

WARMSTONE

A D V I S O R S

OFFERING MEMORANDUM

27875 Smyth Drive

±5,939 SF · Stabilized Medical Office · Valencia, California

PROPERTY FACTS

PROPERTY ADDRESS	27875 Smyth Drive, Valencia, CA 91355
PROPERTY TYPE	Medical Office
BUILDING SIZE	±5,939 SF (approx.)
APN	2810-043-152
LOT SIZE	±4.41 acres
CONSTRUCTION	Concrete tilt-up, built 2005
ZONING	SP (Specific Plan)
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
NET OPERATING INCOME	\$184,614

27875 SMYTH DRIVE

Opportunity Overview

27875 Smyth Drive is a ±5,939 square foot medical office building located in the core of Valencia's healthcare corridor. The property is 100% leased to a strong mix of medical tenants including LabCorp, an urgent care provider, and a podiatrist. All leases are structured as NNN and CAM-reimbursed, producing \$184,614 in annual NOI with no deferred maintenance and a documented professional management history.

The asset features a garden-style, single-story layout with direct walk-up access, an excellent parking ratio, and efficient suite

design, ideal for both practitioner functionality and patient convenience. Located directly across from Valencia High School and within minutes of Henry Mayo Newhall Hospital, the property is positioned to serve a growing regional population and sustained medical demand.

This offering is suitable for investors seeking stabilized cash flow with minimal management oversight, or owner-users seeking long-term control and professional identity in a low-supply submarket.

Investment Highlights

Stabilized Income with Healthcare Tenancy

Fully leased to three medical tenants with a track record of operational consistency. All leases structured with triple net and CAM-reimbursed terms.

Efficient, User-Friendly Design

Single-story garden-style construction with direct suite access. No elevators, common lobbies, or stacked mechanical systems. Designed for low friction and high usability.

High-Demand Regional Submarket

Located in the Santa Clarita Valley, one of LA County's most active residential growth zones. Immediate proximity to schools, housing, and major arterial roads.

Flexible Buyer Suitability

Ideal for 1031 exchange buyers, private medical groups, or long-term passive investors seeking yield, location quality, and operational simplicity.

Institutionally Managed

The asset has been professionally maintained with clean operating records, clear reporting, and no deferred capital expense burden.

Tenant Overview and Rent Roll

LabCorp, a national diagnostics provider (S&P: BBB+), occupies one suite under a long-term NNN + CAM lease.

Urgent Care, a regional private practice with strong patient volume and an established local base, under an NNN + CAM lease.

Podiatry Practice, an independent medical user with a longstanding history in the area, under an NNN + CAM lease.

TENANT	SUITE	SIZE (SF)	LEASE TYPE	LEASE EXP.
LabCorp	102	~1,235	NNN+CAM	1/31/2028
Urgent Care	101	~3,365	NNN+CAM	11/30/2027
Podiatrist	100	~1,235	NNN+CAM	12/31/2028

Financial Summary

REVENUE	ANNUAL AMOUNT
Base Rent	\$197,595.14
CAM & Utility Reimbursements	\$94,284.80
Total Revenue	\$291,879.94
EXPENSES	
Total Reimbursable Expenses	\$72,737.50
Common Area Expenses	\$32,352.35
General Building (incl. leasing)	\$2,175.58
Total Operating Expenses	\$107,265.43

Net Operating Income (NOI): \$184,614.51

NOI reflects stabilized, in-place operations.

Location Overview

Strategic Regional Access

Smyth Drive connects directly to Newhall Ranch Road and McBean Parkway, both major arterials in Santa Clarita. The property is 3 minutes from I-5 via the Magic Mountain Parkway exit, with thousands of new homes currently under construction.

Adjacent Demand Drivers

Directly across from Valencia High School. Near College of the Canyons and Henry Mayo Hospital. Surrounded by residential developments from FivePoint and Lennar. In proximity to the Valencia Town Center and commercial core.

Area Growth

Santa Clarita is one of LA County's most rapidly growing submarkets, with consistent in-migration, top-tier public schools,

and master-planned development pipelines.

Warmstone Commercial

Warmstone Commercial is a high-performance real estate advisory practice of Warmstone Advisors. We serve legacy sellers, discerning buyers, and institutional capital with a philosophy rooted in fiduciary discipline and strategic execution. Every listing we bring to market is grounded in research, intentionally presented, and supported by systems. Our role is to translate physical assets into intelligent market outcomes.

WARMSTONE ADVISORS

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

This offering memorandum is provided for informational purposes only. It does not constitute an offer to sell or a solicitation of an offer to buy any security or property. The information contained herein has been obtained from sources believed reliable and from direct inspection of the record. Warmstone Commercial and Warmstone Advisors make no warranty or representation as to its accuracy or completeness. Prospective principals are advised to conduct independent verification of all matters material to their decision.

Licensed specialists. Accountable by name.