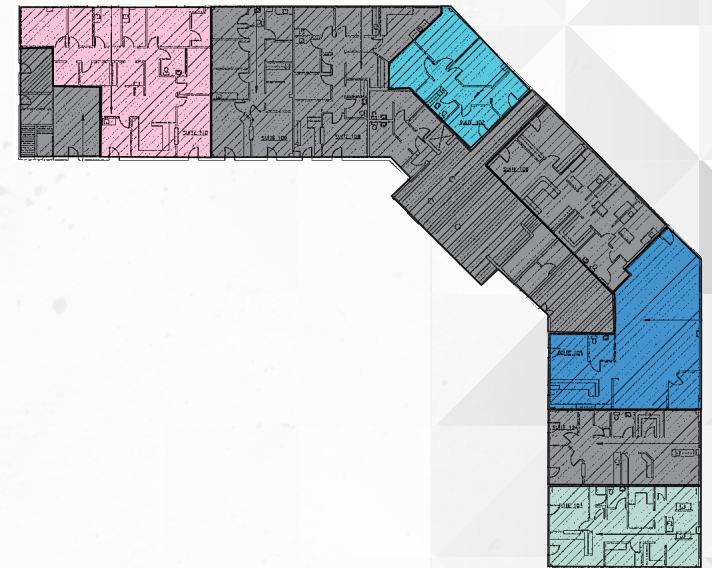
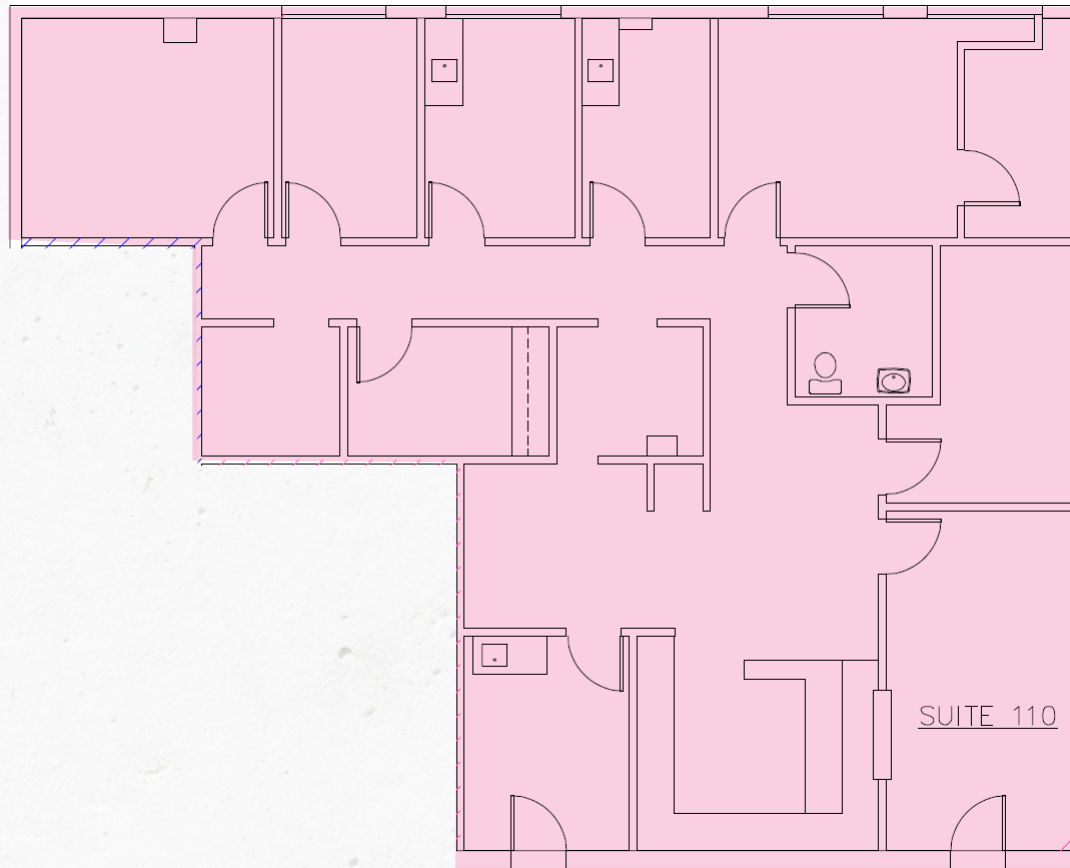


FLOOR PLAN

FIRST FLOOR






Suite 110:

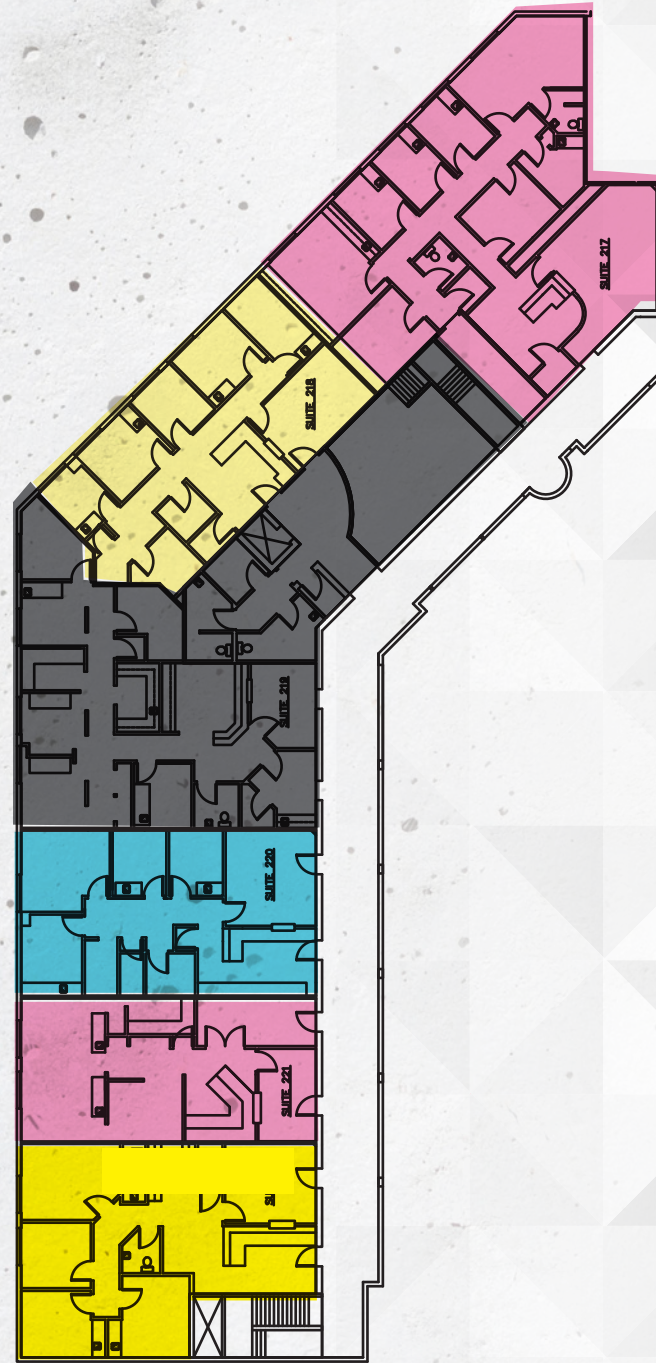
±2,211 RSF



FLOOR PLAN

SECOND FLOOR

	Suite 222	1,459 RSF
	Suite 221	1,134 RSF
	Suite 220	1,308 RSF
	Suite 218	1,391 RSF
	Suite 217	2,274 RSF
	Total	7,566 RSF



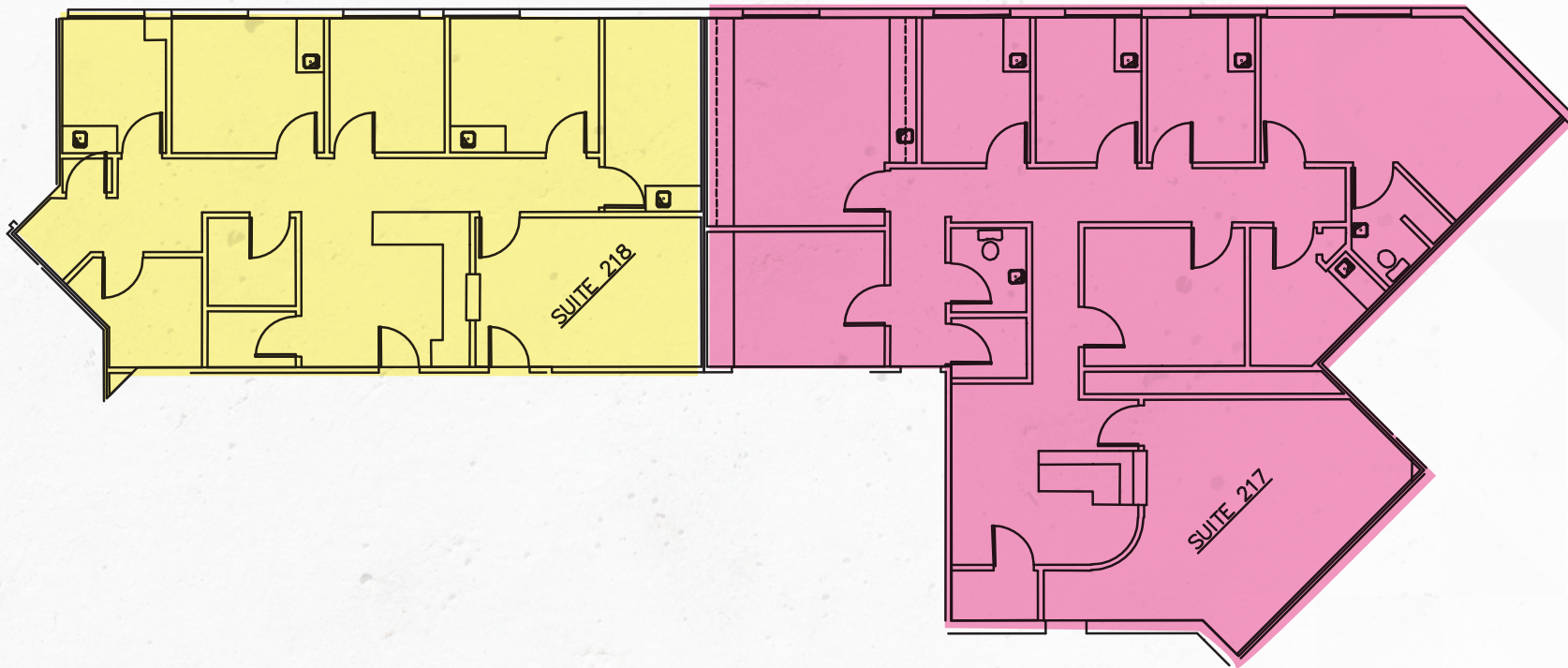
FLOOR PLAN

SECOND FLOOR

Suite 218: ±1,391 RSF
Built-Out Dental Space

Suite 217: ±2,274 RSF

Contiguous to ±3,665 RSF



FLOOR PLAN

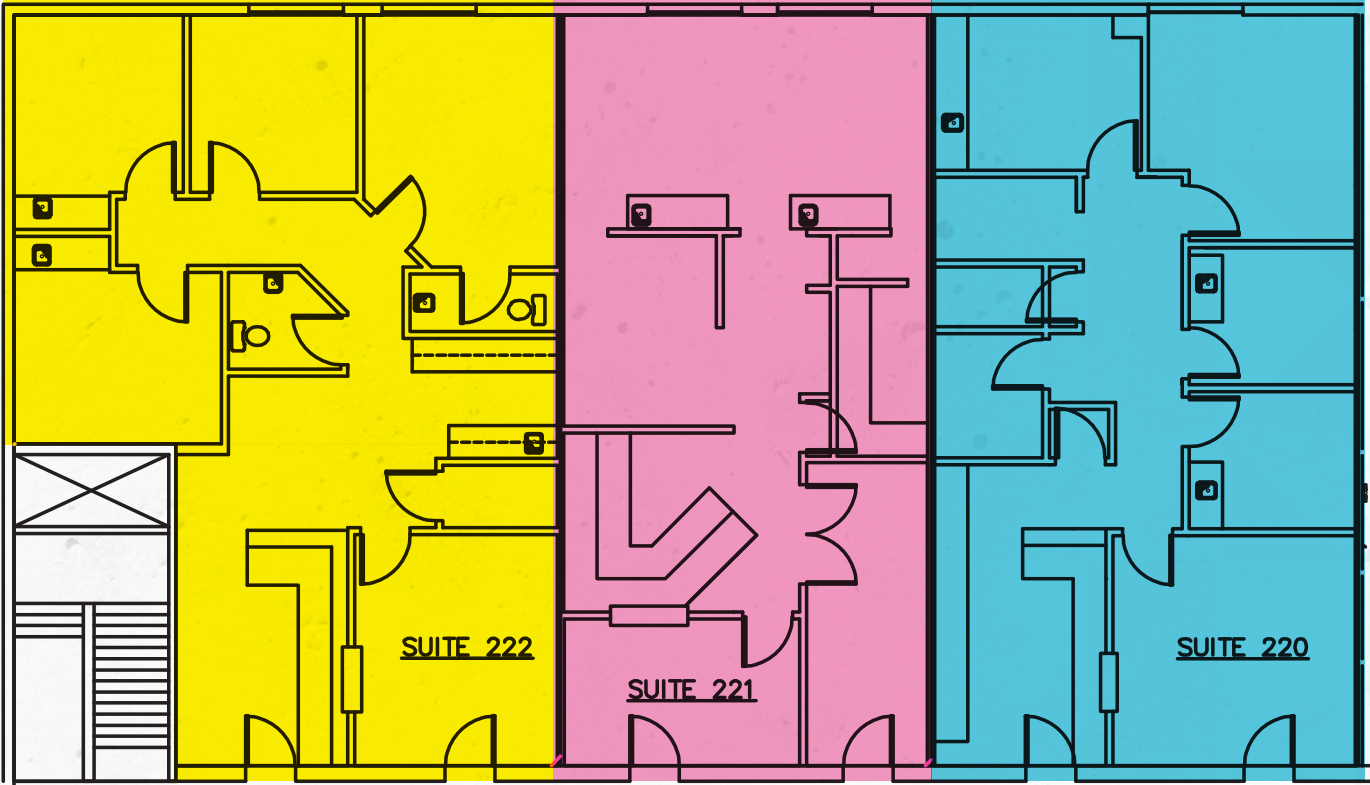
SECOND FLOOR

Suite 220: ±1,308 RSF

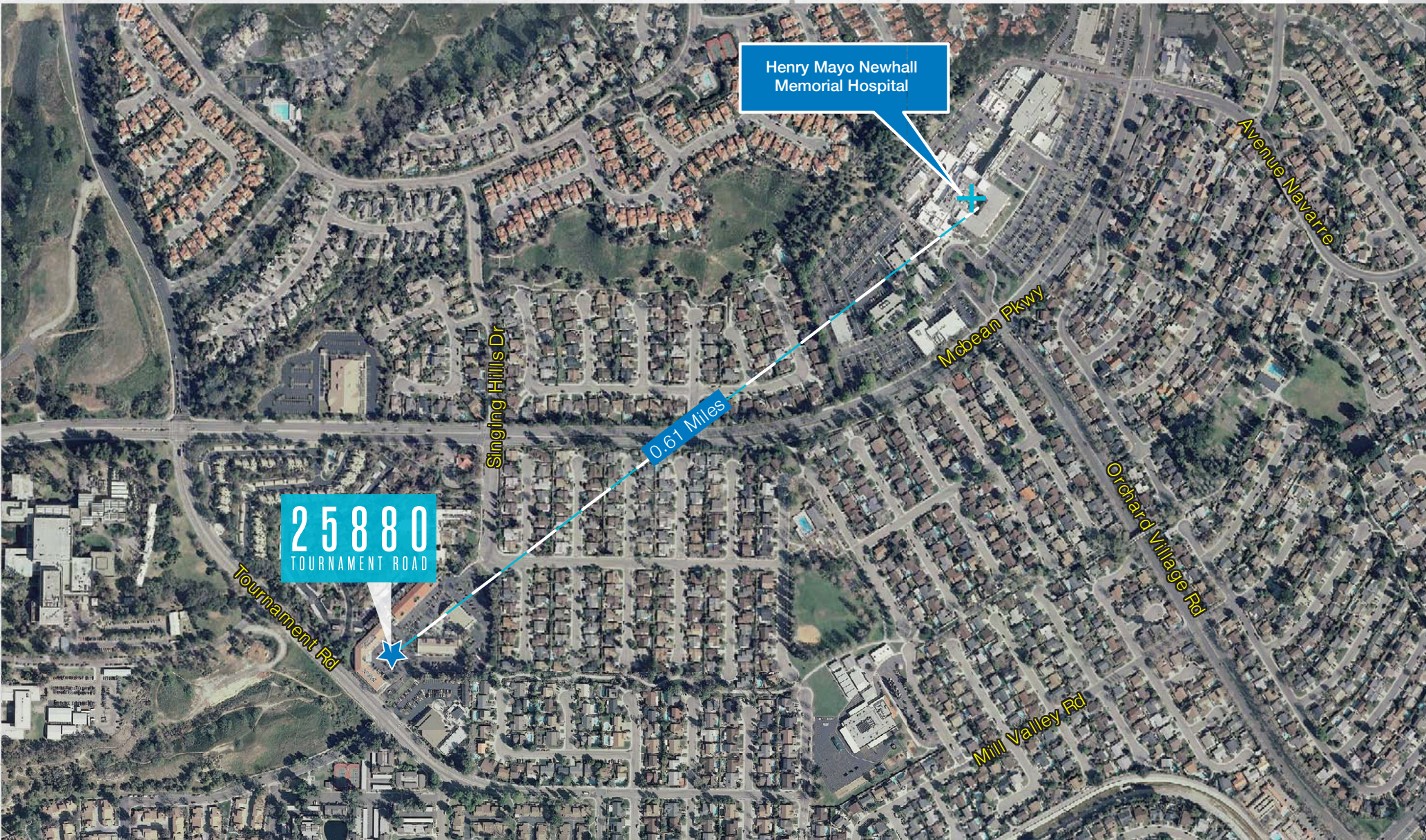
Suite 221: ±1,134 RSF
Built-Out Dental Space

Suite 222: ±1,459 RSF

Contiguous to ±3,901 RSF



HOSPITAL MAP



AREA DEMOGRAPHICS

POPULATION

91355 - VALENCIA

2019 Population - Current Year Estimate	34,621
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2019 Median Age	40.30
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HOUSEHOLD INCOME

2019 Average Household Income	\$130,343
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HOUSING VALUE

2019 Median Value of Owner Occ. Housing Units	\$607,848
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2019 Average Value of Owner Occ. Housing Units	\$643,847
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DAYTIME POPULATION

2019 Daytime Population	79,381
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VALENCIA, CALIFORNIA

CONTACT US

CODY CHIARELLA

+1 818 502 6730
cody.chiarella@cbre.com
Lic. 01754878

DANA NIALIS

+1 818 502 6774
dana.nialis@cbre.com
Lic. 07947265

ANGIE WEBER

+1 818 502 6750
angie.weber@cbre.com
Lic. 01015031

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