WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Smyth Medical Buildings

Medical Office · Valencia, California

PROPERTY FACTS

PROPERTY ADDRESS	27875 Smyth Drive, Valencia, California
PROPERTY TYPE	Medical Office (assessor: Commercial condominium unit, use code 190C)
YEAR BUILT	2005
APN	2810-043-152
ZONING	SP Specific Plan (assessor code SCSP)
CONSTRUCTION	Concrete tilt-up, built 2005
OCCUPANCY	100% Leased
TENANT MIX	LabCorp, Urgent Care, Podiatry
PARKING	4:1 parking ratio
INGRESS / EGRESS	Easy access via Smyth Drive, near Newhall Ranch Rd & McBean Pkwy
STATUS	Closed

SMYTH MEDICAL BUILDINGS

Opportunity Overview

Built in 2005 of concrete tilt-up construction, the single-story, garden-style asset offers direct walk-up suite access, a 4:1 parking ratio, and efficient suite design, ideal for both practitioner functionality and patient convenience. The property sits directly across from Valencia High School, within minutes of Henry Mayo Newhall Hospital, and three minutes from I-5 via the Magic Mountain Parkway exit.

Positioned in one of Los Angeles County's most supply-constrained and rapidly growing medical submarkets, the offering suited both investors seeking stabilized cash flow with minimal management oversight and owner-users seeking long-term

control and professional identity.

Warmstone Commercial

The commercial practice of Warmstone Advisors, serving medical, office, industrial, and hospitality assets across California. Warmstone Commercial extends the firm's standard of counsel to acquisition, disposition, and repositioning, for owners, investors, and institutions whose decisions are measured in decades.

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

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