

20733 SOLEDAD CANYON RD

SANTA CLARITA | CALIFORNIA



4,725 SF Owner-user Automotive Repair Property | 14,354 SF Site Area

Marcus & Millichap



PRESENTED BY

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An aerial photograph of a commercial district. In the foreground, a multi-lane asphalt road with yellow and white lane markings runs horizontally. To the left of the road is a parking lot filled with various cars and vans. Behind the parking lot are several commercial buildings. One building has a sign that says "CAUSER AUTOMOTIVE" in orange letters. Another building has a sign that says "UTOREPAIRS.COM" in red letters. In the background, there are more commercial buildings, including one with a McDonald's logo, and a hillside with residential houses and trees.

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The Offering

Marcus & Millichap is pleased to present 20733 Soledad Canyon Road, a 4,725 square foot auto repair facility situated on 14,354 square feet of land (0.33 acres). The Property is ideally located directly on one of Santa Clarita's major thoroughfares, with traffic counts exceeding over 45,200 vehicles per day. The Property benefits from a rare stand-alone drive-thru bay and an additional 4,771 square foot undeveloped parcel of land.

20733 Soledad Canyon Road is currently fully leased to two month-to-month tenants, but can be delivered vacant upon sale, making it an ideal owner-user opportunity. The unique property consists of a 3,600 square foot, four-bay rear building, and a 1,125 square foot drive-thru two-bay building right along Soledad Canyon Road, offering a rare repair and service opportunity to prospective users. The excess land provides additional automotive service and storage space or the chance to develop another building.

The property is located centrally in Santa Clarita, an affluent and high growth Los Angeles County community, with access to over 165,000 residents within a 5-mile radius. Automotive repair zoning is highly restrictive and near impossible to develop in Santa Clarita, making existing facilities highly sought-after and rarely available.

Highlights

\$3,285,000

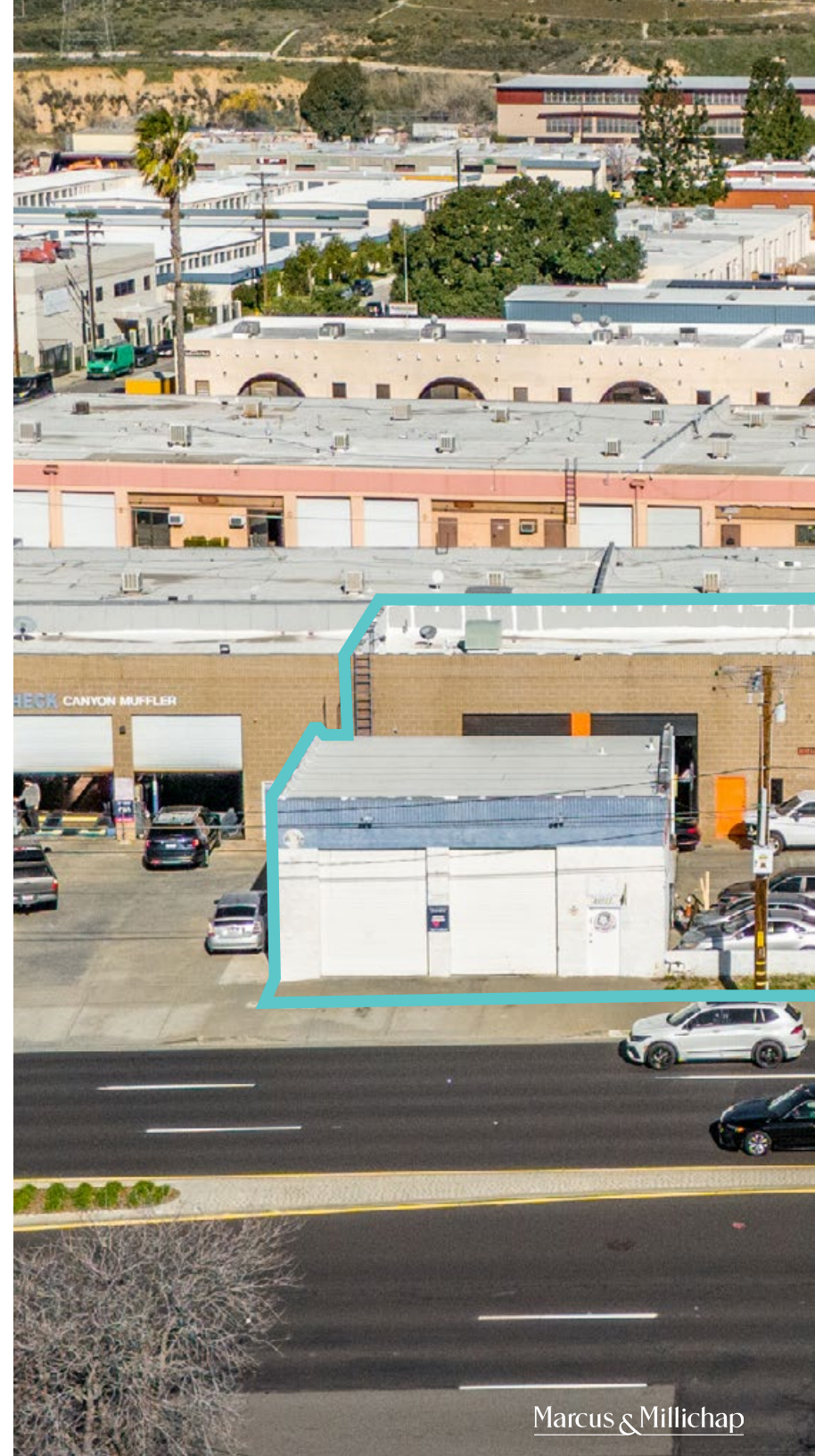
Price

4,725

Usable SF

14,354

Site Area SF





Offering Summary

20733 Soledad Canyon Rd
Santa Clarita

Address

\$3,285,000

Price

4,725

Square Feet

14,354 (0.33 Acres)

Los Square Feet

45,200 Vehicles Per Day

Traffic Count on Soledad Canyon

Two

Units

Vehicle Service (VS)

Zoning Area

20'

Clear Height

Investment Highlights

Located Directly on High Traffic Thoroughfare

- 152' of street frontage on Soledad Canyon Road
- Soledad Canyon Road is one of Santa Clarita's main east-west thoroughfares running centrally through the city and connecting the I-5 and SR-14 Freeways
- Excellent visibility to over 45,200 vehicles per day

May Be Delivered Vacant

- The entire property may be delivered vacant at closing.
- The Property is currently 100% leased to two tenants on a month-to-month basis, offering multiple occupancy options for the buyer.
- Investment opportunity through re-leasing both units and increasing rents to market.

Rare Automotive Zoned Asset

- Vehicle Service (VS) zoning in the city of Santa Clarita is extremely limited, meaning highly limited supply and outsized demand for existing automotive repair property.
- This area along Soledad Canyon Road is considered the city's main automotive-zoned corridor. It's designed to concentrate vehicle repair and maintenance services in a central, accessible location.





Walmart

SportClips
HAIRCUTS

Jersey Mike's
SUBS

DICK'S
SPORTING GOODS

SKY
ZONE

MB2
ENTERTAINMENT

Spectrum

Ashley
HOMESTORE

SHERWIN
WILLIAMS

ExtraSpace
Storage

PANDA EXPRESS

Starbucks

BANK OF AMERICA

Golden Valley Rd (19,550 VPD)

20733 SOLEDAD CANYON
SANTA CLARITA

Soledad Canyon Rd (45,200 VPD)



20733 SOLEDAD CANYON
SANTA CLARITA



Investment Highlights

Strategic Location:

- Centrally located in Santa Clarita with access to over 165,000 people in a 5-mile radius
- Situated in the Soledad Canyon Road corridor, the City's designated auto-service area
- The Property lies along one of the City's main thoroughfares connecting the I-5 and SR-14 Freeways.

Abundant Amenities Including Walmart Power Center

- Numerous shopping centers and dominant power centers anchored by prominent national tenants are located within 1 mile of the property, including Walmart Super Center, Sam's Club, Dicks Sporting Goods, Home Depot, Ashley Homestore, Joann, and LA Fitness.

High-Growth Los Angeles County City

- Santa Clarita is regarded as one of the most pro-growth and development-friendly cities in Los Angeles County. It's openness to residential development allows the city to expand significantly while maintaining high standards for infrastructure and public amenities.
- The city's lack of gross receipts tax and its Workforce Development initiatives have led to a 15% increase in new business licenses over the last 24 months
- Santa Clarita's population has grown at a consistent 1.5% growth rate over recent years, far exceeding Los Angeles County and California as a whole.

Investment Highlights

Rare Auto Repair Property with Excess Land

Rare opportunity to own a street front auto repair property with excess land. The 4,771 square foot adjacent parcel is ideal for vehicle parking or storage, and may be developed in the future for additional building area.

Unique Asset with Drive-Thru Service Bay

The property contains a 1,125 square foot drive-thru bay situated directly along Soledad Canyon Road. This unit provides excellent visibility while offering numerous occupancy or investment opportunities. It's also perfectly equipped for quick-lube, brake and muffler, auto glass repair, or tire center businesses.

Excellent Demographics

Santa Clarita is one of the largest cities in Los Angeles County, characterized by a highly educated, family-oriented, and high-income population. The city ranks among the highest-earning areas in the country, which supports strong retail and service oriented businesses. The city boasts a median household income of almost \$120,000, with over 50% of households earning more than \$100,000 annually.

Well Equipped Property

The Property benefits from six bays, 20' clear heights, separately metered utilities, excess land, and multiple points of ingress/egress.





Ideal Ingress/Egress

The Property features two points of access along Soledad Canyon Rd as well as a rear alley.

Prime Soledad Canyon Location

Soledad Canyon is a high-traffic thoroughfare running centrally through Santa Clarita. Traffic counts exceed 45,200 vehicle per days.

Well Maintained Asset

Current ownership has meticulously maintained the property, including significant recent repairs to the roof, paint, plumbing, and electrical.

Property Summary

Property Address

20733 Soledad Canyon Rd, Santa Clarita
91351

County

Los Angeles

Total Building Area

4,725 SF

Land Area

14,354 SF (0.33 Acres)

Occupancy

100% (Deliverable Vacant)

Parking

24 Spaces

Year Built

1985

Zoning

SCBP VS (Vehicle Service)

APN

2805-018-024

2805-018-006

Price

\$3,285,000

Price Per SF

\$695

Pro Forma Cap Rate

5.02%

Clear Height

20'

Loading Doors

12

Loading Door Size

14 'x 10'

Traffic Counts

45,200 VPD

Street Frontage

152' Soledad Canyon Road



Oak Ave

Marcus & Millichap



20733 SOLEDAD CANYON
SANTA CLARITA

Ruether Ave

Soledad Canyon Rd

Golden Triangle Rd



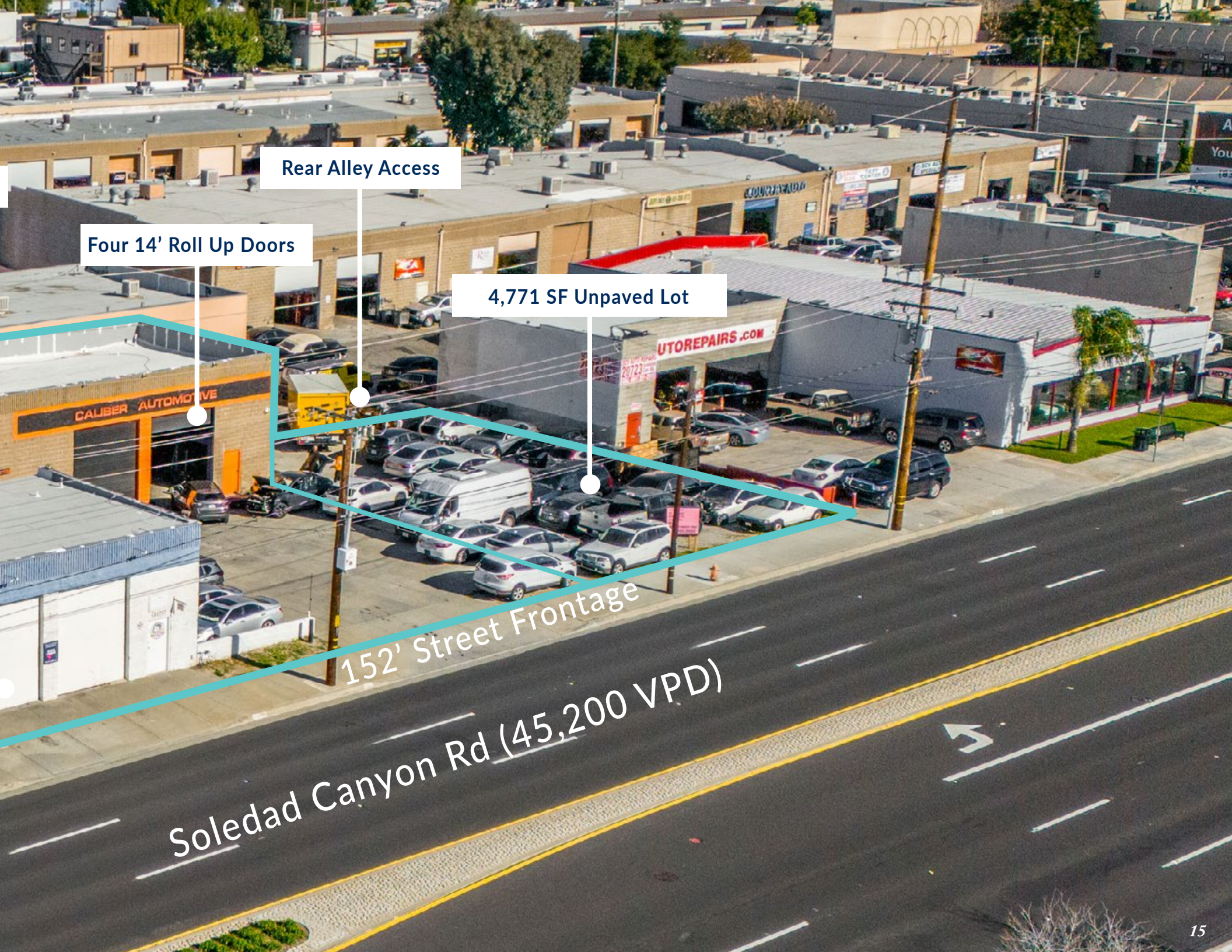
3,600 SF

20' Clear Height

Not A Part

1,125 SF Smog Shop

Four 14' Roll Up Doors



Rear Alley Access

Four 14' Roll Up Doors

4,771 SF Unpaved Lot

152' Street Frontage

Soledad Canyon Rd (45,200 VPD)



FIVE STAR SMOG

20737

NO PARKING
SMOG TEST STATION ONLY





Financial Overview

Rent Roll

| <i>Tenant</i> | <i>Square Feet</i> | <i>Monthly Base Rent</i> | <i>Rent/SF</i> | <i>Lease Type</i> | <i>Expiration Date</i> | <i>Options</i> |
|-------------------------------|--------------------|--------------------------|----------------|-------------------|------------------------|----------------|
| Cardinal Collision Craft, LLC | 3,600 | \$7,713 | \$2.14 | NNN | Jun-26 | None |
| Five Star Smog Check | 1,125 | \$3,607 | \$3.21 | NNN | Month-to-Month | None |
| | 4,725 | \$11,320 | \$2.40 | | | |

Pro Forma Cash Flows

| | <i>In-Place Yr 1</i> | <i>PSF</i> | <i>Pro Forma Yr 2</i> | <i>PSF</i> |
|-------------------------------------|----------------------|----------------|-----------------------|----------------|
| Potential Gross Revenue | | | | |
| Potential Base Rent (1) | \$135,836 | \$28.75 | \$176,850 | \$37.43 |
| CAM Reimbursement | 54,090 | 11.62 | 59,562 | 12.61 |
| Potential Gross Revenue | \$190,745 | \$40.37 | \$236,412 | \$50.03 |
| Vacancy & Credit Loss (2) | - | | (11,821) | (2.50) |
| Effective Gross Revenue | \$190,745 | \$40.37 | \$224,592 | \$47.53 |
| Operating Expenses | | | | |
| Total Operating Expenses (3) | 54,909 | 11.62 | 59,562 | 12.61 |
| Net Operating Income | \$135,836 | \$28.75 | \$165,029 | \$34.93 |
| Cap Rate | 4.14% | | 5.02% | |

(1) Pro Forma Rent \$2.50/SF

(2) 5% Vacancy Allowance Pro Forma

(3) Property Taxes reassessed. 1.223% millage rate.

SANTA CLARITA OVERVIEW

Santa Clarita, located in the northern part of Los Angeles County, is a global destination known for its unique blend of suburban charm, high-quality residential communities, and robust economic growth. Often ranked as one of the top safest cities in the United States for its size, Santa Clarita maintains a family-friendly atmosphere that attracts a highly skilled and affluent workforce.

The city is strategically divided into several distinct communities - Valencia, Newhall, Saugus, and Canyon Country - offering a diverse range of housing, from luxury master-planned developments to historic neighborhood pockets.

Santa Clarita is a premier hub for commuters and logistics,

offering unrivaled freeway access to major Southern California employment centers. The city is bisected by the I-5 (Golden State Freeway) and SR-14 (Antelope Valley Freeway), providing seamless north-south connectivity. Quick connections to the I-405, SR-188, and US-101 place Santa Clarita within minutes of the San Fernando Valley, Hollywood, and Downtown Los Angeles.

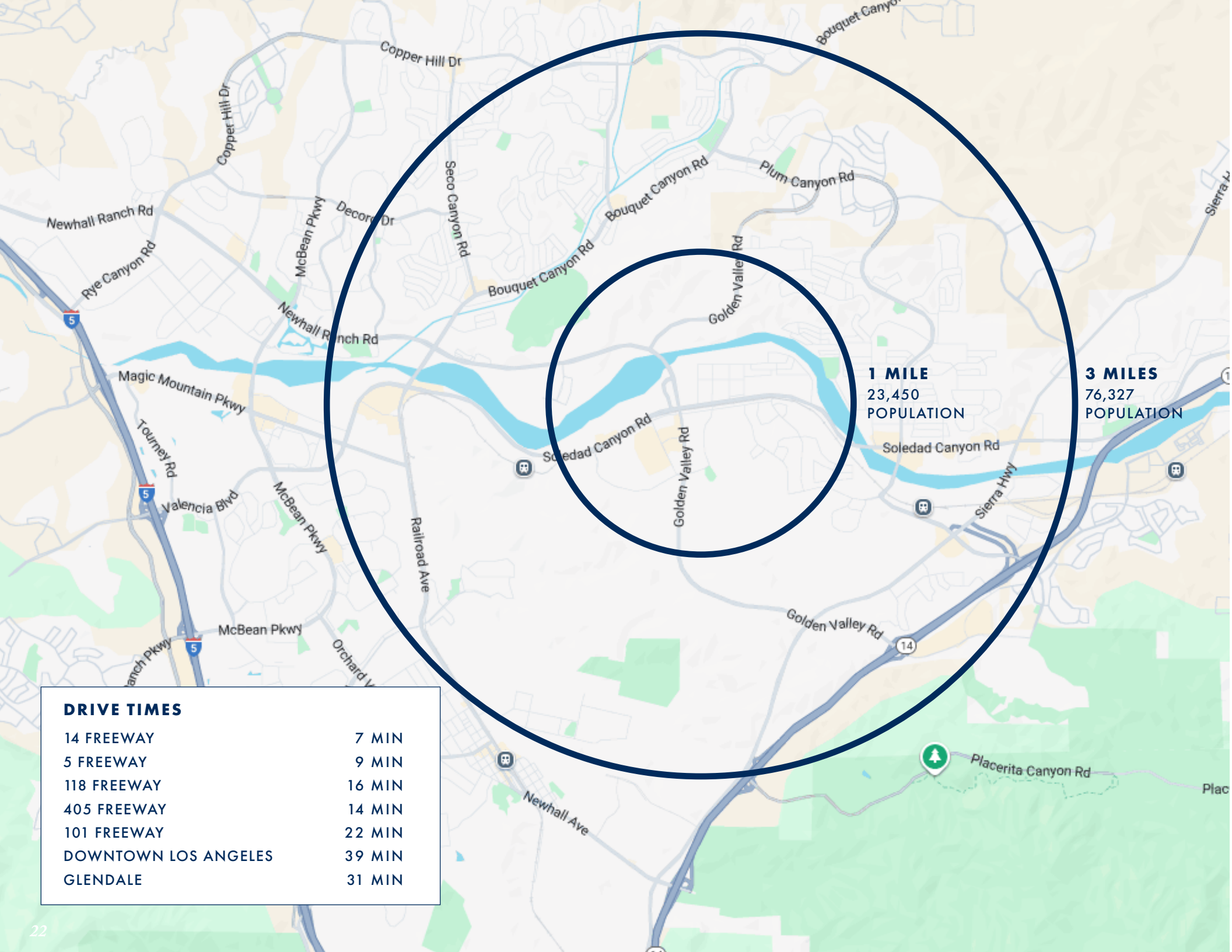
Home to Six Flags Magic Mountain, Santa Clarita is a major tourist draw and a primary filming location for the global entertainment industry. Approximately 229,000 residents call Santa Clarita home, making it the third-largest city in Los Angeles County



Demographics

| | POPULATION | MEDIAN HH INCOME | AVERAGE HH INCOME | MEDIAN AGE | HOUSEHOLDS | OWNER OCCUPIED HOUSING |
|--------------------|------------|---------------------|----------------------|------------|------------|---------------------------|
| <i>1 Mile</i> | 23,450 | \$96,500 | \$116,800 | 39.2 | 8,100 | 68.0% |
| <i>3 Miles</i> | 76,327 | \$105,900 | \$114,738 | 38.0 | 23,600 | 69.5% |
| <i>5 Miles</i> | 165,356 | \$119,728 | \$124,500 | 38.1 | 56,975 | 73.0% |

Sources: US Census Bureau, Costar



1 MILE
23,450
POPULATION

3 MILES
76,327
POPULATION

DRIVE TIMES

| | |
|----------------------|--------|
| 14 FREEWAY | 7 MIN |
| 5 FREEWAY | 9 MIN |
| 118 FREEWAY | 16 MIN |
| 405 FREEWAY | 14 MIN |
| 101 FREEWAY | 22 MIN |
| DOWNTOWN LOS ANGELES | 39 MIN |
| GLENDALE | 31 MIN |



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Marcus & Millichap

SMOG CHECK CANYON MUFFLER

WATER SOFTENERS & FILTERS

DRINKING WATER SYSTEMS

20733

SOLEDAD

SANTA CLARITA

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CANYON RD

A | CALIFORNIA