

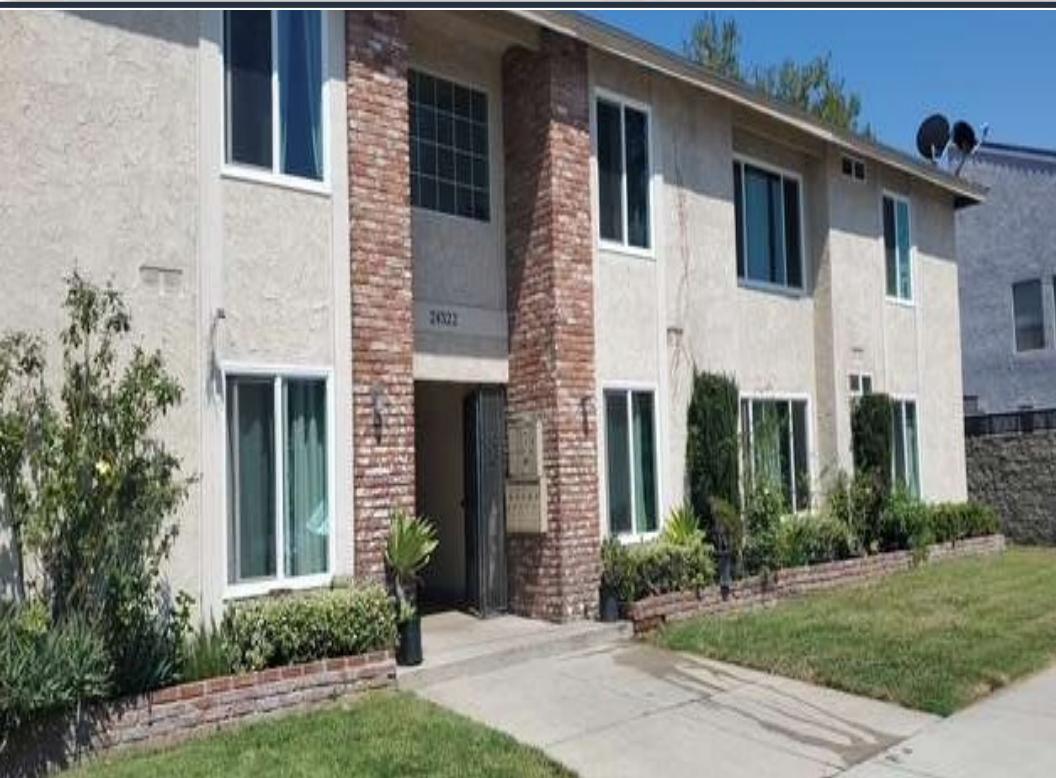


24522 Chestnut Street

Newhall, California

FOR SALE

8 Unit Apartment Building



CRH
Realty Group

Property Summary

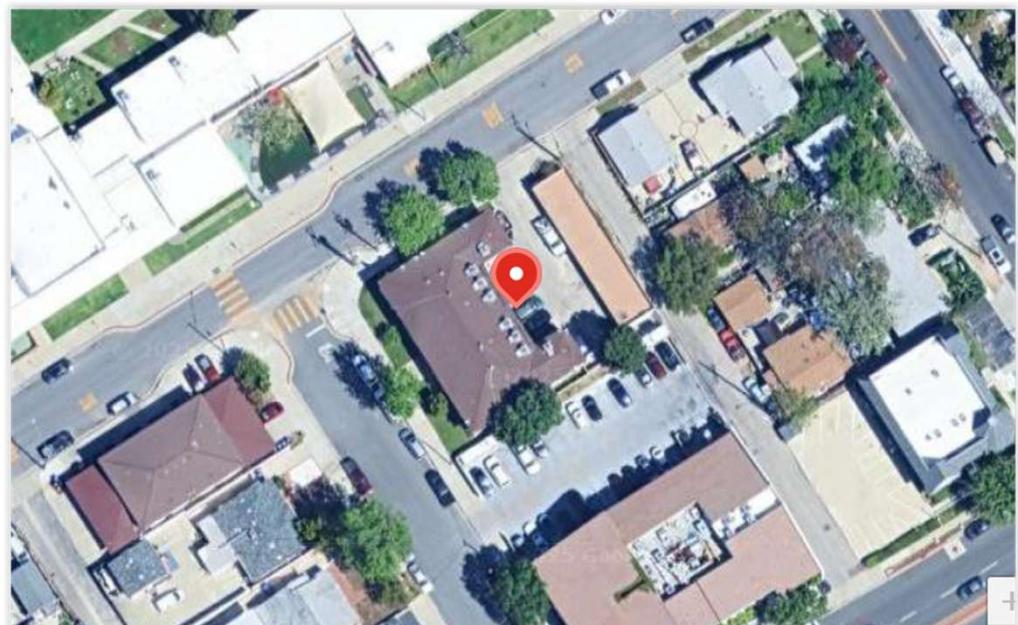
Exceptional 8-Unit Multifamily Investment in the Heart of Newhall

CRH Realty Group is pleased to present **24522 Chestnut St.**, a prime multifamily investment opportunity located in the heart of **Newhall**, just steps from **Santa Clarita's rapidly redeveloping Old Town Newhall District** — one of the city's most vibrant and in-demand rental markets.

This well-maintained, eight-unit apartment building was constructed in **1979** and features **spacious two-bedroom, one-bathroom units** averaging approximately **1,091 square feet**. Each unit offers a comfortable living space that appeals to long-term tenants seeking proximity to **schools, shopping, dining, and entertainment** in a central, walkable location.

Notably, the property is **not subject to the Los Angeles Rent Stabilization Ordinance (RSO)** due to its construction date and is instead governed by **California's AB 1482**, which allows for more favorable annual rent increases compared to older, rent-controlled assets.

Offering Price	\$3,500,000 ALL CASH
CAP Rate	4.00%
APN	2831-005-034
Lot Size	.028 Acres
Building Size	8,730 SF Total
Units	8
Year Built	1979
Parking	8 Garage Spaces



Income & Expenses

Prime Location Benefits

Situated just minutes from **Old Town Newhall's thriving entertainment and arts scene**, including theaters, restaurants, and nightlife, the property is perfectly positioned to attract **young professionals, creatives, and families**. With **easy access to the 5 and 14 freeways** and close proximity to **Metro Rail Lines**, tenants enjoy seamless connectivity throughout Santa Clarita and beyond.

The surrounding area is undergoing a wave of new development and infrastructure investment, fueling continued rental demand and strong appreciation potential.

Expenses	Monthly	Annually
Property Tax	\$2,939	\$35,268
Insurance	\$583	\$7,000
Sewage	\$58	\$696
Electricity	\$200	\$2,400
Water	\$300	\$3,600
Gas	\$375	\$4,500
Repair Estimate	\$300	\$3,600
Vacancy Estimate	\$400	\$4,800
Trash	\$58	\$700
Income	Monthly	Annually
Rent	\$16,463	\$197,556
Laundry	\$416	\$5,000
Total Income	\$16,879	\$202,556
Total Expenses	\$5,213	\$62,564

Net Income: \$139,992

Rent Roll

Unit Type	Current Rent	SF
2+1	\$1,965	+/-1,091
2+1	\$1,965	+/-1,091
2+1	\$2,085	+/-1,091
2+1	\$2,085	+/-1,091
2+1	\$1,965	+/-1,091
2+1	\$2,050	+/-1,091
2+1	\$2,178	+/-1,091
2+1	\$2,170	+/-1,091

** As of October 2025, the average apartment rent in Newhall, CA is \$1,636 for a studio, \$1,799 for one bedroom, \$2,319 for two bedrooms, and \$2,974 for three bedrooms. Apartment rent in Newhall has increased by 1.4% in the past year.*

Property Photos

Key Property Features

- Eight (8) large 2BR / 1BA units ($\pm 1,091$ SF per unit)
- Built in 1979 – Exempt from LA RSO
- Subject to AB 1482 – Increased rent flexibility
- One-car garage per unit
- Updated dual-pane windows
- Newer AC units (replaced within the last 2–5 years)
- Well-maintained with stable tenancy and rental upside



Galaxy S24+



Galaxy S24+

Property Photos



Neighborhood Photos



Market Overview

Old Town Newhall Library

Laemmle

NEWHALL CROSSINGS

Railroad

Parking Structure

Community Center

Metrolink Station

Old Town Junction

6th Street

Market Street

Main Street

Walnut Street

8th Street

9th Street

Veterans Historical Plaza

Laemmle

Maginn's Irish Pub

WE Lounge

Everyday Leisure

Society Pizza Lounge

Eat Real on Main

Form+Content

Gold Coast Sushi & Ramen

XRO Fresh Churro Bar

C'est L'amour Nail

The Loaf Bakery & Cafe

Grit+Gratitude

Wide Eye Optometry

P Parking

Breweries

Arts and Entertainment

Coffee

Bakeries

Hotel

Wineries

Restaurants

Retail/Shopping

Spa & Wellness

Events

Bar

Yoga

Propinquities

Egg Plantation

Hot for Yoga

Yarn and Charm

Barn and Charm

Hom Coffee

Daily Harvest Cafe

Locate Studios

Rockit Fizz

8th & Main Hair Lounge

Mascot Aesthetic

R.J.M. Grill & Cafe

El Pueblo Restaurant

Henry's Coffee

Way Station

El Taco Llama

Placenta Liquor

Elise's

Double Trouble Wine Room

RISE Mindful Healing

Jazmin's Bakery

Zushingas Sushi on Main

KTTS

Candle Salts & Boutiques

Mac's Pool Supply

El Trocadero

The Main

Care Tucker Style House

Newhall Refinery

Canyon Thatch Gold

6th Street

Old Town Junction

Sidecar Market

Mixed by Design

Maison on Main

Patchella Winery

Newhall Press Room

on Main

White Fig Designs

Textilepop

Rustique Boutique

Hairloom Vintage

Ceramic Artist Studio Inc.

ARTree

Maginn's Irish Pub

WE Lounge

Everyday Leisure

Society Pizza Lounge

Eat Real on Main

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Gold Coast Sushi & Ramen

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Location Overview

Schools

• Newhall Elementary School	0.1 mile
• Placerita Middle School	0.7 miles
• William S. Hart High School	0.4 miles
• College of the Canyons	4.8 miles

Parks

• William S. Hart Regional Park	0.8 miles
• Ed Davis Park (Towsley Canyon)	4.1 miles
• William S. Hart High School	0.4 miles

Shopping

• The Oaks Plaza	0.2 miles
• Newhall Crossings	0.2 miles
• Wayman Court Center	0.4 miles

Transportation

• Newhall Metrolink	0.5 miles
• Santa Clarita Metrolink	4.4 miles

Hospitals

• Henry Mayo Newhall Hospital	1.9 miles
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Newhall, CA Overview



Welcome to the southernmost, oldest part of Santa Clarita, California known as Newhall! This charming city creates a unique suburban experience for its residents with a variety of eclectic shops, restaurants, and entertainment options such as the local performing arts theater. Whether you're interested in big-time retailers or locally-owned businesses, Newhall is the place to be.

The Newhall train station is a great travel-based amenity for its residents, along with the easy access to major roads such as Interstate 5. In Newhall, you'll appreciate safe suburban streets, abundant conveniences, and the Vista Valencia Golf Course. Surrounded by mountainous terrain, residents of Newhall have beautiful views from their apartments, single-family homes, condos, and townhomes, all available for rent in this one-of-a-kind city!



Population

29,416



Median age

37



Avg. hh income

\$114,322

**If you would like more
information on this offering,
please get in touch.**

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The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by CRH Realty Group

