



23681 NEWHALL AVE, SANTA CLARITA, CA 91321

RETAIL



FOR SALE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

IKON Properties is proud to present 23681 Newhall Ave Santa Clarita. An exceptional investment or owner user opportunity strategically located in a highly desirable area. This property boasts excellent street visibility and prominent signage enhancing exposure in a high traffic area. Additional revenues from an onsite billboard with multiple new developments coming to town. This property is poised for growth and benefits from a brand new roof. Easy access to both freeways 14 and 5. This property is part of a portfolio sale along with 23661 Newhall Ave, Santa Clarita. Four of the twelve units in this building are owner occupied. Owner is open to a leaseback for a short term. This property is attractive to both investors and owner users as they can be sold together or separately.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY HIGHLIGHTS

- Excellent Investment / Owner-User Opportunity
- Zoned: SCMX-C (Santa Clarita Mixed Use Corridor)
- Excellent Signage & Street Visibility (Double Sided Monument Signage)
- Billboard Rental Income
- Brand New Roof
- Adjacent to Multiple Developments in a Highly Desirable Location
- Strong Demographics and Traffic Counts with Easy Access to 14 and 5 Freeways

PROPERTY TYPE
Retail

PRICE
\$3,800,000

BUILDING
12,847 SF

PARCEL NUMBER
2827-004-027

LOT
46,174 SF

YEAR BUILT
1987

ZONING
SCMX-C

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RENT ROLL

Tenants	Monthly Base Rent	Notes
Unit 1-4	Owner Occupied	\$9,000 As of 12/31/2025
Unit 5 & 6	\$3,000.00	(Tenant Moving to Unit 1-4)
Unit 7	\$1,957.44	
Unit 8	\$2,060.00	
Unit 9-10	\$4,733.88	
Unit 11	\$2,500.29	
Unit 12	\$2,082.24	
Sign	\$366.00	
TOTAL	\$16,700.35	
TOTAL AS OF 12/31/2025	\$22,700.35 + NNN	

*Property information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

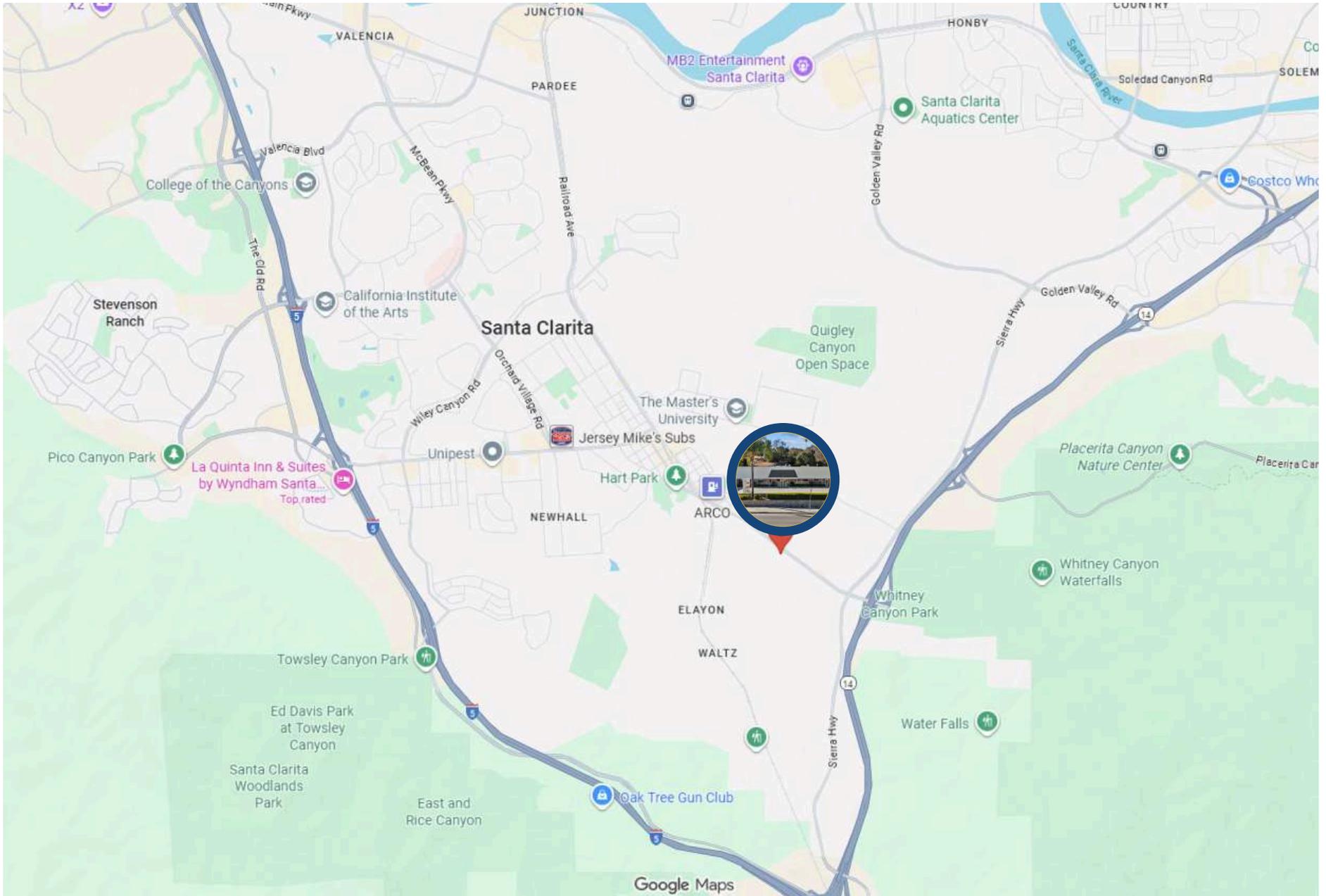
PROPERTY PHOTOS



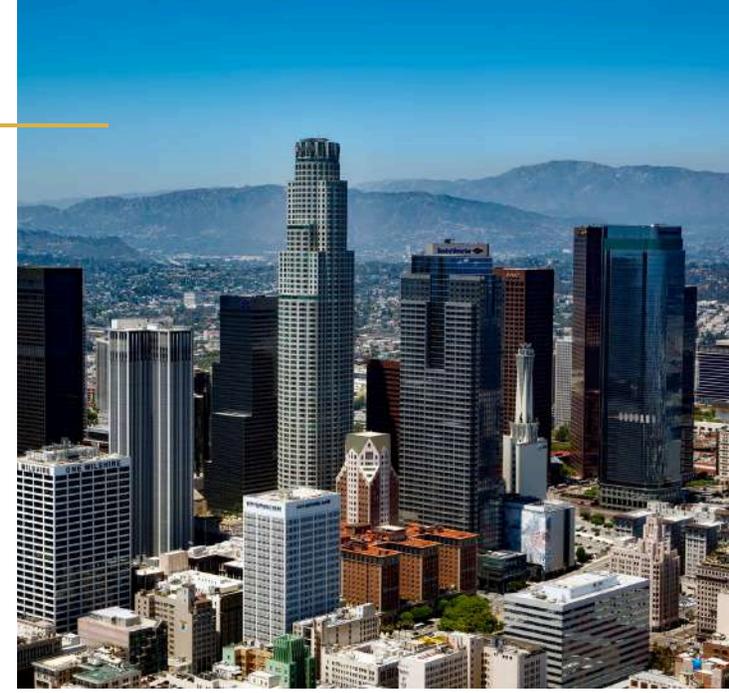
RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	9,330	43,108	162,216
2029 Population	9,012	41,678	156,389
Pop Growth 2024-2029	-3.41%	-3.32%	-3.59%
Average Age	35.20	39.60	39.70
2024 Total Households	2,672	14,014	54,536
HH Growth 2024-2029	-3.63%	-3.55%	-3.81%
Median Household Income	\$72,899	\$96,085	\$99,462
Avg Household Size	3.30	2.90	2.90
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$673,936	\$723,832	\$696,714
Median Year Built	1985	1978	1986



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BLAS FERNANDEZ

MANAGING DIRECTOR

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



TANEER SHEIKH

SENIOR INVESTMENT ASSOCIATE

661.803.6678

taneer@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02189916