



# WILEY CANYON

SANTA CLARITA, CALIFORNIA

**±31 ACRES**  
**FULLY ENTITLED FOR UP  
TO 250 RESIDENTIAL UNITS**  
**(ANY COMBINATION OF SFR/  
TOWNHOMES/DUPLEXES)**

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CMPM 24924 Hawkbryn Avenue\_Wiley Cyn LLC\_Bogle\_OM2\_v08\_KD 04/05/26

01

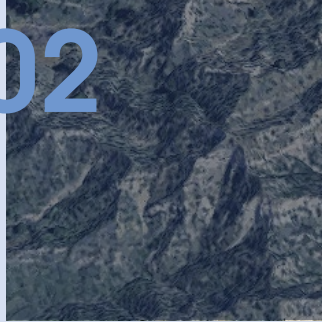


EXECUTIVE  
SUMMARY

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PROPERTY  
DESCRIPTION

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LOCATION  
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# WILEY CANYON

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PRIME RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

E X E C U T I V E   S U M M A R Y



WILEY  
CANYON

±31 ACRES  
FULLY ENTITLED

## THE OFFERING

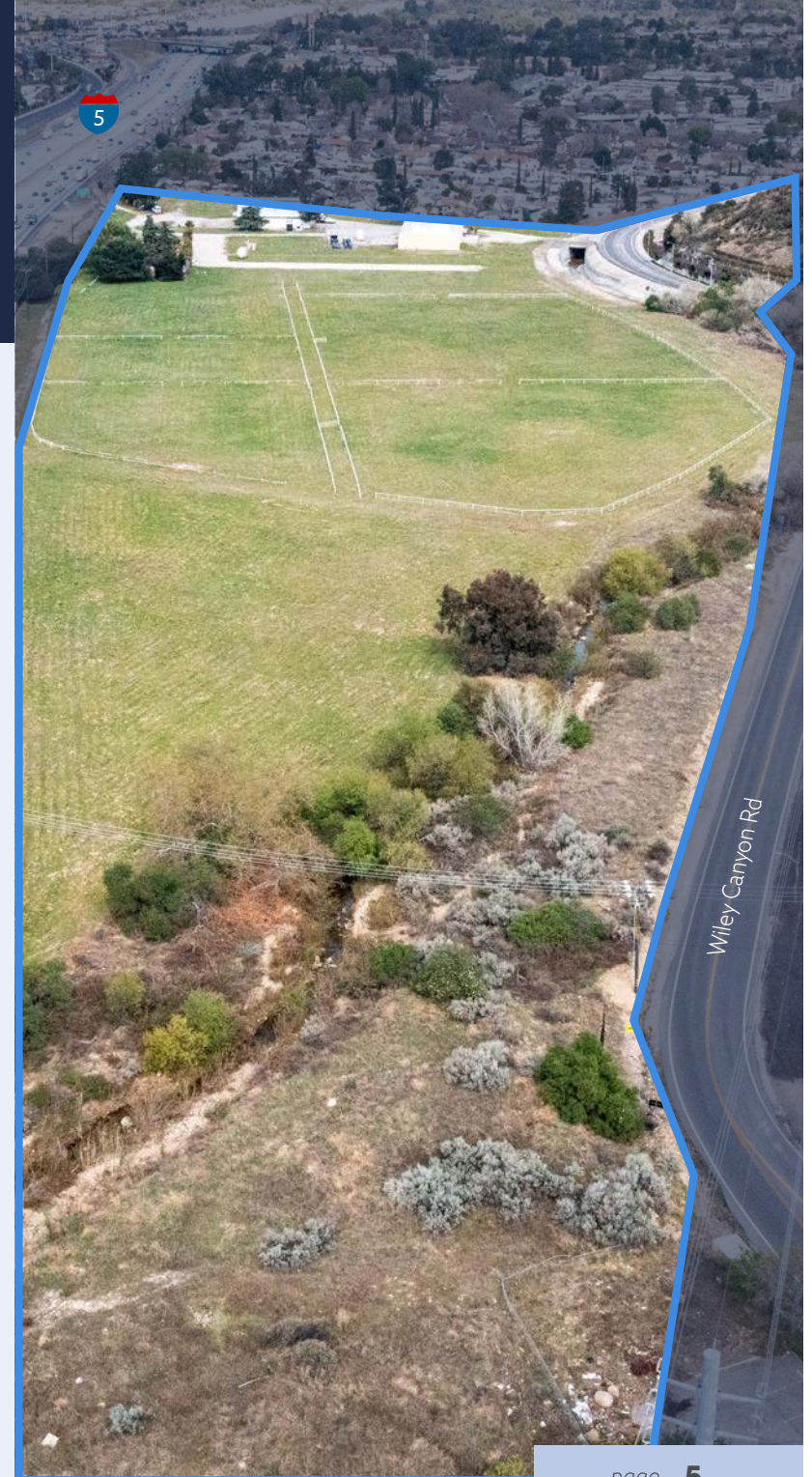
CBRE is pleased to present Wiley Canyon located at 24924 Hawkbryn Avenue, Newhall, Los Angeles, California in the Santa Clarita Valley submarket, an area known for its robust growth and housing demand.

This unique residential land opportunity features  $\pm 31$  acres and is zoned MX-N, and will be delivered fully entitled for up to 250 units (any combination of SFR/Townhomes/Duplexes),  $\pm 140,000$  SF senior living, and  $\pm 9,000$  SF retail space. The property has enhanced flexibility for potential project customization by accommodating a range of development styles to meet market demands. The current site will be delivered fully entitled, allowing for up to 250 residential units, a senior living/assisted living facility, and retail opportunities.

Conveniently located along Wiley Canyon Rd, the property offers excellent access to major thoroughfares. It is approximately 1 mile from the I-5 Freeway and 0.5 miles from the 14 Freeway, ensuring seamless connectivity to the greater Los Angeles area and facilitating easy commutes for future residents and businesses.

The surrounding area features an array of notable amenities that enhance its appeal to potential residents and businesses. Within close proximity, residents can enjoy attractions such as Six Flags Magic Mountain (5.0 mi) and the Santa Clarita Valley Historical Society Museum (3.0 mi). Upscale dining options include Mastro's Steakhouse (2.5 mi) and The Bazaar by José Andrés (1.5 mi), both recognized for their exceptional culinary experiences. The property is also near The Grove (7.0 mi), an upscale outdoor shopping destination, and CityWalk at Universal Studios (21.5 mi), which provides a lively mix of shopping and entertainment. For outdoor recreation, Newhall Park (1.0 mi) offers playgrounds, sports fields, and picnic areas, making it an ideal spot for families and community gatherings. Additionally, Griffith Park (3.5 mi) features a vast expanse of hiking trails, the Griffith Observatory, and the Los Angeles Zoo, providing ample opportunities for outdoor activities and family fun. Henry Mayo Newhall Hospital (1.2 mi) serves as a nearby healthcare facility, ensuring that residents have access to quality medical services.

With a growing population and a community that embraces both residential and commercial development, this offering presents a unique opportunity to acquire a well-located development site in a thriving area. This makes it an ideal choice for those looking to capitalize on the potential of Newhall and the surrounding Santa Clarita Valley, where the future holds promising prospects for growth and investment.



# INVESTMENT HIGHLIGHTS



## Prime Development Opportunity

This unique 31± acre parcel in vibrant Newhall offers MX-N zoning, providing a versatile canvas for up to 250 units (any combination of SFR/Townhomes/Duplexes), ±140,000 SF senior living, and ±9,000 SF retail space.



## Thriving Community

Newhall is a rapidly growing community in the Santa Clarita Valley, known for its small-town charm and easy access to major freeways. The area supports a diverse business landscape, enhancing its appeal for future developments.



## Strategic Location

Located just 1 mile from the I-5 freeway, this property ensures excellent connectivity to Los Angeles and the San Fernando Valley, with close proximity to the 14 freeway and the Newhall Metrolink Station for convenient public transit access.



## Education and Healthcare Access

Situated within the William S. Hart Union High School District, the property is also near key educational institutions like the College of the Canyons. Major healthcare facilities, including Henry Mayo Newhall Hospital, are within easy reach.



## Surrounding Amenities

The area is rich in amenities, featuring an array of restaurants, shopping centers, and entertainment venues. Notable attractions include Six Flags Magic Mountain, Newhall Park, and the Santa Clarita Valley Trail System, enhancing the property's desirability.



## Community Engagement

The property enjoys a balance of walkability and driveability, allowing residents easy access to local amenities and community events.



## Future Development Trends

Newhall is experiencing a surge in both residential and commercial developments, with several major projects underway. This trend positions the area for continued growth and investment potential.



## Safety

Santa Clarita Valley is one of the safest regions in Los Angeles County, with low crime rates, well-maintained infrastructure, and active community policing.



## Schools

The property is within the highly rated William S. Hart Union High School District and near higher education institutions like College of the Canyons and CalArts.



## City Economic Plans

Santa Clarita prioritizes sustainable growth, with ongoing infrastructure projects and revitalization efforts like Old Town Newhall's redevelopment, enhancing business and investment opportunities.

# AMENITIES MAP

## EATERIES

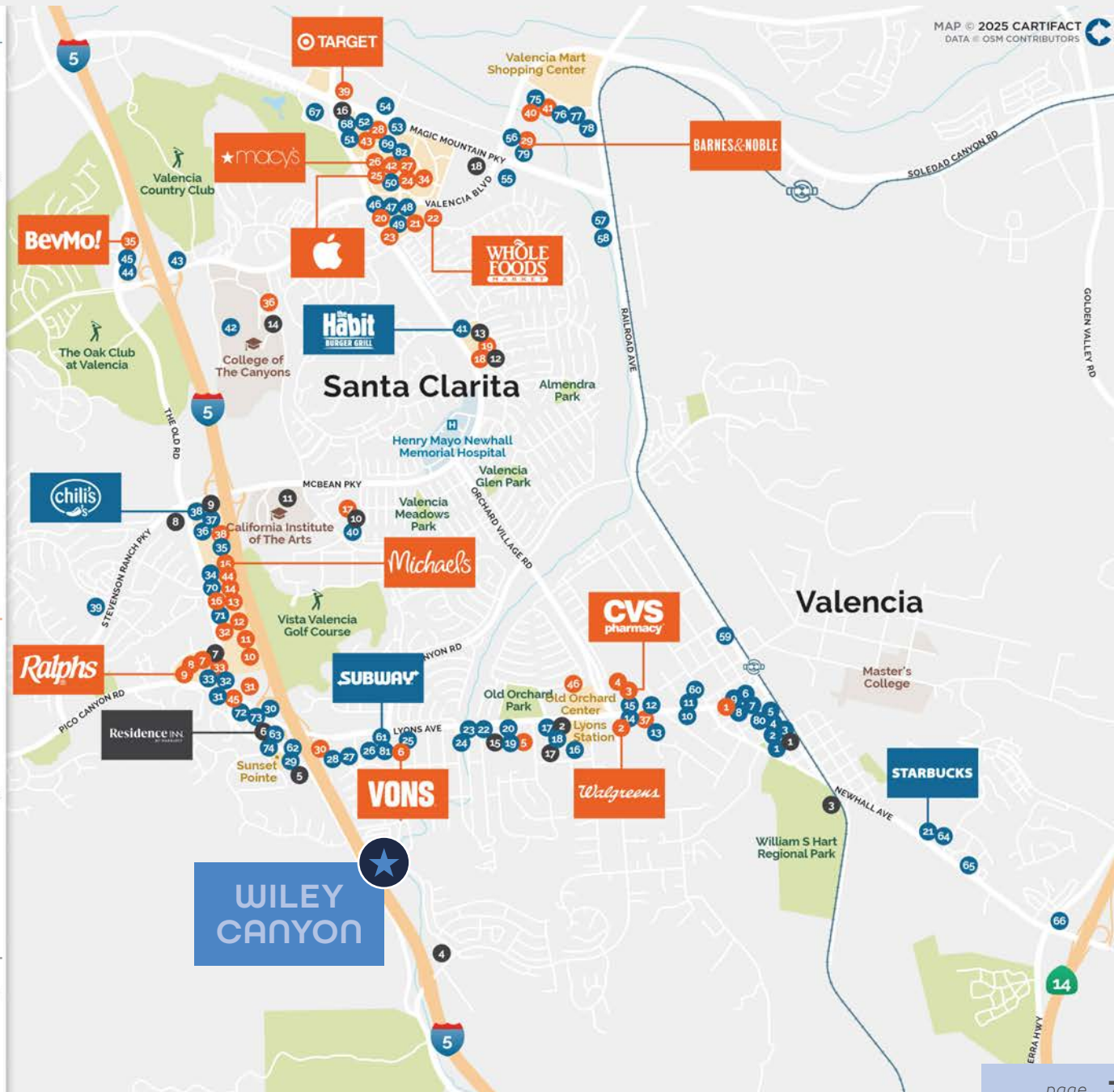
- |                                    |                                |
|------------------------------------|--------------------------------|
| 1 Smokehouse on Main               | 42 Subway                      |
| 2 The Old Town Junction            | 43 Baja Fresh                  |
| 3 El Trocadero Steak House         | 44 Magic Pizza SCV             |
| 4 Persia Lounge & Restaurant       | 45 Fatburger                   |
| 5 Eighth & Rail                    | 46 Corner Bakery Cafe          |
| 6 Maria's Italian-American Deli    | 47 Yogurtland                  |
| 7 El Pueblo Restaurant             | 48 Islands Restaurant          |
| 8 Egg Plantation                   | 49 Cafe Rio Mexican Grill      |
| 9 Honu Coffee                      | 50 Lazy Dog Restaurant & Bar   |
| 10 Tacos Burritos El Pato          | 51 BJ's Restaurant & Brewhouse |
| 11 Jimmy Dean's                    | 52 Buca di Beppo               |
| 12 Noche Azul                      | 53 Chick-fil-A                 |
| 13 Cathy's Delicatessen            | 54 Mimi's Cafe                 |
| 14 Round Table Pizza               | 55 Toppers Pizza               |
| 15 Sam's Flaming Grill             | 56 Black Bear Diner            |
| 16 Eat Real Cafe                   | 57 The Original Saugus Cafe    |
| 17 Light & Healthy Sushi Bar       | 58 Siam Rice II                |
| 18 Hidden Havana Cuban Cafe        | 59 Honey Donuts                |
| 19 Lily's Cafe                     | 60 Dario's Mexican             |
| 20 Coffee Kiosk                    | 61 Subway                      |
| 21 Starbucks                       | 62 In-N-Out Burger             |
| 22 Grand Panda                     | 63 Denny's                     |
| 23 Bricks                          | 64 Panda Express               |
| 24 Doc's Inn                       | 65 Tortas Ahogadas             |
| 25 Don Cuco Mexican Restaurant     | 66 Carl's Jr                   |
| 26 Rose & Crown British Restaurant | 67 Alchemy                     |
| 27 Vincenzo's Newhall Pizza        | 68 Salt Creek Grille           |
| 28 Genghis Khan Restaurant         | 69 The Cheesecake Factory      |
| 29 Outback Steakhouse              | 70 Jersey Mike's Subs          |
| 30 IHOP                            | 71 Wood Ranch BBQ & Grill      |
| 31 Coco's Bakery Restaurant        | 72 Jack in the Box             |
| 32 Spumoni Pizza Restaurant        | 73 Taco Bell                   |
| 33 Yamato Restaurant               | 74 Chuy's Stevenson Ranch      |
| 34 New Kyoto Sushi                 | 75 Karma                       |
| 35 Claim Jumper Restaurant         | 76 Mama's Table                |
| 36 Jamba Juice                     | 77 Stonefire Grill             |
| 37 Urbane Cafe                     | 78 The Tea Garden Cafe         |
| 38 Chili's Grill & Bar             | 79 Firehouse Subs              |
| 39 Stevenson Donuts & Bakery       | 80 Jazmin's Bakery             |
| 40 JJ's Bar & Grill                | 81 Tutti Frutti                |
| 41 The Habit Burger Grill          | 82 Stone Oven Fire Grill       |

## SHOPPING

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1 Brave New World                | 24 MAC Cosmetic                  |
| 2 Walgreens                      | 25 Apple                         |
| 3 CVS                            | 26 Macy's                        |
| 4 ALDI                           | 27 JCPenney                      |
| 5 Smart & Final Extra!           | 28 Pottery Barn                  |
| 6 Vons                           | 29 Barnes & Noble                |
| 7 Guitar Center                  | 30 Cycle Gear                    |
| 8 PetSmart                       | 31 Camping World                 |
| 9 Ralphs                         | 32 Barbeques Galore              |
| 10 Walmart                       | 33 GNC                           |
| 11 Bed Bath & Beyond             | 34 H&M                           |
| 12 Staples                       | 35 BevMo!                        |
| 13 Marshalls                     | 36 Santa Clarita Farmers' Market |
| 14 Old Navy                      | 37 Bloomies Florist              |
| 15 Michaels                      | 38 Sally Beauty                  |
| 16 Casual Male XL                | 39 Target                        |
| 17 The Book Exchange             | 40 CosmoProf                     |
| 18 Down & Beyond Ski Wear Outlet | 41 Incycle Bicycles              |
| 19 Nick Rail Music               | 42 LOFT                          |
| 20 Crossroads                    | 43 Banana Republic               |
| 21 Val Surf                      | 44 Cost Plus World Market        |
| 22 Whole Foods Market            | 45 Goodwill                      |
| 23 Kohl's Valencia               | 46 Vallarta Supermarkets         |

## OTHER

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1 Canyon Theatre Guild        | 10 Apollo's Barber Shop             |
| 2 Arcane Escape Rooms         | 11 California Institute of the Arts |
| 3 William S Hart Museum       | 12 Pinot's Palette                  |
| 4 Santa Clarita Athletic Club | 13 Orangetheory Fitness             |
| 5 Hampton Inn                 | 14 SC Performing Arts Center        |
| 6 Residence Inn               | 15 Valencia Lanes                   |
| 7 LA Fitness                  | 16 Edwards Theater                  |
| 8 Chuck E. Cheese             | 17 Hot Yoga Haven                   |
| 9 Stevenson Ranch Library     | 18 Valencia Public Library          |



02

PRIME RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

P R O P E R T Y   D E S C R I P T I O N



WILEY  
CANYON

±31 ACRES  
FULLY ENTITLED

# PROJECT OVERVIEW



## The Offering

Address	24924 Hawkbryn Avenue, Santa Clarita, CA
Zoning	MX-N
APN	2825-012-007 2825-012-010 2825-012-011
Lot Area	±31 AC
Guideline	PD Overlay

## Eligible Fee Credits and Eligible CFD

CFD Available Funds	\$7,307,000
Quimby/Fee Credits	\$7,199,264

\*Fees are credited to seller; to be added to the purchase price

## Entitlement Summary

Residential	Up to 250 Units (any combination of SFR/Townhomes/Duplexes)
Senior Living Facility	Up to 140,000 SF (120 Units) Primary Memory Care/Assisted Living
Commercial	9,000 SF

## Prepared Documentation

- Conditional Letter of Map Revision
- Approved Site Plan
- CFD Calculations
- Project Improvements
- Street Widening Agreement
- Row Easements Documentation
- Preliminary Fee Summary
- Draft Environmental Impact Report

WILEY  
CANYON

5

Wiley Canyon Rd

# SITE PLAN

# EXAMPLE 1



### Project Summary

**Residential Area:** Approx. 16.5 Acres  
**Commercial Area:** Approx. 3.5 Acres

- Total Units:** 232 (2-Story Homes)
- (53) 2-Story Small Lot SFD + ADU (2-car Garage)
    - (16) Plan 1: 1,600 SF; 3 bed/ 2.5 bath
    - (15) Plan 2: 1,970 SF; 4 bed/ 3 bath
    - (6) Plan 3: 2,120 SF; 4 bed/ 3 bath
    - (8) Plan 3: 1,425 SF; 3 bed/ 2 bath + (8) ADU: 840 SF; 1 bed/ 1 bath
  - (179) 2-Story Townhome (2-car Garage)
    - (51) Plan 1: 1,500 SF; 3 bed/ 2.5 bath
    - (52) Plan 2: 1,600 SF; 3 bed/ 2.5 bath
    - (76) Plan 3: 1,700 SF; 4 bed/ 3 bath

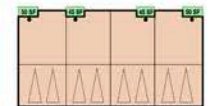
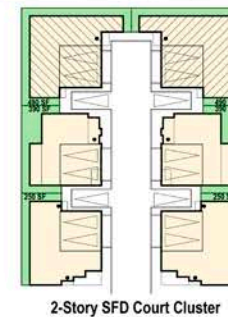
**Density:** ±14.0 Homes per Residential Acre

### Residential Open Space:

Required: 46,400 SF (Min. 200 SF per unit)  
 Provided: 120,330 SF Total  
 Rec Amenity= 15,000 SF  
 Park= 80,045 SF  
 Small Lot SFD= 16,850 SF Private Yards Total  
 Townhomes: 8,435 SF Total (50 SF or 45 SF Porch Based on Plan Type)

### Parking Summary:

Land Use	Parking Ratio	Units	Required Spaces	Provided Spaces
Single-Family Condominium	2/Unit	45	90	90
Townhome	2/Unit	179	358	358
ADU	0/Unit	8	0	8
Residential Guest	0.5/Unit	224	112	129
Senior Living Facility	0.5/Bed or Unit	120	60	66
Commercial	1/200 SF	9,000 SF	45	64
<b>Total</b>			<b>665</b>	<b>715</b>



### Notes:

- Site plan is for conceptual purposes only.
- Site plan must be reviewed by planning, building, and fire departments for code compliance.
- Base information per civil engineer.
- Civil engineer to verify all setbacks and grading information.
- Building Footprints might change due to the final design elevation sheet.
- Open space area is subject to change due to the balcony design of the elevation.
- Building setbacks are measured from property lines to building foundation lines.

## CONCEPTUAL SITE PLAN

## WILEY CANYON TTM 083295

SANTA CLARITA, CA

WILEY CANYON LLC

0 50 100 200

CLIENT REVIEW

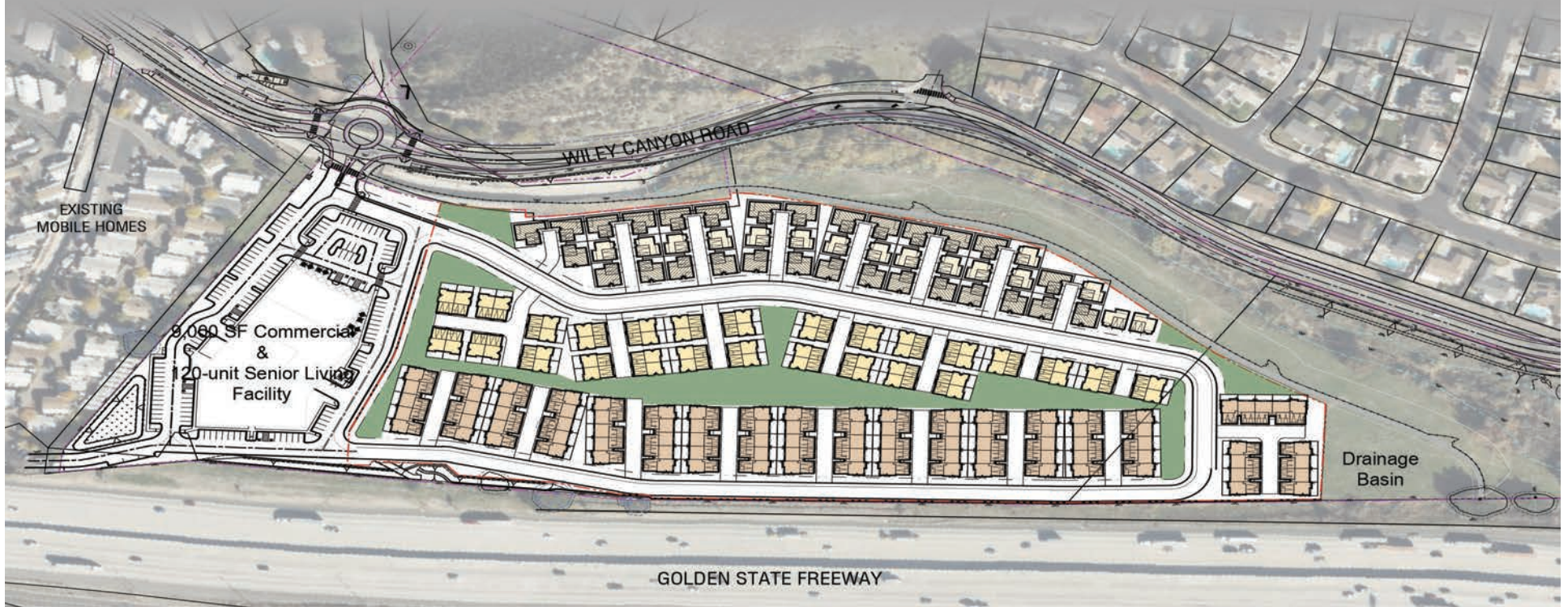
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA | 2025087 | 05-18-25

ARCHITECTS , PLANNERS , DESIGNERS



# SITE PLAN

# EXAMPLE 2



## Project Summary

Total Net Site Area: ± 15.4 Acres

Total Units: (219) 2-story Homes  
• (45) Stub SFD + (29) ADUs on Plans 2 & 3  
• (52) Duplex  
• (93) Townhome

Density: ±14.2 Homes per Acre Net

## Site Plan Notes

- Unit count maximized using River Terrace SFD+ADU(hatched units) concept for the stub SFD product
- Great paseo/trail connectivity with potentially a small amenity in the middle, no major pool/club type amenity shown
- Open Space area to be verified
- Street connections to senior living parcel maintained as shown on civil CAD
- Street along freeway to provide buffer to home
- Townhomes' orientation minimizes exposure to freeway
- Parallel parking on street to satisfy the guest parking requirement



03

PRIME RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

C O M P A R A B L E S



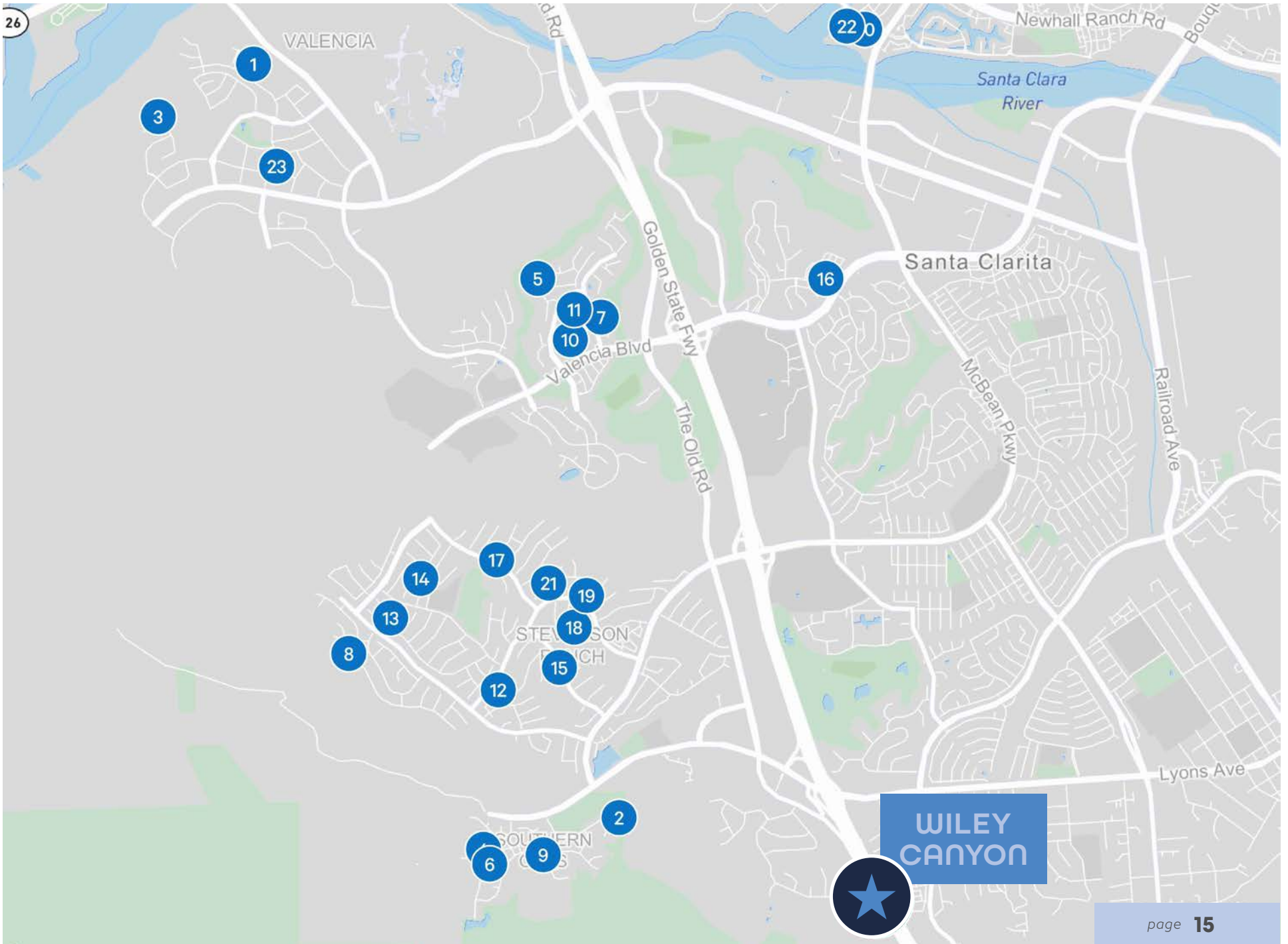
WILEY  
CANYON

±31 ACRES  
FULLY ENTITLED

## SINGLE FAMILY COMPS

	Address	City	Unit Mix	Bldg SF	SP	Price/SF	Lot SF	Year Built	Sold Date
1	27780 Reel Lane	Santa Clarita	5B/6BA	4,045	\$2,400,000	\$593.33	7,474	2024	11/21/25
2	25422 Magnolia Lane	Santa Clarita	5B/5BA	4,219	\$1,850,000	\$438.49	12,758	2001	10/3/25
3	27610 Juniper Lane	Santa Clarita	5B/5BA	4,102	\$1,749,000	\$426.38	8,118	2025	10/24/25
4	25865 Tulip Grove Street	Santa Clarita	5B/4BA	3,835	\$1,700,000	\$443.29	14,462	2002	11/4/25
5	27070 Timberline Terrace	Santa Clarita	4B/4BA	3,241	\$1,600,000	\$493.67	9,749	2003	10/23/25
6	24986 Greensbrier Drive	Santa Clarita	4B/3BA	3,319	\$1,480,000	\$445.92	9,118	2002	9/30/25
7	26858 Pine Hollow Court	Santa Clarita	5B/5BA	3,539	\$1,499,999	\$423.85	6,616	2002	11/5/25
8	26745 Sandburn Place	Santa Clarita	5B/4BA	3,609	\$1,450,000	\$401.77	9,753	2001	10/30/25
9	25012 Southern Oaks Drive	Santa Clarita	4B/3BA	3,193	\$1,340,000	\$419.67	15,892	2000	11/14/25
10	26831 Greenleaf Court	Santa Clarita	5B/3BA	2,752	\$1,220,000	\$443.31	6,710	1998	10/2/25
11	25604 Mesquite Court	Santa Clarita	5B/3BA	2,752	\$1,231,111	\$447.35	9,649	2003	10/10/25
12	25512 Wilde Avenue	Santa Clarita	5B/3BA	2,951	\$1,235,000	\$418.50	5,488	1995	11/21/25
13	25815 Forsythe Way	Santa Clarita	5B/3BA	2,916	\$1,199,000	\$411.18	10,100	2001	10/29/25
14	26413 Ocasey	Santa Clarita	4B/3BA	2,835	\$1,255,000	\$442.68	9,143	2001	11/20/25
15	25547 Clemens Court	Santa Clarita	4B/3BA	2,005	\$975,000	\$486.28	10,280	1995	10/21/25
16	26902 Santa Ynez	Santa Clarita	4B/3BA	2,356	\$970,000	\$411.71	563,776	2001	11/14/25
17	26004 Singer Place	Santa Clarita	3B/2BA	1,979	\$1,000,000	\$505.31	7,086	1997	10/30/25
18	25804 Webster Place	Santa Clarita	4B/2BA	1,335	\$915,000	\$685.39	5,356	1992	10/10/25
19	25730 Wordsworth Lane	Santa Clarita	3B/3BA	1,624	\$895,000	\$551.11	5,361	1997	11/19/25
20	24140 Twin Tides Drive	Santa Clarita	4B/3BA	2,147	\$888,000	\$413.60	52,109	2001	10/15/25
21	25868 Hammet Circle	Santa Clarita	3B/3BA	1,788	\$890,000	\$497.76	6,213	1996	10/3/25
22	26951 Cape Cod Drive	Santa Clarita	3B/3BA	2,147	\$880,000	\$409.87	3,200	2001	12/2/25
23	27054 Trail View Lane	Santa Clarita	3B/3BA	1,398	\$737,500	\$527.54	27,231	2022	11/10/25

# SINGLE FAMILY COMPARABLE MAP



04

PRIME RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

L O C A T I O N   O V E R V I E W



WILEY  
CANYON

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## SANTA CLARITA VALLEY

The Santa Clarita Valley, located in Los Angeles County, California, is a dynamic and rapidly growing region that combines natural beauty with suburban tranquility. Spanning approximately 200 square miles, the valley is home to a population of over 300,000 residents, making it one of the most prominent areas in northern Los Angeles County. It is surrounded by the San Gabriel Mountains to the south and the Sierra Pelona Mountains to the north, providing a scenic landscape of rolling hills and open spaces, while offering a distinct contrast to the more urban areas of Los Angeles.

Known for its family-friendly atmosphere, the Santa Clarita Valley offers a tight-knit community with a strong emphasis on safety, quality of life, and access to outdoor activities. It includes the cities of Santa Clarita, Valencia, Canyon Country, and Newhall,

which each offer their own unique charm. As a suburban area, it is particularly appealing to families, retirees, and those seeking a more peaceful lifestyle while still being within commuting distance of the bustling city of Los Angeles.

Economically, the Santa Clarita Valley is a key player in the entertainment, technology, and manufacturing industries. It is home to the Six Flags Magic Mountain amusement park and the Santa Clarita Studios, as well as a variety of technology companies and small businesses that support the region's growing economy. Additionally, the Valencia Industrial Center and Canyon Country provide business parks and industrial spaces, attracting companies in fields like logistics, manufacturing, and healthcare. This has fostered a diverse job market, contributing to economic growth and employment opportunities for residents.

It also features a wide range of residential options, with a mixture of single-family homes, townhouses, and apartments. Valencia, known for its well-planned master communities, offers gated communities, parks, and schools, making it especially attractive to families. Newhall, on the other hand, is home to a mix of historic and modern homes, offering a more eclectic blend of suburban and urban living. The region's housing market continues to evolve, with new residential developments, senior housing projects, and affordable living spaces meeting the growing demand for homes.

Recreation is abundant in the Santa Clarita Valley, with a wealth of parks, hiking trails, and outdoor spaces. Iconic locations such as the Placerita Canyon Nature Center and Vasquez Rocks Natural Area Park offer residents opportunities to explore the outdoors, whether hiking, horseback riding, or enjoying nature walks.



## NEWHALL

Newhall, California, is a charming small town in the Santa Clarita Valley. With a population of around 20,000 residents, Newhall is a tight-knit community that prides itself on its rich history and small-town charm. The town is home to a vibrant arts scene, historic Old Town, and beautiful parks and trails. Residents can enjoy a range of cultural events and festivals throughout the year, including the annual Cowboy Festival.

## STEVENSON RANCH

Stevenson Ranch is a master-planned community in the Santa Clarita Valley, designed to provide a high quality of life for its residents. With a population of around 20,000, Stevenson Ranch is a family-friendly neighborhood with modern amenities, beautiful parks, and a convenient location. The community is served by highly-rated schools, including the William S. Hart Union High School District and the Sulphur Springs School District. Residents can also enjoy a range of outdoor activities, including hiking and biking, in the surrounding hills and trails.

## VALENCIA

Valencia is a vibrant and dynamic community in the Santa Clarita Valley, known for its beautiful parks, trails, and open spaces. With a population of around 40,000 residents, Valencia is a thriving neighborhood with modern amenities, a convenient location, and a range of shopping and dining options. The community is served by highly-rated schools, including the William S. Hart Union High School District and the Sulphur Springs School District. Residents can also enjoy a range of outdoor activities, including hiking and biking, in the surrounding hills and trails. The Westfield Valencia Town Center is a popular destination for shopping and dining, with a range of stores including Nordstrom, Sephora, and Macy's, as well as restaurants such as The Cheesecake Factory and The Capital Grille.



### LOCATION HIGHLIGHTS



Cultural and Historical Appeal



Strong Community Engagement



Parks and Recreational Opportunities



Residential Development



Proximity to Major submarkets



Education and Family-Friendliness



Diverse Economic Base

## DEMOGRAPHICS: SANTA CLARITA

### Population

2024 Population - Current Year Estimate 231,967

### Age

2024 Median Age 39.50

### Place of Work

2024 Businesses 8,711

2024 Employees 79,424

### Education

High School Diploma 25,655 16.1%

Some College - No Degree 33,139 20.8%

Associate`s Degree 17,256 10.8%

Bachelor`s Degree 45,928 28.8%

Graduate or Professional Degree 21,595 13.5%

### Households

2024 Households - Current Year Estimate 79,235

### Household Income

2024 Median Household Income \$119,585

### Housing Value

2024 Owner Occupied Housing Units 55,483

2024 Median Value of Owner Occ. Housing Units \$753,015

### Employment Status

2024 Civilian Population 16+ in Labor Force 122,368

2024 Employed Civilian Population 16+ 117,134 95.7%

2024 Unemployed Population 16+ 5,234 4.3%

### Industry

Total 2024 Employed Civilian Population 16+ 117,134

Agriculture, Forestry, Fishing, and Hunting 182 0.2%

Mining, Quarrying, and Oil and Gas Extraction 47 0.0%

Construction 6,795 5.8%

Manufacturing 10,360 8.8%

Wholesale Trade 2,488 2.1%

Retail Trade 11,527 9.8%

Transportation and Warehousing 4,490 3.8%

Utilities 1,264 1.1%

Information 6,219 5.3%

Finance and Insurance 4,787 4.1%

Real Estate and Rental and Leasing 2,344 2.0%

Professional, Scientific, and Technical Services 9,635 8.2%

Management of Companies and Enterprises 109 0.1%

Admin. and Support and Waste Mgmt. Services 5,502 4.7%

Educational Services 10,662 9.1%

Health Care and Social Assistance 15,990 13.7%

Arts, Entertainment and Recreation 4,925 4.2%

Accommodation and Food Services 7,341 6.3%

Other Services, Except Public Administration 5,227 4.5%

Public Administration 7,240 6.2%

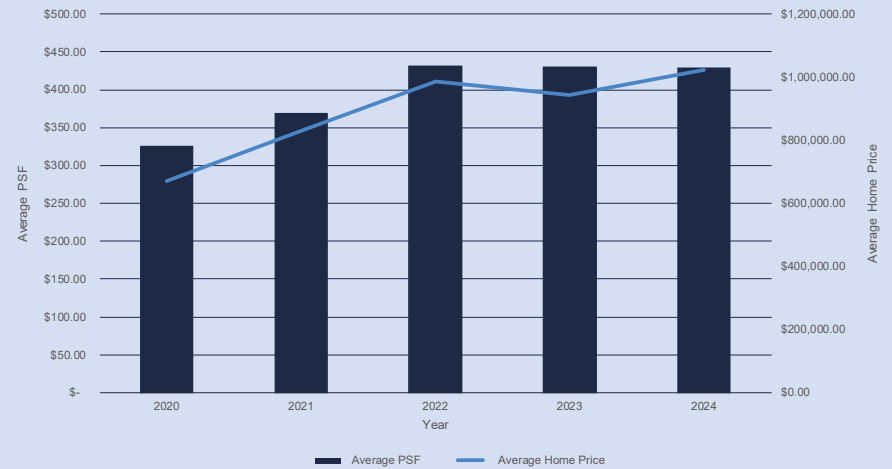
## SINGLE FAMILY HOUSING TRENDS

Year	Average PSF	Average Home Price
2020	\$325.77	\$670,807
2021	\$369.92	\$829,876
2022	\$432.05	\$986,828
2023	\$430.31	\$942,231
2024	\$428.98	\$1,023,530



Increase  
in PSF  
**31.7%**

Increase in  
Home Values  
**52.6%**



### High Barrier To Entry Market

Demand for single-family homes in Santa Clarita is in high demand due to many factors. The city's desirable location, excellent schools, and quality of life attracts families and individuals who are looking for a suburban setting with access to urban amenities. Santa Clarita offers both smaller homes and larger luxury properties, catering to a diverse range of buyers.

Since 2020, average home values and average price per square feet have increased by 52.6% and 31.7% respectively.

*\*Source: MLS"*

## DEDICATION TO SENIOR AND ASSISTED LIVING

Santa Clarita has made remarkable strides in ensuring that its senior population has access to safe, comfortable, and well-supported living environments. By investing in modern facilities, accessible amenities, and integrated community resources, Santa Clarita has built communities that allow older adults to thrive in an engaging and supportive environment.

Key Senior Housing & Assisted Living Projects in Newhall

**Newhall Crossings Senior Apartments** – A prime example of affordable senior housing integrated into a mixed-use, walkable community. Located in the heart of historic Newhall, this development gives seniors access to restaurants, shops, and entertainment, fostering active and social lifestyles. By offering affordable rents and community-oriented living, this project has helped low- and fixed-income seniors remain in the city they call home.

**Valley Oaks Village** – A boutique-style assisted living community that provides a personalized, home-like atmosphere for seniors needing daily support. The intimate setting allows for tailored care, ensuring that seniors receive individualized attention while maintaining their independence. By offering recreational spaces, gardens, and social programs, Valley Oaks Village enhances both mental and physical well-being.

**Atria Santa Clarita** – A comprehensive senior living community that blends independent living, assisted care, and memory support under one roof. Atria's emphasis on high-quality dining, engaging activities, and wellness programs allows seniors to age in place without relocating as their needs evolve. The 24/7 staff, modern amenities, and cognitive care programs make this one of the most trusted senior facilities in Newhall.

**Pacifica Senior Living Santa Clarita** – A highly regarded assisted living and memory care community known for its specialized cognitive health programs and compassionate staff. Pacifica has played a crucial role in providing secure, structured environments for seniors with Alzheimer's and dementia, ensuring their safety, comfort, and continued engagement. Its chef-prepared meals, fitness programs, and serene outdoor spaces promote holistic wellness.



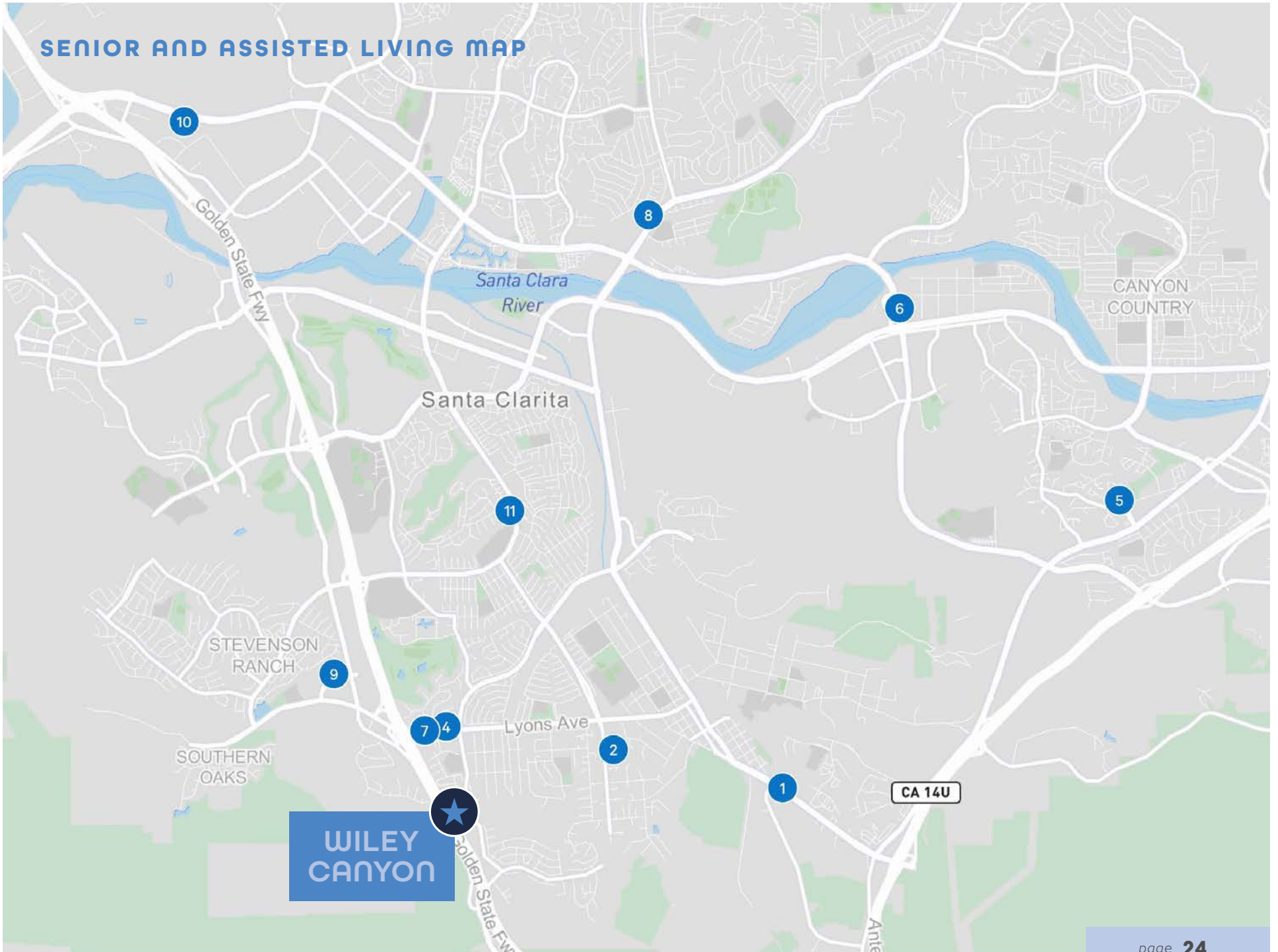
## SENIOR HOUSING DEVELOPMENTS

	Community Name	Address	Description
1	Newhall Crossings Senior Apartments	23900 Newhall Ave, Newhall, CA 91321	A modern, mixed-use senior housing development featuring affordable apartments for independent seniors. The location is walkable, offering easy access to shops, restaurants, and public transit. Residents can enjoy community events, wellness programs, and on-site social spaces.
2	Valley Oaks Village	24700 Valley St, Newhall, CA 91321	A cozy, smaller-scale assisted living community that feels like home. The intimate setting allows for personalized attention, with caregivers providing help with daily activities, meal preparation, and medication management. The community features lush gardens, comfortable lounge areas, and organized social events to keep residents engaged and active.
3	Atria Santa Clarita	24431 Lyons Ave, Santa Clarita, CA 91321	A comprehensive senior living community providing independent living, assisted living, and memory care in a comfortable, home-like environment. Apartments come with housekeeping and meal services, and residents can enjoy gourmet dining, social events, and fitness programs. The staff is available 24/7 to assist with medication management and daily tasks. The community organizes engaging activities, including educational workshops, art classes, and group outings.
4	Pacifica Senior Living Santa Clarita	24305 Lyons Ave, Santa Clarita, CA 91321	A premier assisted living and memory care community providing individualized care plans and 24-hour assistance. Residents enjoy chef-prepared meals, a full calendar of social events, and wellness programs. The facility offers beautiful outdoor spaces, a dedicated memory care unit, and structured activities that promote cognitive health. Families appreciate the compassionate staff and personalized approach to senior care.
5	Friendly Valley Retirement Community	19345 Ave Of The Oaks, Santa Clarita, CA 91321	A gated 55+ retirement community with a mix of condominiums and single-family homes. It offers a low-maintenance lifestyle with a wide range of amenities, including a 9-hole golf course, two swimming pools, a fitness center, shuffleboard courts, and a clubhouse for social activities. Residents can participate in various hobby clubs and community events. The community provides 24-hour security and public transportation access to shopping centers and medical facilities, ensuring convenience and safety for its residents.
6	Galloway at Five Knolls	Golden Valley Rd, Santa Clarita, CA 91351	An upscale 55+ active adult community located within the Five Knolls master-planned development. Homes are modern, single-story, and energy-efficient, designed for low-maintenance living. The community features The Club at Five Knolls, a private resort-style clubhouse with a heated swimming pool, state-of-the-art fitness center, and lounge areas. Walking trails, scenic parks, and nearby shopping centers provide residents with both recreation and convenience. The Santa Clarita Senior Center is close by, offering additional services and activities.

## SENIOR HOUSING DEVELOPMENTS

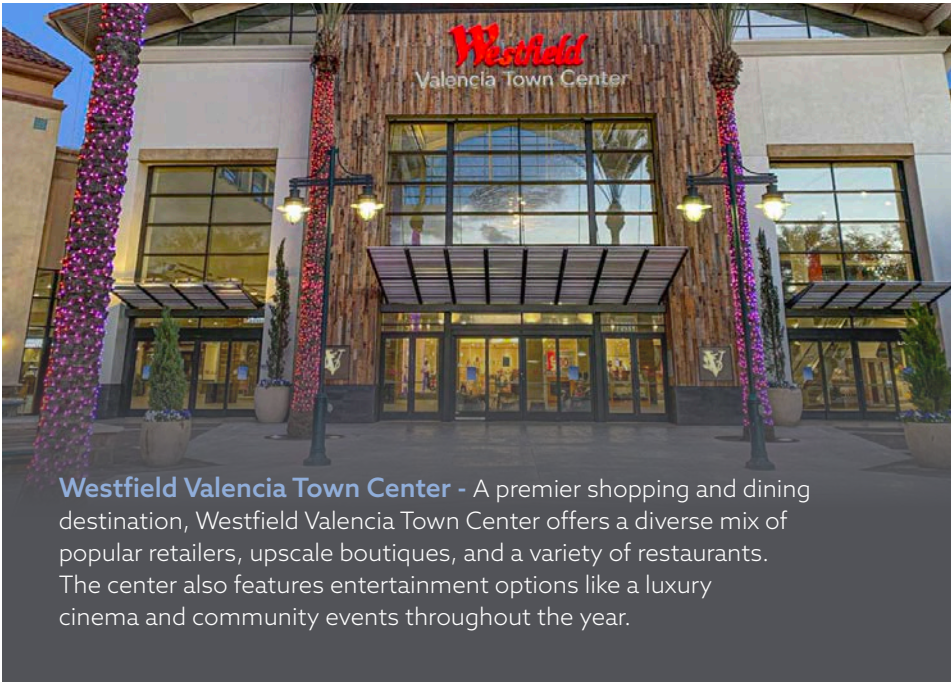
	Community Name	Address	Description
7	Aliento Verano	24431 Lyons Ave, Santa Clarita, CA 91321	A luxury gated 55+ community nestled in the hills of Aliento, featuring contemporary single-story homes with open-concept floor plans, private yards, and eco-friendly designs. The community's Terrace Clubhouse includes a resort-style swimming pool, spa, yoga and fitness studio, outdoor fire pits, and a gathering area for social events. Walking trails with picturesque mountain views surround the neighborhood, fostering an active and health-conscious lifestyle.
8	Bouquet Canyon Senior Apartments	26705 Bouquet Canyon Rd, Saugus, CA 91350	An affordable independent living community catering to seniors 55+, offering one- and two-bedroom apartments with full kitchens, spacious layouts, and private patios or balconies. The community features a clubhouse, fitness center, library, and computer room. On-site social activities encourage engagement, and public transportation access makes shopping, dining, and medical services easily reachable. The apartments are income-restricted, providing an option for seniors on a fixed budget.
9	Fountain Glen Stevenson Ranch	25536 Fountain Glen Ct, Stevenson Ranch, CA 91381	A luxury 55+ apartment community offering spacious one- and two-bedroom units with modern kitchens, quartz countertops, walk-in closets, and private patios. Residents enjoy resort-style amenities, including a heated swimming pool, spa, fitness center, game room, and business center. The community hosts social events and wellness programs. Located near restaurants, shopping centers, and medical facilities, it provides both convenience and an upscale living experience.
10	Oakmont of Santa Clarita	28650 Newhall Ranch Rd, Valencia, CA 91355	A high-end assisted living and memory care community designed for seniors who need daily support or specialized memory care. The community features luxurious private suites, restaurant-style gourmet dining, and 24-hour personalized care services. Residents have access to on-site medical assistance, fitness programs, cultural events, and recreational activities. The beautifully landscaped gardens and walking paths create a serene environment, while memory care residents receive specialized cognitive support in a secure setting.
11	Sunrise at Sterling Canyon	25815 McBean Pkwy, Valencia, CA 91355	A warm and inviting assisted living and memory care community that emphasizes personalized care plans based on individual needs. Residents receive assistance with bathing, dressing, medication management, and mobility while maintaining as much independence as possible. The community offers nutritious, chef-prepared meals, daily fitness programs, and enriching activities such as gardening, music therapy, and social gatherings. The secure memory care neighborhood is designed to provide a safe and engaging space for residents with Alzheimer's or dementia.

# SENIOR AND ASSISTED LIVING MAP



**WILEY CANYON**

## WORLD CLASS AMENITIES



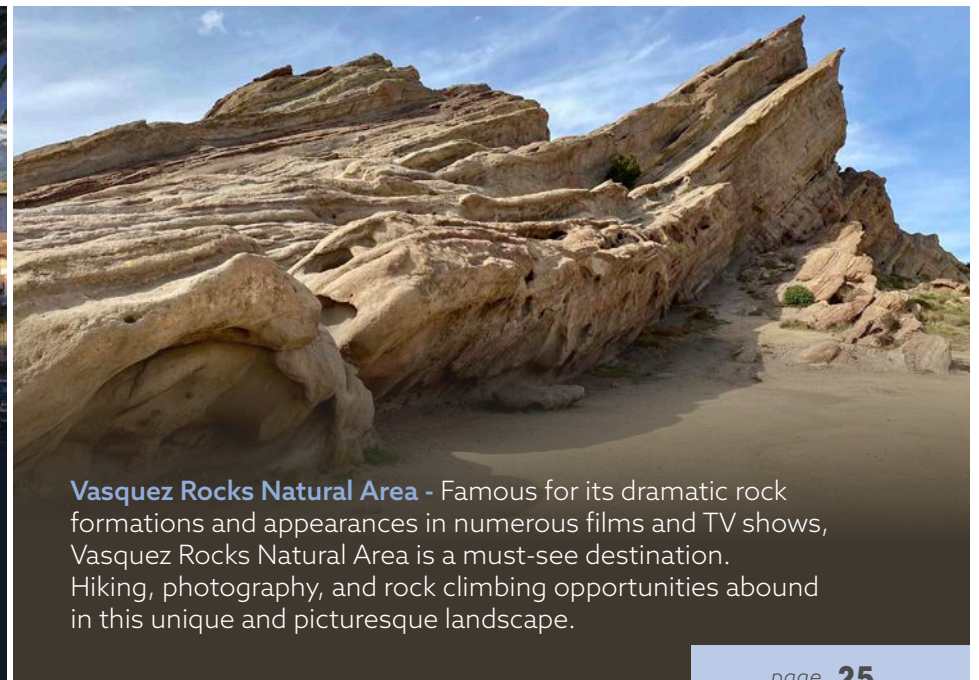
**Westfield Valencia Town Center** - A premier shopping and dining destination, Westfield Valencia Town Center offers a diverse mix of popular retailers, upscale boutiques, and a variety of restaurants. The center also features entertainment options like a luxury cinema and community events throughout the year.



**Placerita Canyon State Park** - This natural preserve offers hiking trails, picnic areas, and rich wildlife, making it a favorite for nature lovers. Visitors can explore the park's historic sites and enjoy guided nature walks and educational programs.



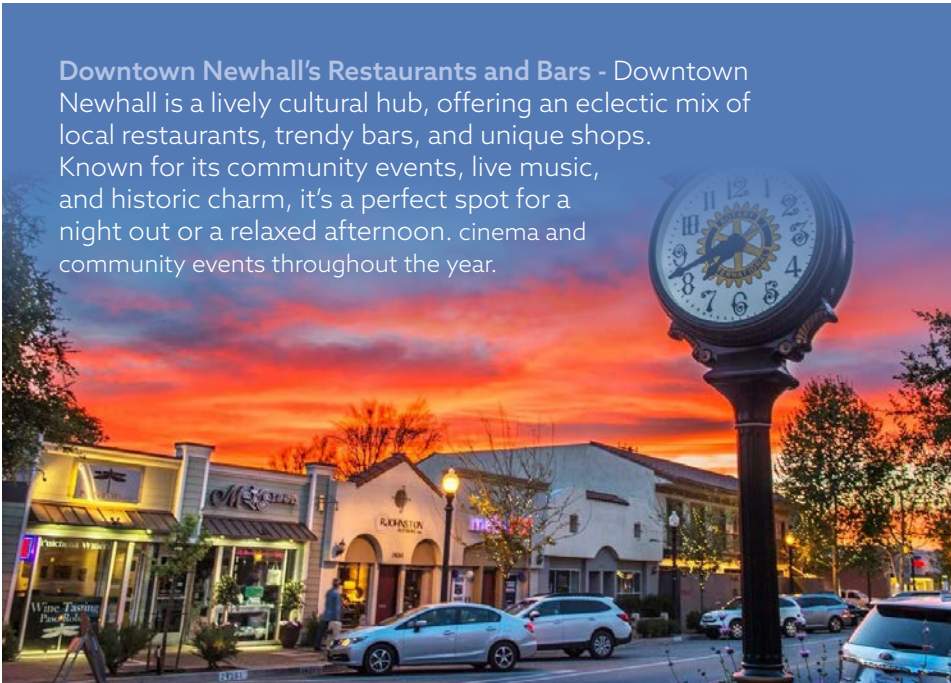
**Westfield Topanga Town Center** - Located a short drive away, Westfield Topanga Town Center provides an extensive shopping experience with high-end brands, department stores, and a vibrant dining scene. It's a go-to destination for those seeking a sophisticated retail experience.



**Vasquez Rocks Natural Area** - Famous for its dramatic rock formations and appearances in numerous films and TV shows, Vasquez Rocks Natural Area is a must-see destination. Hiking, photography, and rock climbing opportunities abound in this unique and picturesque landscape.

## WORLD CLASS AMENITIES

**Downtown Newhall's Restaurants and Bars** - Downtown Newhall is a lively cultural hub, offering an eclectic mix of local restaurants, trendy bars, and unique shops. Known for its community events, live music, and historic charm, it's a perfect spot for a night out or a relaxed afternoon. cinema and community events throughout the year.



**Thrilling Adventures at Six Flags Magic Mountain** - Just a short drive from the property, Six Flags Magic Mountain offers world-class thrills for visitors of all ages. With 20 record-breaking roller coasters, water rides, live shows, and family-friendly attractions like Bugs Bunny World, it's a top destination for excitement and entertainment.



**Santa Clarita Trail System** - Ideal for outdoor enthusiasts, the Santa Clarita Trail System features miles of scenic pathways for walking, running, and cycling. With well-maintained trails that connect parks and neighborhoods, it offers a perfect balance of nature and accessibility.



**California Institute of the Arts (CalArts)** - A renowned institution for visual and performing arts, CalArts attracts talented students from around the globe. Its creative energy and cultural influence contribute to Santa Clarita's dynamic arts scene.



## **PRIME GATEWAY LOCATION**

Positioned at the southern gateway of Santa Clarita/Valencia, Newhall serves as a vital link between the area's tranquil suburban lifestyle and the dynamic pulse of Los Angeles. As one of the closest Santa Clarita communities to the San Fernando Valley, Newhall offers unparalleled accessibility to key Los Angeles destinations, making it a prime location for residents, businesses, and commuters.

### **San Fernando Valley: LA's Commercial Backbone**

A major center for entertainment, aerospace, healthcare, and manufacturing, the San Fernando Valley is home to thriving business districts like Van Nuys and Woodland Hills. The I-5, 405, and 101 freeways create a direct link to this economic powerhouse, providing access to a diverse workforce and key supply chains. Newhall's proximity to the Valley allows businesses and residents to leverage its economic opportunities while benefiting from a lower cost of living and a more relaxed suburban environment.

### **Downtown LA: The Financial and Cultural Core**

Home to major corporations, banks, and tech start-ups, Downtown Los Angeles (DTLA) is a vital business district. The I-5 and SR-14 provide direct highway access, while the Metrolink Antelope Valley Line offers an efficient rail connection, making Newhall an ideal residential and commercial alternative for those working in the city. With a direct rail link and multiple highway connections, Newhall allows professionals to enjoy an easier commute to DTLA while escaping the congestion and high costs of urban living.

### **Burbank/Hollywood: The Entertainment Capital**

Just south of Newhall, Burbank and Hollywood house major studios such as Warner Bros., Disney, and Universal, making them global hubs for film, television, and digital media. The I-5 and 101 ensure fast, convenient travel for industry professionals commuting between production centers and Santa Clarita's more spacious, affordable living options. Newhall provides a convenient alternative for entertainment professionals, offering modern housing and business spaces within easy reach of studio lots and media headquarters.

### **Westside & Beaches: Luxury & Innovation**

Encompassing Santa Monica, Beverly Hills, and Century City, the Westside is a hub for finance, media, and tech. With connections via the I-405 and Metro transit, professionals can easily access high-end business districts while enjoying Santa Clarita's more relaxed and affordable setting. World-famous beaches like Malibu and Venice are also within reach, adding to Newhall's lifestyle appeal. Newhall's connectivity to the Westside makes it an attractive option for executives and entrepreneurs seeking a balance between business opportunities and a high quality of life.



## KEY TRANSPORTATION ROUTES

### **Interstate 5 (I-5): California's Primary Artery**

As the backbone of the state's highway system, I-5 directly links Santa Clarita to Los Angeles, Orange County, and San Diego to the south, while providing a crucial northbound route to Sacramento and San Francisco. This freeway ensures that businesses in Newhall benefit from efficient freight movement and that residents enjoy direct, time-saving commutes to key employment centers.

### **State Route 14 (SR-14): The Antelope Valley Connection**

SR-14 serves as a critical corridor between Santa Clarita and the Antelope Valley, offering an essential alternative route into Los Angeles. With direct access to Palmdale and Lancaster, this highway strengthens Newhall's position as a central transit hub for both regional and long-distance travelers.

### **Metrolink Commuter Rail: Direct to Downtown LA**

The Newhall Metrolink Station offers fast, stress-free rail service to Downtown Los Angeles' Union Station, connecting Newhall's workforce to LA's financial, government, and cultural hubs without the burden of traffic congestion. This rail link enhances the area's appeal for professionals seeking a convenient, transit-friendly lifestyle.

### **Interstate 210 (I-210): Gateway to the San Gabriel Valley**

Just minutes from Newhall, the I-210 freeway provides a direct connection to Pasadena, Glendale, and the broader San Gabriel Valley, ensuring streamlined access to additional business districts, research centers, and higher education institutions.

### **Hollywood Burbank Airport: A Business-Friendly Aviation Hub**

Located just south of Newhall, Hollywood Burbank Airport provides a more efficient and accessible alternative to LAX, with quick domestic flights and business travel options that cater to the region's corporate and entertainment industries. Its proximity enhances Newhall's appeal to executives and frequent travelers looking for hassle-free air connections.

**WILEY CANYON**



**M Metro**

<b>A Line (Blue)</b> Downtown LA to Long Beach	<b>V</b> East San Fernando LRT South Van Nuys to Sylmar
<b>B Line (Red)</b> North Hollywood to Union Station	<b>G</b> Orange Line Busway North Hollywood to San Fernando Valley
<b>C Line (Green)</b> Redondo Beach to Norwalk	<b>irc</b> Inglewood Transit Connector Downtown Inglewood to SoFi
<b>D Line (Purple)</b> Wilshire Corridor to Union Station	<b>AMS</b> Automated People Mover LAX to Consolidated Rent-A-Car Facility
<b>E Line (Expo)</b> Downtown LA to Santa Monica	<b>WSA</b> West Santa Ana LRT Downtown LA to Pioneer
<b>K Line (Pink)</b> Expo/Crenshaw to Westchester	<b>VTC</b> Vermont Transit Corridor CA 105 to Koreatown
	<b>SFS</b> Sepulveda Pass Subway North Van Nuys to Expo/Sepulveda

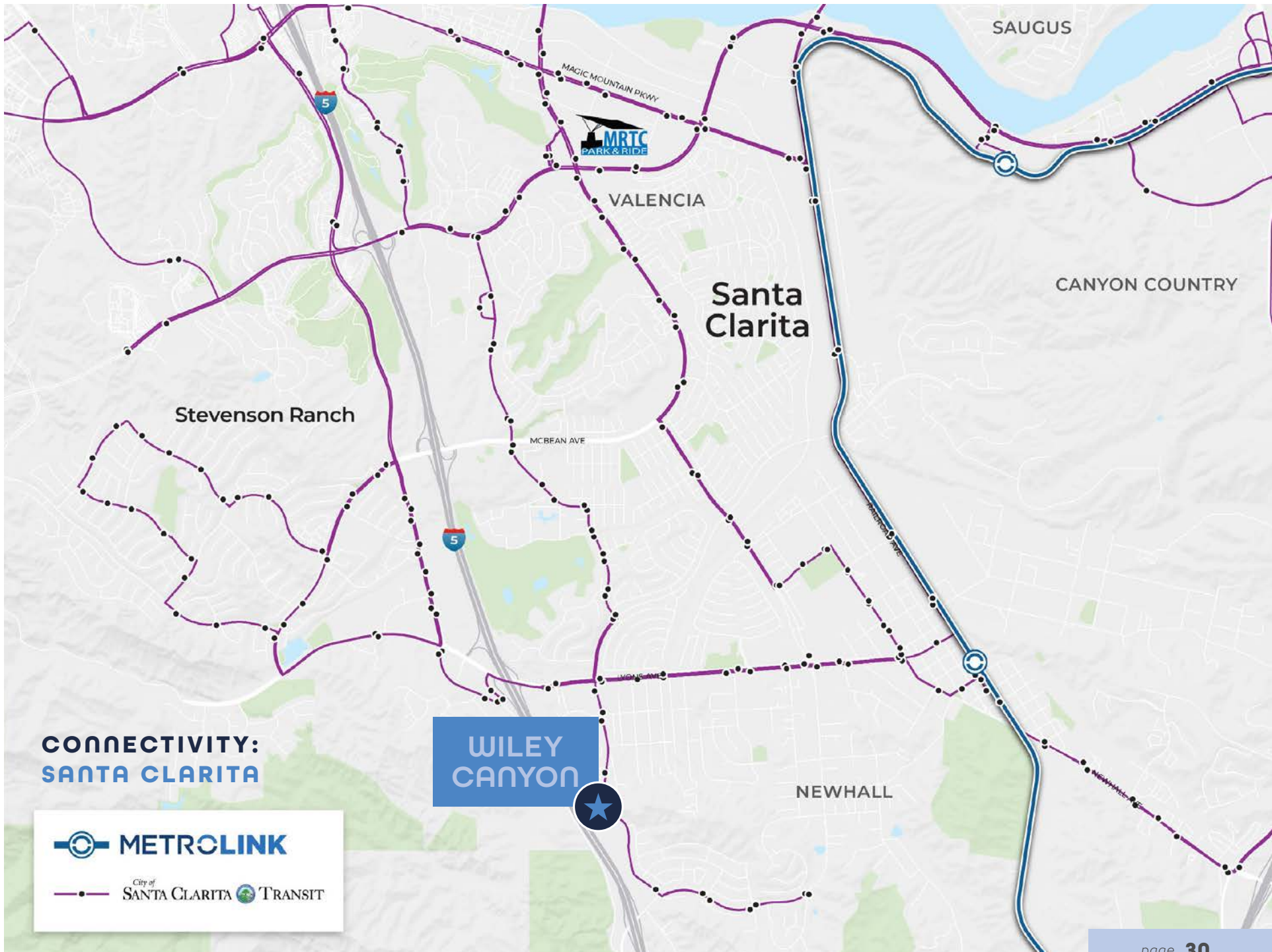
**METROLINK**

Metrolink

**AMTRAK**

Surfliner (Santa Barbara to San Diego)

**CONNECTIVITY:  
GREATER  
LOS ANGELES**



**CONNECTIVITY:  
SANTA CLARITA**

 **METROLINK**

 **City of SANTA CLARITA TRANSIT**

## MAJOR RESIDENTIAL DEVELOPMENTS

Project Name	Address	Description	Price Per SF Sold	Sold Date
Stevenson Ranch	Pico Canyon Road (west of Stevenson Ranch Parkway)	New Lennar development with 102 single-family homes on 230.5 acres of hilly terrain. Approved in 2016, grading began in 2025. Includes open space preservation of 193.3 acres.	Data not available	Future sales (2026+)
Tesoro Highlands	Tesoro del Valle area, Valencia	Master-planned community with approximately 820 homes across 1,270 acres. Includes multiple neighborhoods by Lennar and Toll Brothers. Features single-family homes (3,300-5,700 sq ft) and 55+ active adult communities. Started sales around 2020-2021.	Data not available	Ongoing sales 2020-2025
FivePoint Valencia	West of Magic Mountain Parkway, Valencia	Large master-planned community on 15,000 acres with 21,000 homes planned over 20-30 years. First phase (Confluence Village/Mission Village) opened in 2021. Offers townhomes, condos, and single-family homes (720-3,723 sq ft). Zero-net-energy homes.	Starting from \$400,000s to low \$1.2M (list prices)	Ongoing sales 2021-2025
Skyline Ranch	Between Plum Canyon and Sierra Highway	Built primarily by Tri Pointe Homes. Modern single-family homes only. Most neighborhoods complete with continued construction in Luna subdivision and Altis (55+ community).	Data not available	Ongoing 2020-2025
Sand Canyon Plaza (Pelona Hills)	Sand Canyon Road near Soledad Canyon	119 detached single-family homes by Intracorp and Resmark. First phase of larger 580-unit development. Broke ground November 2023.	-	Sales starting 2024-2025
Sunridge Development	Behind former Saugus Speedway	996 acres with 6,500 planned homes (single-family, townhomes, condos). Announced 2025, inspired by Playa Vista design.	-	Future development

# MAJOR DEVELOPMENTS MAP

## EATERIES

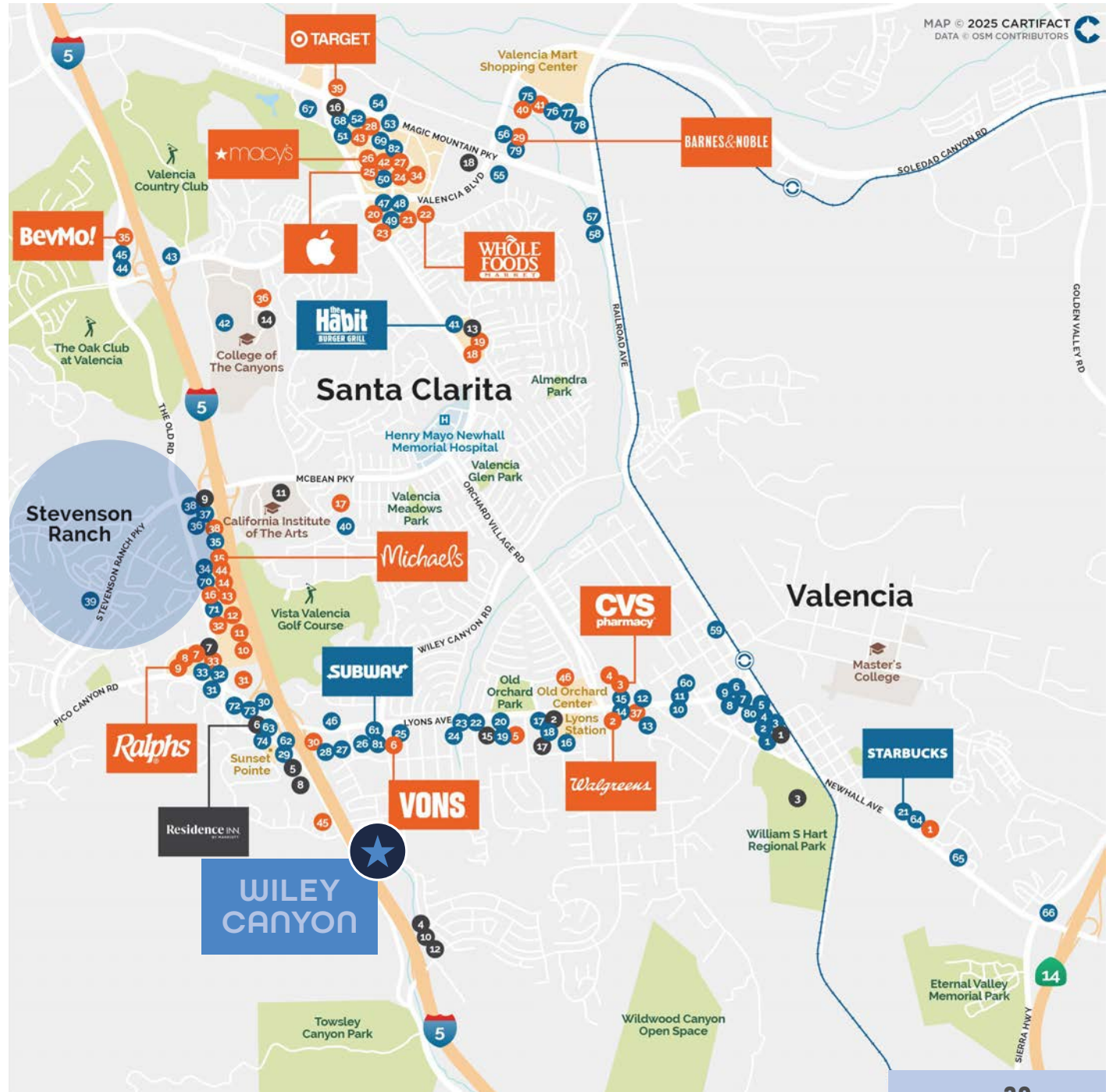
- |                                    |                                |
|------------------------------------|--------------------------------|
| 1 Smokehouse on Main               | 42 Subway                      |
| 2 The Old Town Junction            | 43 Baja Fresh                  |
| 3 El Trocadero Steak House         | 44 Magic Pizza SCV             |
| 4 Persia Lounge & Restaurant       | 45 Fatburger                   |
| 5 Eighth & Rail                    | 46 Wendy's                     |
| 6 Maria's Italian-American Deli    | 47 Yogurtland                  |
| 7 El Pueblo Restaurant             | 48 Islands Restaurant          |
| 8 Egg Plantation                   | 49 Cafe Rio Mexican Grill      |
| 9 Honu Coffee                      | 50 Lazy Dog Restaurant & Bar   |
| 10 Tacos Burritos El Pato          | 51 BJ's Restaurant & Brewhouse |
| 11 Jimmy Dean's                    | 52 Buca di Beppo               |
| 12 Noche Azul                      | 53 Chick-fil-A                 |
| 13 Cathy's Delicatessen            | 54 Mimi's Cafe                 |
| 14 Round Table Pizza               | 55 Toppers Pizza               |
| 15 Sam's Flaming Grill             | 56 Black Bear Diner            |
| 16 Eat Real Cafe                   | 57 The Original Saugus Cafe    |
| 17 Light & Healthy Sushi Bar       | 58 Siam Rice II                |
| 18 Hidden Havana Cuban Cafe        | 59 Honey Donuts                |
| 19 Lily's Cafe                     | 60 Dario's Mexican             |
| 20 Coffee Kiosk                    | 61 Subway                      |
| 21 Starbucks                       | 62 In-N-Out Burger             |
| 22 Grand Panda                     | 63 Denny's                     |
| 23 Bricks                          | 64 Panda Express               |
| 24 Doc's Inn                       | 65 Tortas Ahogadas             |
| 25 Don Cuco Mexican Restaurant     | 66 Carl's Jr                   |
| 26 Rose & Crown British Restaurant | 67 Alchemy                     |
| 27 Vincenzo's Newhall Pizza        | 68 Salt Creek Grille           |
| 28 Thai Yaki                       | 69 The Cheesecake Factory      |
| 29 Outback Steakhouse              | 70 Jersey Mike's Subs          |
| 30 IHOP                            | 71 Wood Ranch BBQ & Grill      |
| 31 Coco's Bakery Restaurant        | 72 Jack in the Box             |
| 32 Spumoni Pizza Restaurant        | 73 Taco Bell                   |
| 33 Yamato Restaurant               | 74 Chuy's Stevenson Ranch      |
| 34 New Kyoto Sushi                 | 75 Karma                       |
| 35 Claim Jumper Restaurant         | 76 Mama's Table                |
| 36 Jamba Juice                     | 77 Stonefire Grill             |
| 37 Urbane Cafe                     | 78 The Tea Garden Cafe         |
| 38 Chili's Grill & Bar             | 79 Firehouse Subs              |
| 39 Stevenson Donuts & Bakery       | 80 Jazmin's Bakery             |
| 40 JJ's Bar & Grill                | 81 Tutti Frutti                |
| 41 The Habit Burger Grill          | 82 Stone Oven Fire Grill       |

## SHOPPING

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1 Green Thumb Nursery            | 24 MAC Cosmetic                  |
| 2 Walgreens                      | 25 Apple                         |
| 3 CVS                            | 26 Macy's                        |
| 4 ALDI                           | 27 JCPenney                      |
| 5 Smart & Final Extra!           | 28 Pottery Barn                  |
| 6 Vons                           | 29 Barnes & Noble                |
| 7 Guitar Center                  | 30 Cycle Gear                    |
| 8 PetSmart                       | 31 Camping World                 |
| 9 Ralphs                         | 32 Barbeques Galore              |
| 10 Walmart                       | 33 GNC                           |
| 11 Bed Bath & Beyond             | 34 H&M                           |
| 12 Staples                       | 35 BevMo!                        |
| 13 Marshalls                     | 36 Santa Clarita Farmers' Market |
| 14 Old Navy                      | 37 Bloomies Florist              |
| 15 Michaels                      | 38 Sally Beauty                  |
| 16 Casual Male XL                | 39 Target                        |
| 17 The Book Exchange             | 40 CosmoProf                     |
| 18 Down & Beyond Ski Wear Outlet | 41 Incycle Bicycles              |
| 19 Nick Rail Music               | 42 LOFT                          |
| 20 Crossroads                    | 43 Banana Republic               |
| 21 Val Surf                      | 44 Cost Plus World Market        |
| 22 Whole Foods Market            | 45 Sit 'n Sleep                  |
| 23 Kohl's Valencia               | 46 Vallarta Supermarkets         |

## OTHER

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1 Canyon Theatre Guild        | 10 Remedy Athletic                  |
| 2 Arcane Escape Rooms         | 11 California Institute of the Arts |
| 3 William S Hart Museum       | 12 Academy Swim Club                |
| 4 Santa Clarita Athletic Club | 13 Orangetheory Fitness             |
| 5 Hampton Inn                 | 14 SC Performing Arts Center        |
| 6 Residence Inn               | 15 Valencia Lanes                   |
| 7 LA Fitness                  | 16 Edwards Theater                  |
| 8 La Quinta Inn & Suites      | 17 Hot Yoga Haven                   |
| 9 Stevenson Ranch Library     | 18 Valencia Public Library          |



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DATA © OSM CONTRIBUTORS

## MAJOR DEVELOPMENTS

Santa Clarita is emerging as a key area of growth within Southern California, driven by strategic investments across residential, retail, office, and industrial sectors.

Developers, businesses, and residents alike will benefit from this dynamic expansion. The economic potential is strong, with opportunities for long-term growth in real estate, business expansion, and quality of life improvements. For investors, the region presents an attractive opportunity with both stable appreciation and diverse revenue streams in real estate, retail, and industrial sectors.

## Economic Potential of Santa Clarita's Ongoing Development Projects

Santa Clarita offers a significant opportunity for developers looking to invest in mixed-use, residential, and commercial spaces. The area's growing infrastructure, supported by large-scale projects such as;

**Vista Canyon** (1,000,000 Sq Ft of residential, retail, and office spaces) and **Valencia Gateway V** (1,000,000 Sq Ft industrial space), creates a dynamic market for mixed-use developments. Developers stand to benefit from:

- ⑥ **High demand for housing** - The 1.7 Million Sq Ft of residential development is a response to increasing demand for housing in the region. As housing prices continue to rise across California, Santa Clarita presents an attractive alternative to other more expensive areas like Los Angeles, making it a hot spot for both single-family and multi-family developments.
- ⑥ **Mixed-use opportunities** - With several projects combining residential, retail, and office spaces, developers can capitalize on the trend of integrated living environments, particularly with developments like **Vista Canyon** and **Newhall Crossings**.
- ⑥ **Large-scale commercial and industrial projects** - Industrial parks such as **The Center at Needham Ranch** and **Valencia Gateway V** provide opportunities for developers to cater to growing demand in logistics, manufacturing, and warehousing.



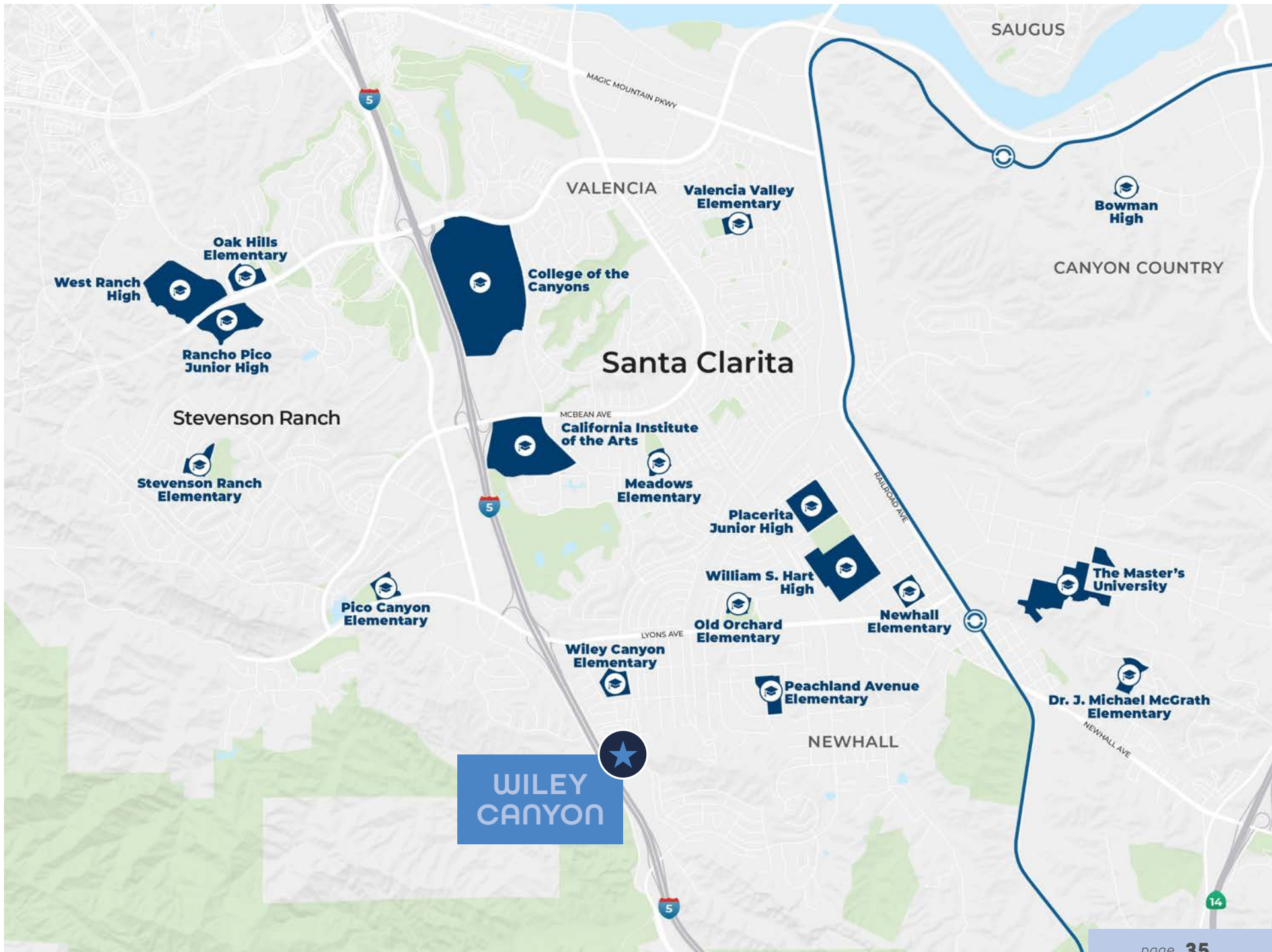
## SCHOOLS

### HIGH SCHOOLS

- **William S. Hart High School:** Part of the William S. Hart Union High School District, which boasts a 95% graduation rate, surpassing the State average of 83%.
- **Golden Valley High School:** Maintains a graduation rate ranging from 92.2% To 95.9% over the past five years, consistently above the state average.
- **Saugus High School:** Recognized among the top 9% of public high schools nationally.
- **Canyon High School:** Ranked in the top 10% of public high schools nationwide.
- **Hart High School:** Placed in the top 12% of public high schools across the Country.

### COLLEGE READINESS

- **California Institute of the Arts (CalArts):** A highly selective art and design college with an impressive 72% graduation rate within six years, placing it in the top 25% of institutions.



WILEY CANYON



# WILEY CANYON

SANTA CLARITA, CALIFORNIA

## INVESTMENT CONTACTS

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