

WARMSTONE

A D V I S O R S

OFFERING MEMORANDUM

27871 Smyth Drive

±6,384 SF · Stabilized Medical Office · Valencia, California

PROPERTY FACTS

PROPERTY ADDRESS	27871 Smyth Drive, Valencia, CA 91355
PROPERTY TYPE	Medical Office
BUILDING SIZE	±6,384 SF
LOT SIZE	One of four buildings on a ±4.41-acre parcel
YEAR BUILT	2005
ZONING	SP (Specific Plan)
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
NET OPERATING INCOME	\$188,359
TARGET CAP RATE	7.0%
PROPERTY MANAGER	Cornerstone Realty Advisors, Ryan House

27871 SMYTH DRIVE

Opportunity Overview

27871 Smyth Drive is a ±6,384 SF fully-leased medical office building positioned within the Santa Clarita Medical Complex, one of northern Los Angeles County's most sought-after healthcare zones. Built in 2005, the asset offers a single-story, garden-style design with direct walk-up suite access and a 5:1 parking ratio. Its layout supports efficient patient circulation and provides 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 since 2007 in 2,000 SF. Combined tenancy delivers predictable cash flow and institutional-grade stability within a physician-developed asset.

Investment Highlights

Institutional-Grade Healthcare Tenancy

100% leased to Henry Mayo Newhall Clinics, the primary hospital system serving the Santa Clarita Valley, and DermaCure of Valencia, an established specialty medical provider. Both operate under NNN structures with term remaining through 2027 and 2030, respectively, providing stable, predictable income.

Modern, Purpose-Built Medical Construction

Constructed in 2005, the single-story garden design offers direct suite access, efficient floor plates, and a $\pm 5:1$ parking ratio. The layout supports high patient throughput, ADA compliance, and low operational overhead.

Stabilized Income with Growth Potential

In-place NOI of approximately \$188,359 with built-in annual escalations across both leases securing a stabilized yield.

Premier Santa Clarita Medical Corridor Location

Located within the Smyth Medical Park, near Henry Mayo Hospital and surrounded by complementary healthcare users. This submarket benefits from ongoing residential growth, demographic strength, and institutional healthcare investment.

Low-Management, High-Credit Investment Profile

Triple-net leases and professional HOA oversight minimize ownership burden. Ideal for private investors, 1031 exchange buyers, or medical owner-operators seeking long-term stability, hospital adjacency, and predictable cash flow in a constrained medical submarket.

Tenant Overview and Rent Roll

Henry Mayo Newhall Clinics is a key outpatient arm of Henry Mayo Newhall Hospital, the leading regional healthcare system and the only full-service hospital in Santa Clarita. The clinic supports a broad range of OB/GYN and women's health services and functions as an extension of the hospital's integrated care model. Its presence at Smyth Drive reinforces the corridor's status as the hub of medical activity in the region, reinforcing institutional credibility and long-term healthcare continuity for the asset.

DermaCure of Valencia is a well-established medical and cosmetic dermatology practice led by Dr. Craig Ingber, serving Santa Clarita Valley for nearly two decades. The practice provides a full range of dermatologic and aesthetic treatments and is recognized for its clinical quality, strong patient loyalty, and consistent referral base from local physicians. DermaCure's

longevity within the Smyth Medical complex underscores the strength of its patient relationships and operational stability within the community.

TENANT	SUITE	SIZE (SF)	LEASE TYPE	LEASE EXP.
Henry Mayo Newhall Clinics, LLC	102A	±4,384 SF	NNN+CAM	6/30/2030
DermaCure of Valencia (Dr. Craig Ingber)	100A	±2,000 SF	NNN+CAM	1/31/2027

Financial Summary

REVENUE	ANNUAL AMOUNT
Base Rent	\$207,567.95
CAM & Utility Reimbursements	\$69,120.00
Other (Prepaid Rent Income & Misc. Tenant Income, Electric Reimb.)	\$27,439.60
Total Revenue	\$304,127.55
EXPENSES	
Total Reimbursable Expenses	\$83,857.98
Common Area Expenses	\$28,173.20
General Building (incl. leasing)	\$4,006.54
Total Operating Expenses	\$115,767.72

Net Operating Income (NOI): \$188,359.83

NOI reflects stabilized, in-place operations.

Location Overview

Strategic Value

Institutional-quality medical investment within the Santa Clarita Medical Corridor, one of the fastest-growing healthcare submarkets in Los Angeles County. High-credit tenancy anchored by Henry Mayo Newhall Clinics (the main regional hospital system) and the long-term private medical practice DermaCure of Valencia.

Medical & Professional Synergies

Clustered medical park setting surrounded by Henry Mayo specialty clinics, labs, imaging, and dental and orthopedic practices. A consistent referral network and shared patient base create operational synergies for healthcare users.

Access & Visibility

Located along Smyth Drive, directly off Tourney Road and the Newhall Ranch corridor. Immediate access to the I-5 Freeway and the Henry Mayo Medical Center campus.

Warmstone Commercial

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WARMSTONE ADVISORS

Jamie Warm · Founder & Principal Advisor · DRE #02192518 · CA DRE #02378475

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