



HARTWELL

OLD TOWN NEWHALL

FULLY ENTITLED
MIXED-USE
DEVELOPMENT
SITE

98 Units &
6,500 SF of Retail

24300-24322 Main St.
& 24307 Railroad Ave.
Santa Clarita, CA 91321



PROPERTY DESCRIPTION

Site Address

Hartwell at Oldtown Newhall

24300-24322 Main St. & 24307 Railroad Ave.

Santa Clarita, CA 91321

www.liveathartwell.com

Sale Price

\$7,500,000

\$ / Buildable Unit

\$76,530

\$ / Buildable SF

\$38.87

Total Land SF

43,518 SF

Zoning

UC (Commercial)

APNs

2831-012-022; 023; 024; 025; 026; 027

Mixed-Use Development Project

98 Apartment Units & approx. 6,500 SF of ground floor Retail

PROJECT ADVANTAGES

Mixed-use development opportunity in the vibrant core of the City of Santa Clarita, Old Town Newhall. Positioned in the heart of downtown, this site is **fully entitled and submitted for plan check**, offering investors a rare chance to move directly into the construction phase with minimal delay—eliminating the typical entitlement risk and timeline.

The project is designed for 100% market-rate apartments, with no affordable housing requirements, maximizing flexibility and long-term return potential in one of Santa Clarita's fastest-growing submarkets.

Newhall is undergoing transformation with major nearby developments such as the Santa Clarita Public Library Newhall Branch and Newhall Crossings — a modern mixed-use destination. This revitalization continues to drive strong demand, foot traffic, and long-term value in the immediate area.

Fully Entitled Plans

Submitted for Plan Check

Excellent Unit Mix

1, 2 & 3 Bedrooms with Multiple Floorplans

Great Proximity to Mass Transit

Newhall Train Station & Multiple Bus Lines

Continued Transformation and Development

One of Santa Clarita's Fastest Growing Submarkets

Located Close to Endless Amenities

Restaurants, Shopping and Entertainment

PROPERTY DESCRIPTION



PROPERTY RENDERINGS



HARTWELL OLD TOWN NEWHALL





HARTWELL

OLD TOWN NEWHALL



PROPERTY RENDERINGS

COMPS

RESIDENTIAL

The Overlook Santa Clarita (Built in 2025)

1 BD - \$3200; 2 BD - \$3800

Array Vista Canyon (Built in 2020)

1 BD - \$3000; 2 BD - \$3700

Newhall Crossings Residences, (Built in 2020)

2BD - \$3500

Hills of Valencia Apartments (Built in 2003)

2BD - \$3500

Townhomes at Lost Canyon (Built in 2013)

3BD - \$4500

Alexan Noho West (Built in 2021)

2BD - \$4156

The Q Variel (Built in 2020)

1BD - \$3512

RETAIL @ NEWHALL CROSSING

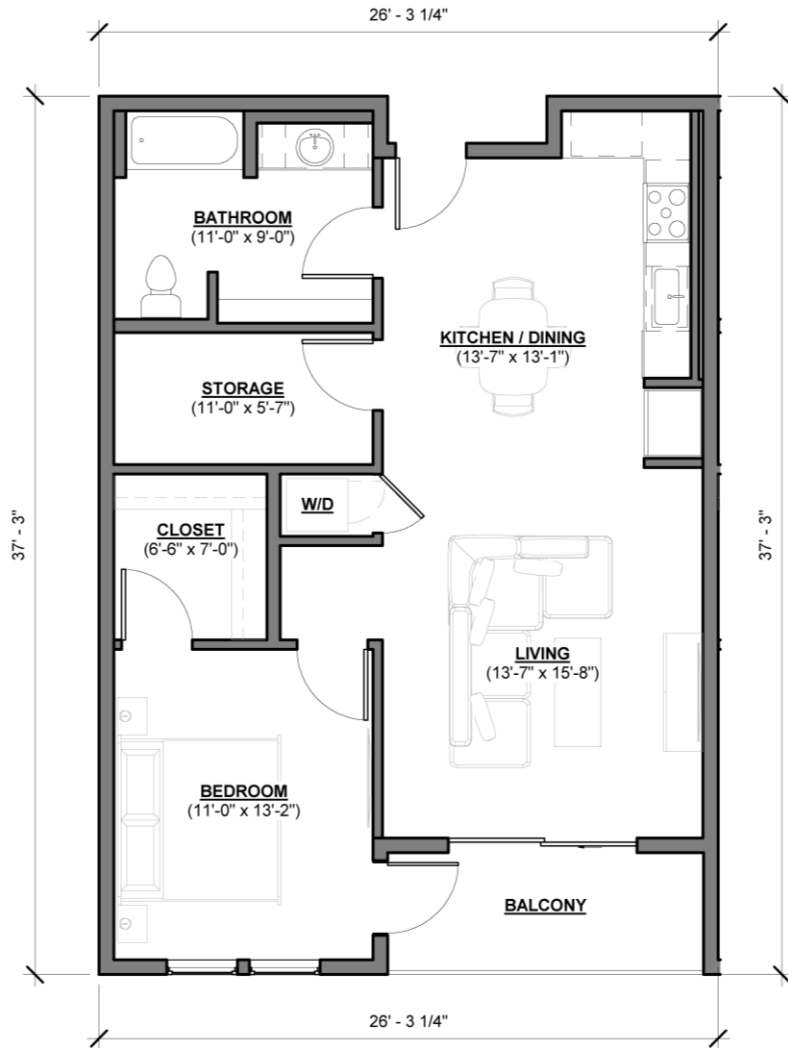
Eat Real - 1980 SF - \$3.38 SF – NNN



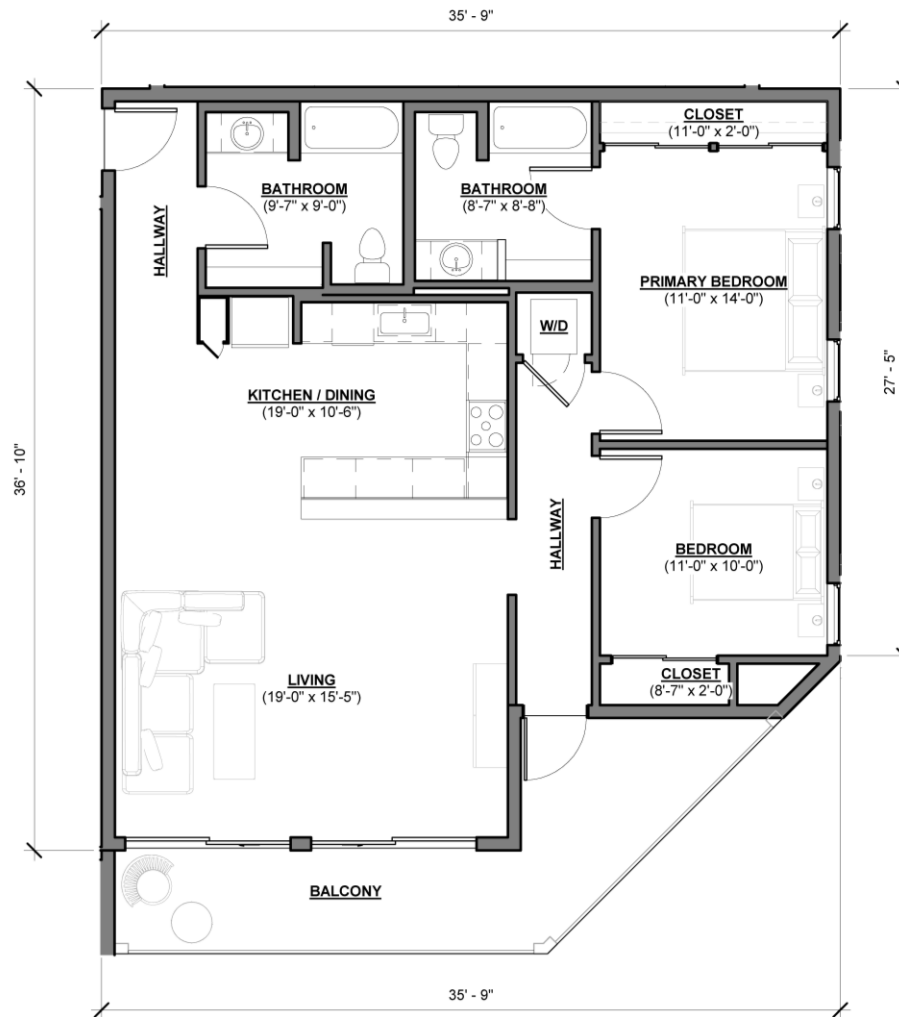
Grit + Gratitude - 2949 SF - \$3.30 SF – NNN



ONE BEDROOM



TWO BEDROOM

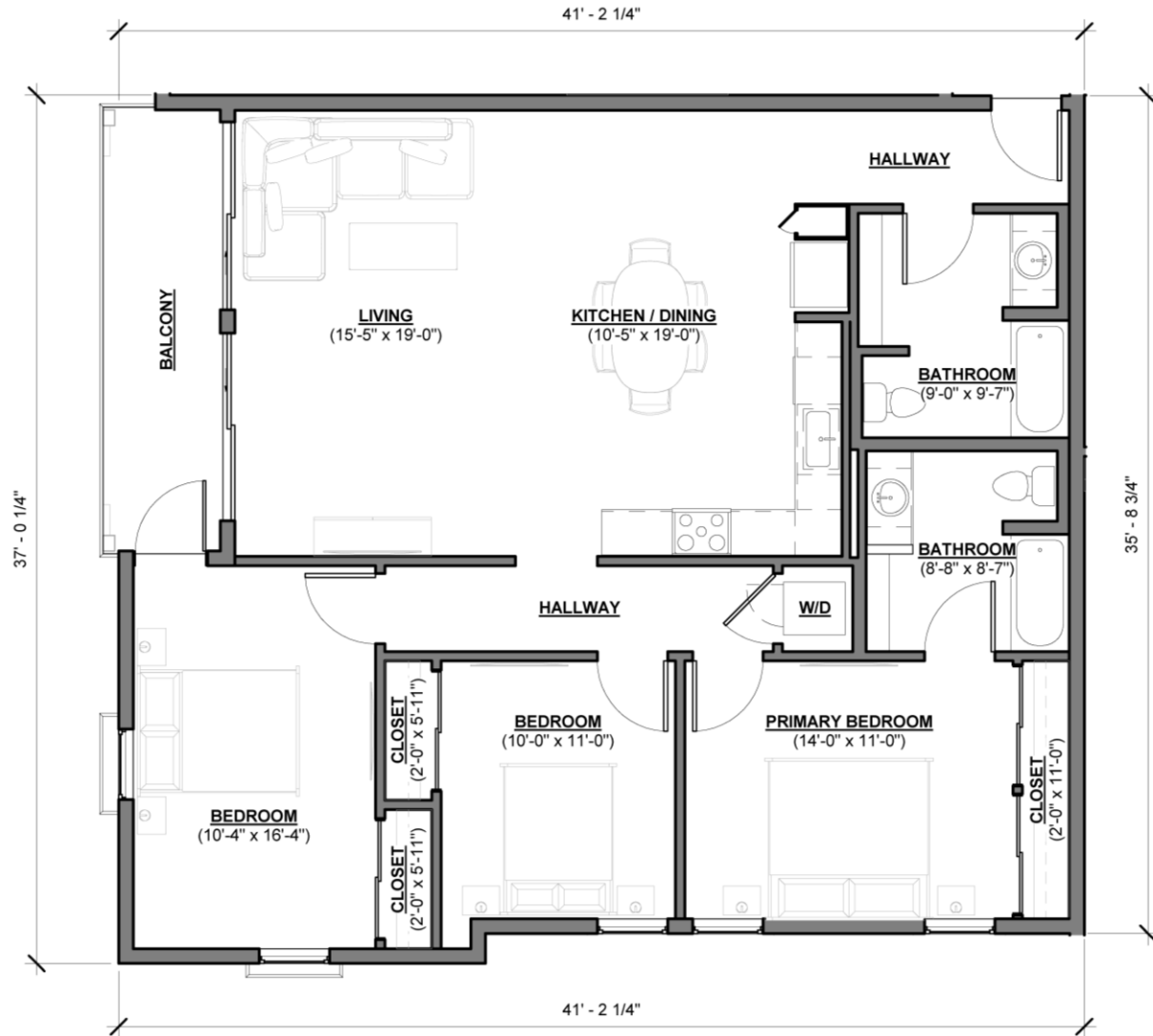


FLOOR PLANS

*Examples of floor plans, more types in full plans

FLOOR PLANS

THREE BEDROOM



*Examples of floor plans, more types in full plans



HARTWELL

OLD TOWN NEWHALL

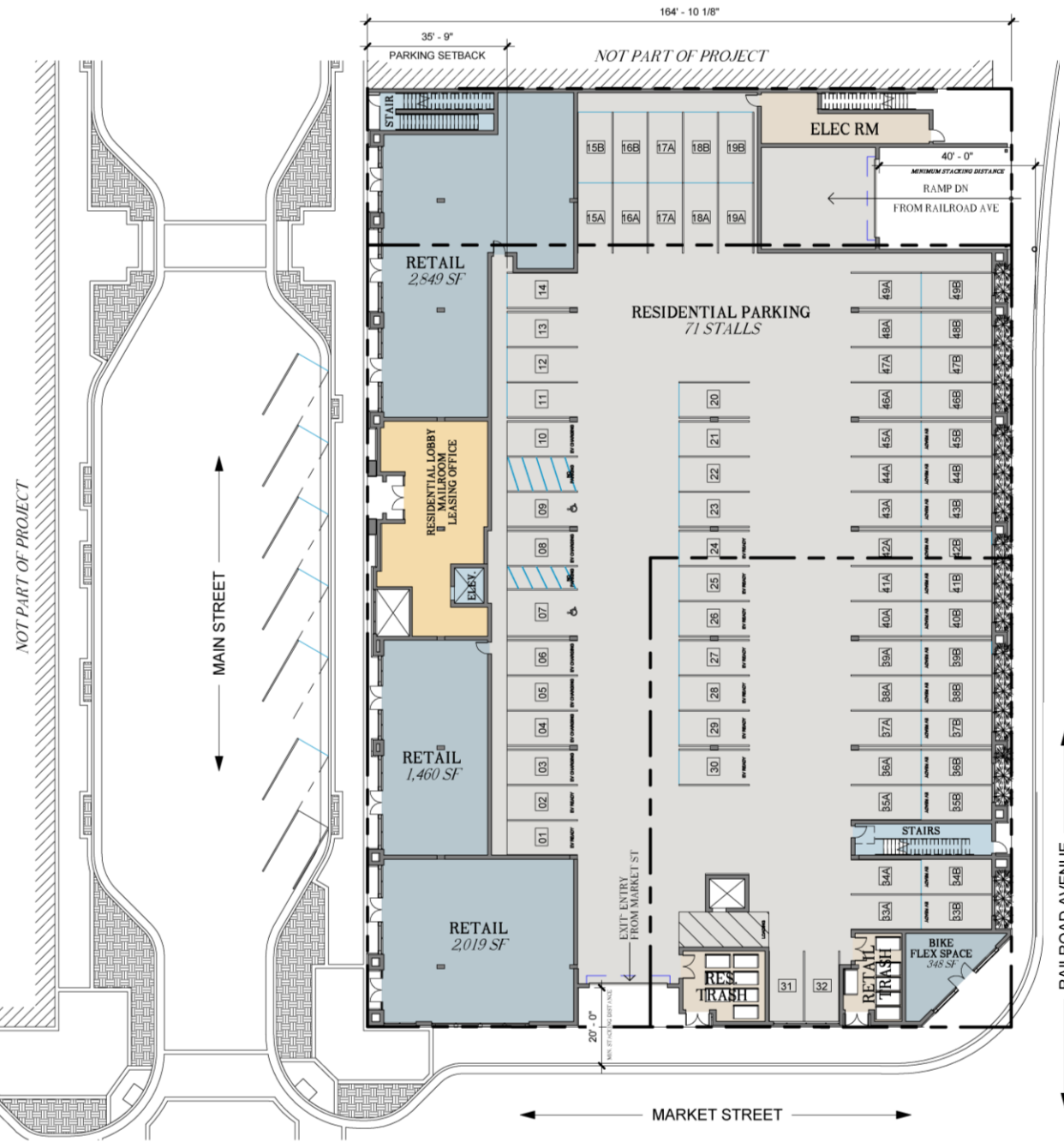
www.liveathartwell.com

PROJECT INFORMATION

PARKING TABULATION

EV READY SPACES	- 22
EV CHARGING SPACES	- 6
ACCESSIBLE EVCS	- 1
ACCESSIBLE SPACES	- 1
VAN ACCESSIBLE SPACES	- 1
TANDEM SPACES	- 44 (22)
SINGLE SPACES	- 27
TOTAL GARAGE PARKING	- 71 STALLS
TOTAL RETAIL SQ. FT.	- 6,676 SF

SITE PLAN



LOCATION

Map Legend:

- P Parking
- Breweries
- Arts and Entertainment
- Coffee
- Bakeries
- Hotel
- Wineries
- Restaurants
- Retail/Shopping
- Spa & Wellness
- Events
- Bar

Businesses and Landmarks on Map:

- Old Town Newhall Library
- NEWHALL CROSSINGS
- NEWHALL COMMUNITY CENTER
- Metrolink Station
- Veterans Historical Plaza
- William S. Hart Park
- Santa Clarita History Center
- Placerita Liquor
- Double Trouble Wine Room
- RISE Mindful Healing
- Jazmin's Bakery
- Zushingaso Sush on Main
- Bonanza Liquor
- Old Town Junction
- The MAIN
- Newhall Refinery
- Care Tucker Style House
- Canyon Theatre Guild
- Hotel Lexen
- Newhall Ice
- White Fig Designs
- By Invitation Only
- Ceramic Artist Studio Inc.
- ARTree
- SCV Artists Association

Inset Photos:

- Old Town Newhall Library
- NEWHALL CROSSINGS
- Newhall Community Center
- Metrolink Station
- Veterans Historical Plaza
- William S. Hart Park
- Santa Clarita History Center





HARTWELL

OLD TOWN NEWHALL

www.liveathartwell.com

FULLY ENTITLED
MIXED-USE
DEVELOPMENT
SITE

98 Units &
6,500 SF of
Retail

24300-24322 Main St. &
24307 Railroad Ave.
Santa Clarita, CA 91321



MICHAEL SUSSON Lic # 01515991

Vice President, Investments

Tamarack Real Estate Services

[E] michael@tamarackres.com

[P] (818) 464-3217

[C] (310) 962-7210

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403