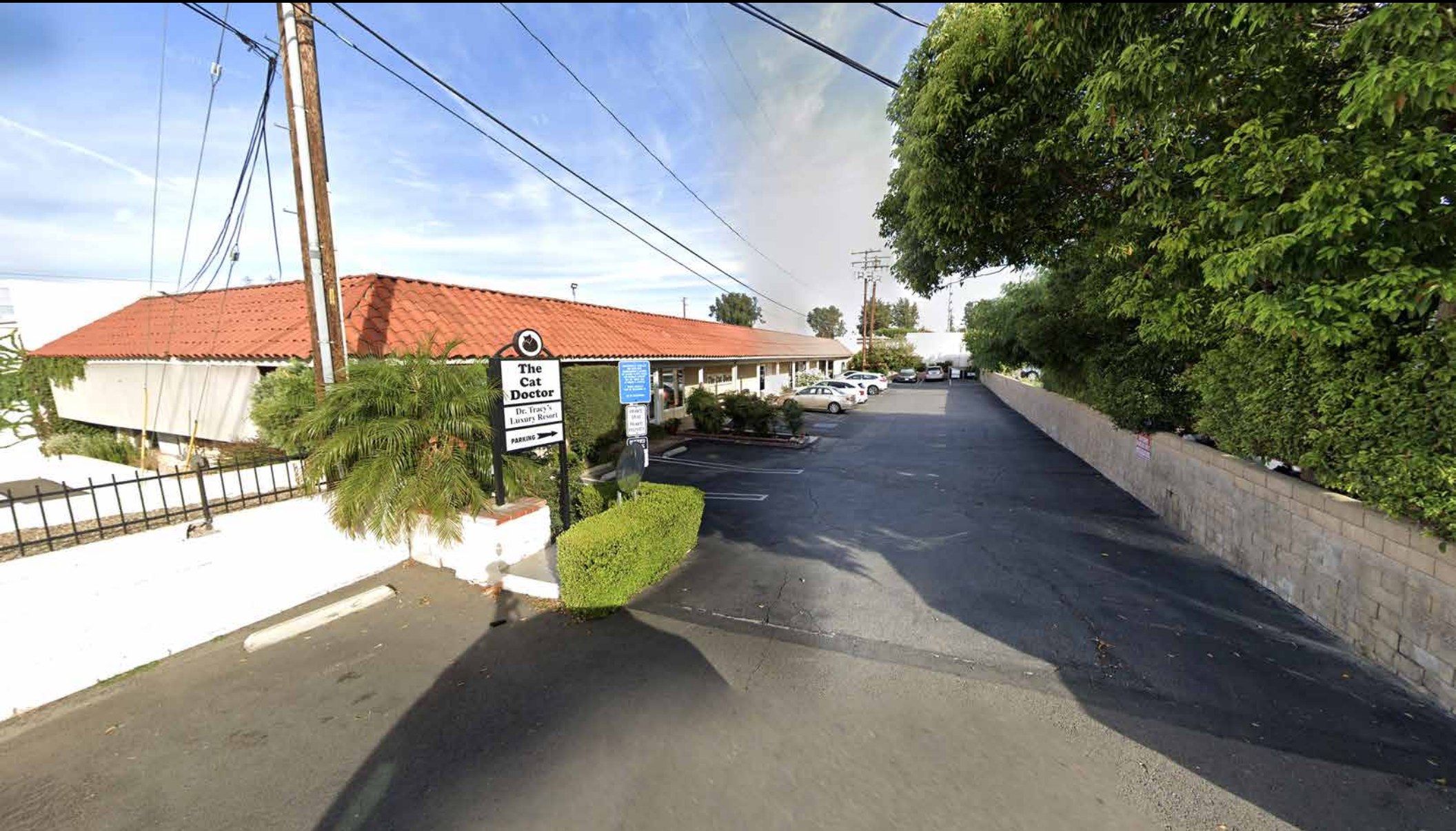


# SANTA CLARITA COMMERCIAL INVESTMENT OPPORTUNITY

*100% Leased — Single Tenant — 5.09% Actual Cap Rate*

26055 Bouquet Canyon Road, Santa Clarita, CA 91350

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



**5,735± SF Building on 13,922± SF of Land**

**26055 BOUQUET CANYON  
SANTA CLARITA, CA 91350**

## Property Details

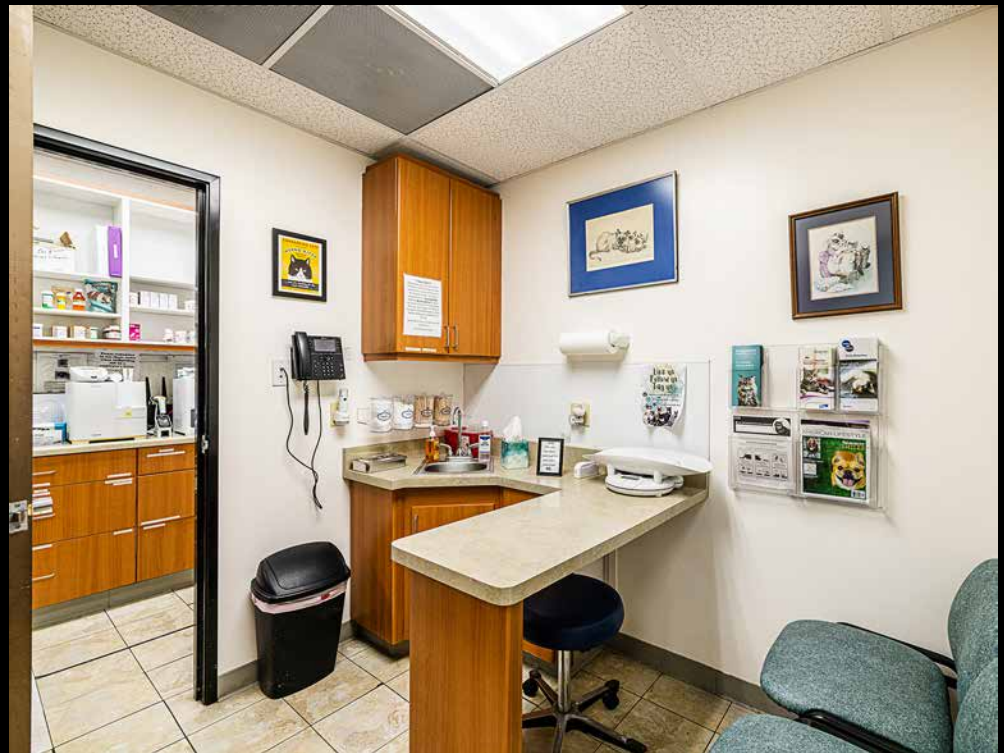
Building Area:	5,735± SF
Stories:	1
Year Built:	1980
Land Area:	13,922± SF
Property Type:	Retail
Property Subtype:	Veterinarian/Kennel
Building Class:	C
Parking:	22± Surface Spaces
Zoning:	SCMX-C
APN:	2811-003-005
Tenancy:	100% Occupied
Sale Type:	Investment
Cap Rate:	5.09%
Sale Conditions:	1031 Tax Deferred Exchange

## Property Highlights

- Single tenant commercial investment opportunity
- Current \$8,487.20 NNN monthly income (year 3 of the lease with three 5-year options to renew)
- \$101,846 annual NOI — Attractive 5.09% cap rate
- Prime 1031 replacement property
- Defer your taxes with a necessity-based commercial real estate investment
- 35,975+ vehicles per day traffic count (2022)
- Located between Magic Mountain Parkway and Cinema Drive
- 2-1/2 miles east of the I-5 Freeway
- *Please Do Not Disturb Tenant—Call Broker to Show*

**Asking Price: \$2,000,000 (\$348.74 Per SF)**





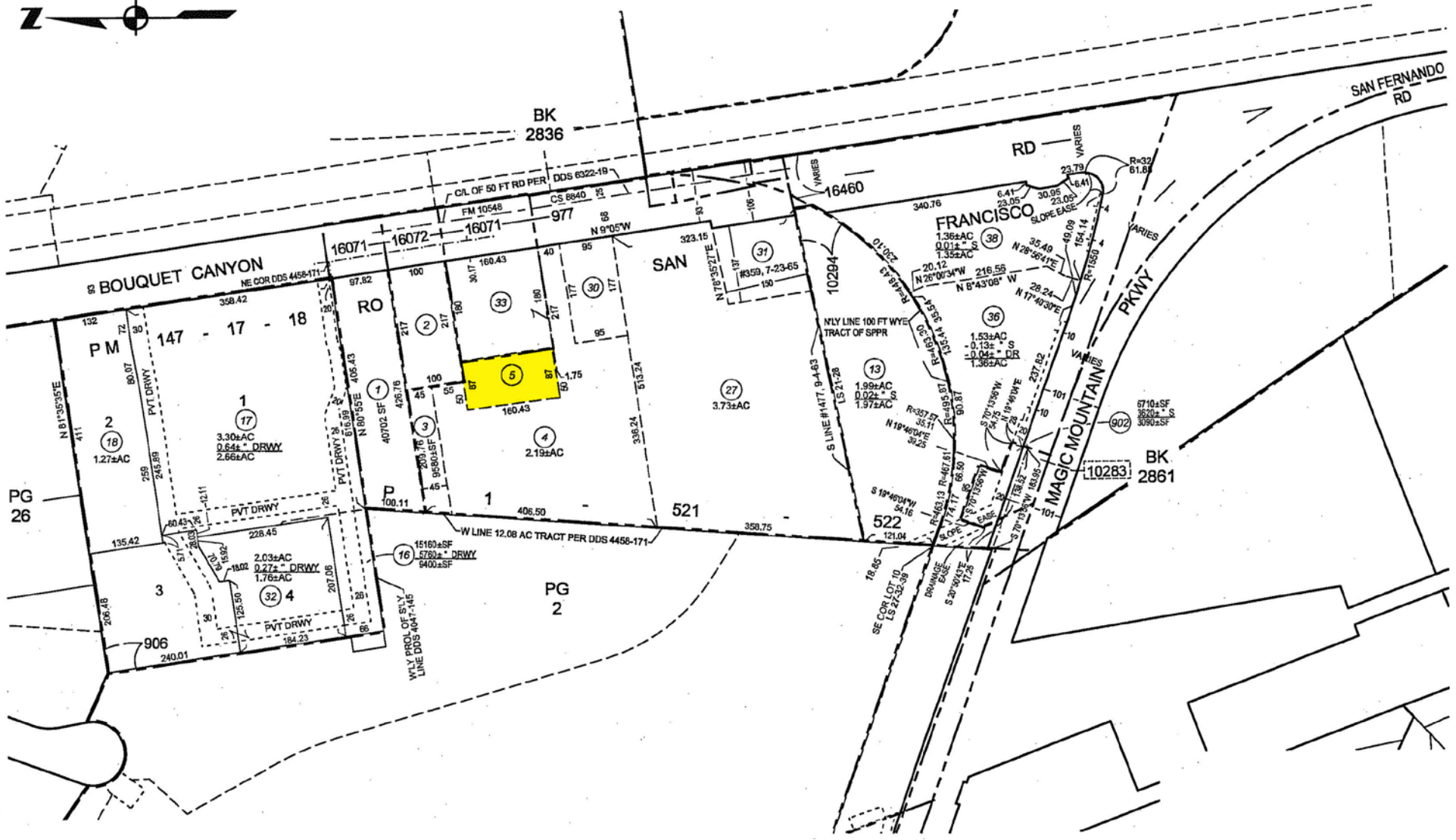
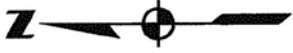


# Aerial Photo

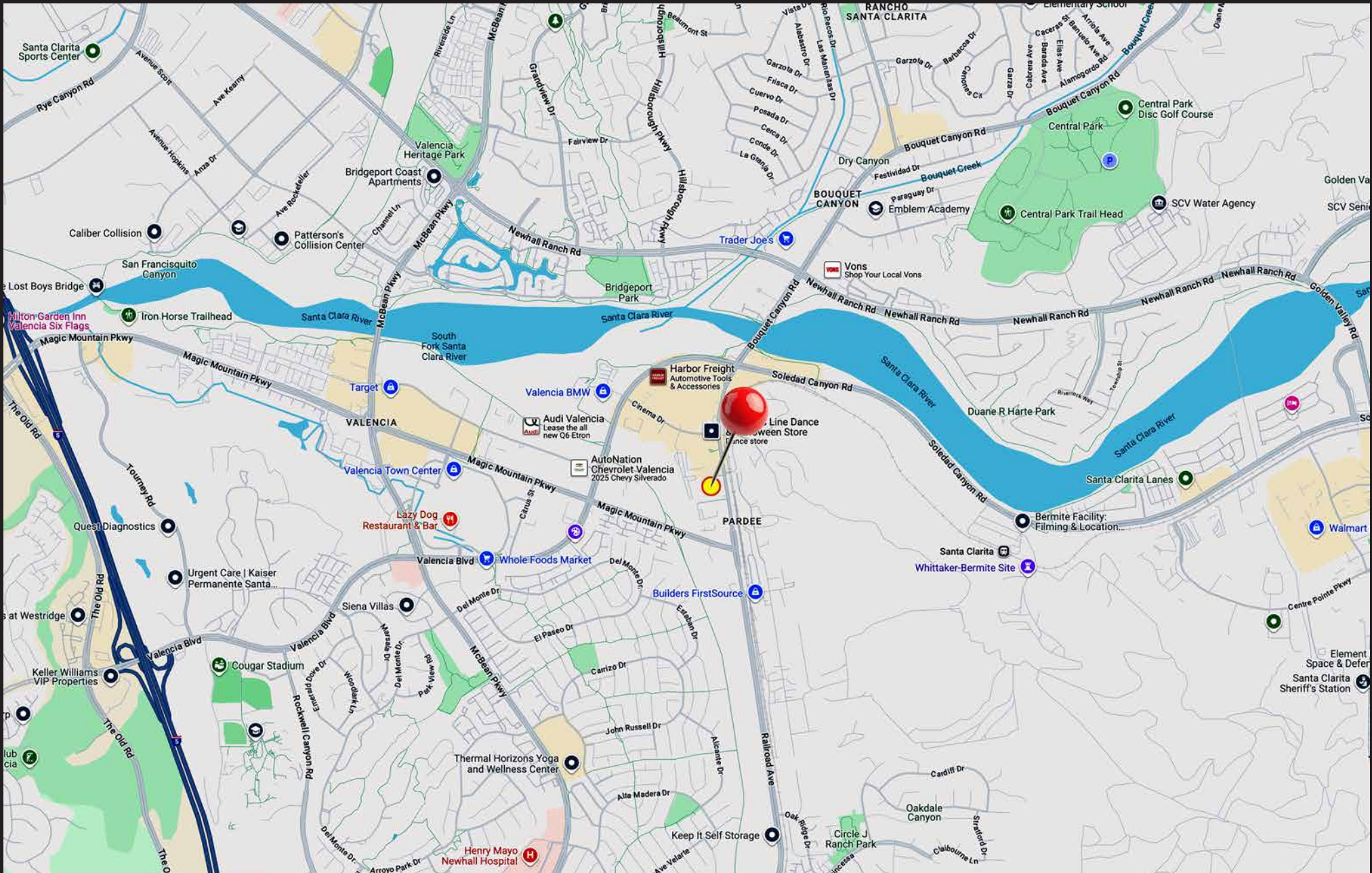


*Bouquet Canyon Road*

# Plat Map



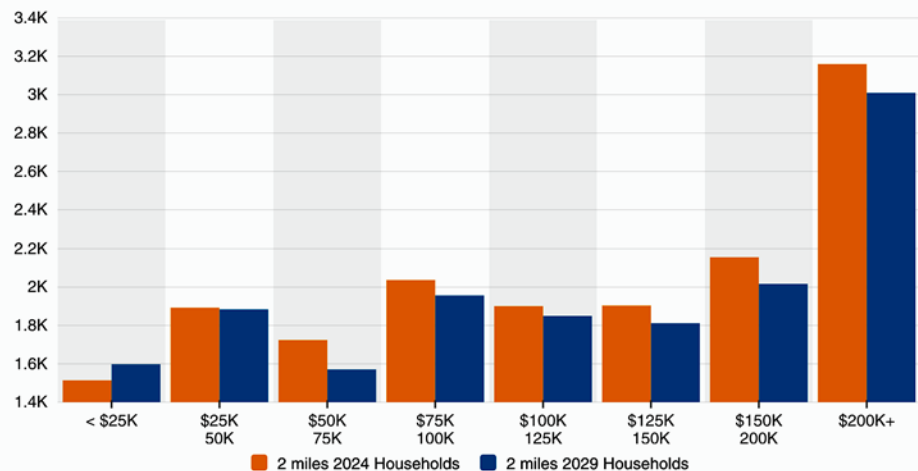
# Area Map



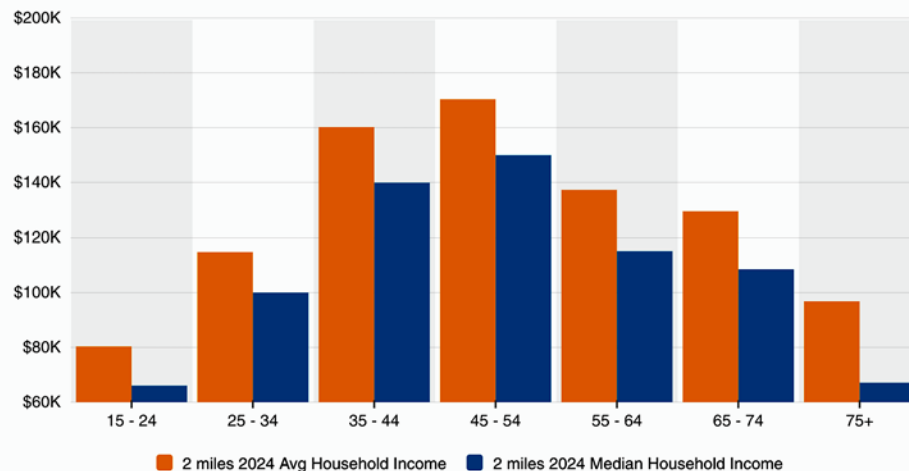


# Area Demographics

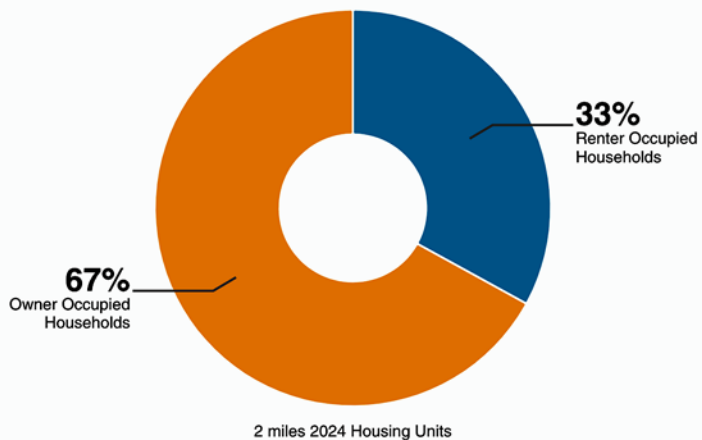
Household Income



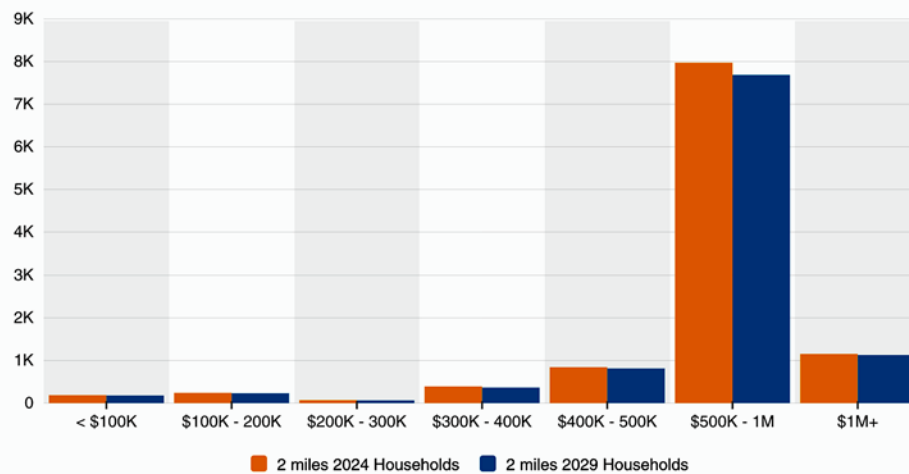
Household Income By Age



Housing Occupancy



Home Values



26055 Bouquet Canyon Road  
Santa Clarita, CA 91350

5,735± SF Building  
13,922± SF of Land

Prime Investment Opportunity

100% Leased | 5.09% Cap Rate



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