WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Smyth Medical Buildings

Medical Office · Valencia, California

PROPERTY FACTS

PROPERTY ADDRESS	27871 Smyth Drive, Valencia, California
PROPERTY TYPE	Medical Office (assessor: Commercial condominium unit, use code 190C)
YEAR BUILT	2005
APN	2810-043-151
ZONING	SCSP (assessor zoning code)
NUMBER OF SUITES	2
OCCUPANCY	100% Leased
TENANT MIX	Henry Mayo Newhall Clinic, DermaCure of Valencia
PARKING	5:1 ratio, garden-style, single-story, direct walk-in access
STATUS	Closed

SMYTH MEDICAL BUILDINGS

Opportunity Overview

Built in 2005, the single-story, garden-style design offers direct walk-up suite access and a 5:1 parking ratio, supporting efficient patient circulation and a low-intensity ownership experience under professional management.

The property is 100 percent leased to two healthcare tenants under NNN structures. Henry Mayo Newhall Clinic, the region's primary hospital system, occupies approximately 4,384 SF under a long-term lease with two three-year extension options through 2036. DermaCure of Valencia, led by Dr. Craig Ingber, has operated continuously at the property since 2007 in 2,000 SF. Combined tenancy delivers predictable cash flow and institutional-grade stability within a physician-developed asset.

Located along Smyth Drive, directly off Tourney Road and the Newhall Ranch corridor, the property offers immediate access

to Interstate 5 and the Henry Mayo Medical Center campus, surrounded by complementary healthcare users in a supply-constrained medical submarket.

Warmstone Commercial

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Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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