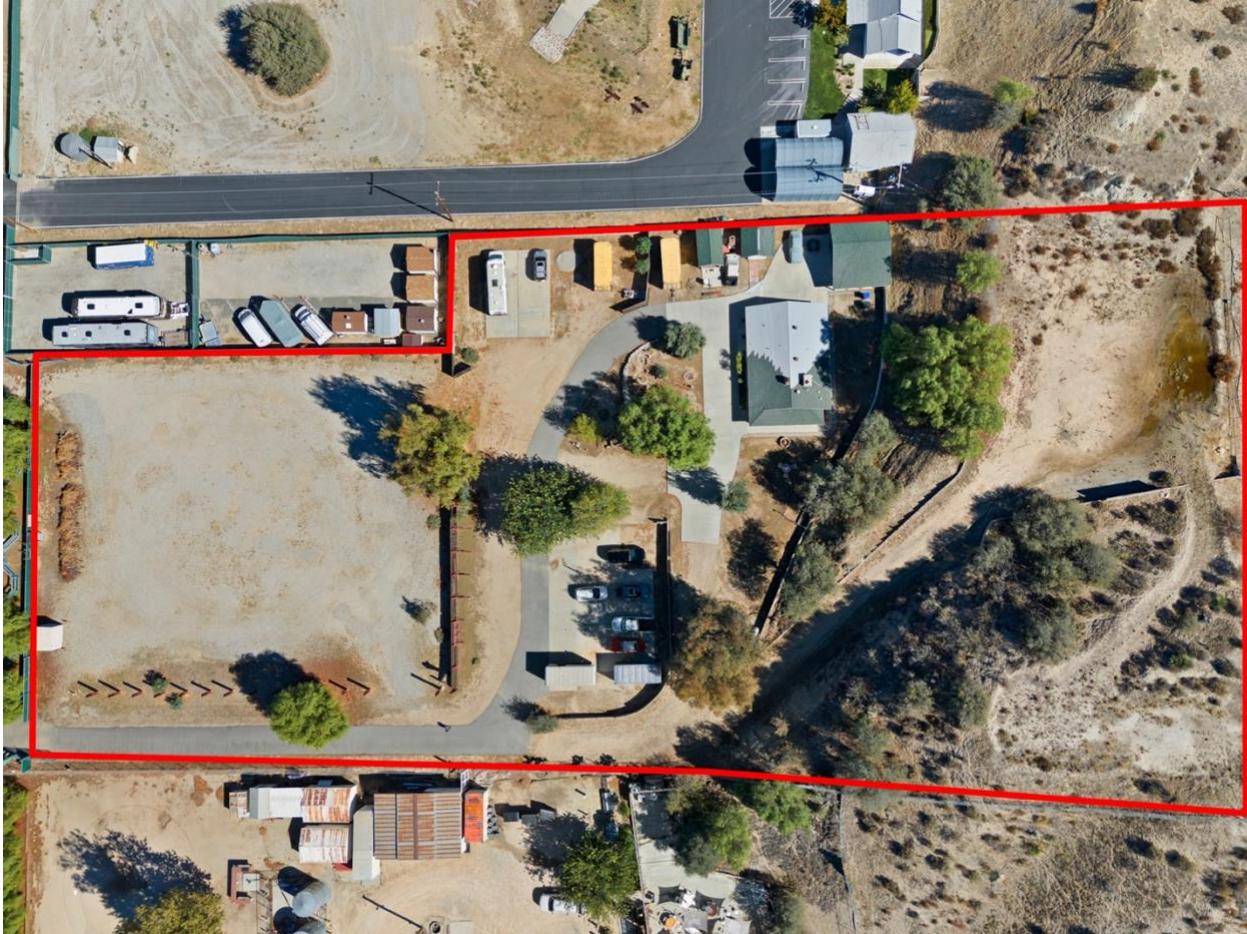


# 16166 Sierra Highway Santa Clarita, CA 91390



**4 parcels on 2.55 acres with a single family home and a mix of residential and commercial use**



## Executive Summary

This Offering Memorandum presents an investment/development opportunity at 16166 Sierra Highway, Santa Clarita, CA 91390. Included are 4 parcels of land on over 2.55 acres. Current use is a single family home with a mix of residential and commercial use land. The prime flat land sits directly off a major road for high visibility and exposure. The purpose of this document is to provide potential investors with detailed information regarding the property.

# 16166 Sierra Highway

## Santa Clarita, CA 91390

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APN: 3231-007-040

- Built in 1953
- SFR with a detached garage
- 2 beds, 1 bath, 789 sq ft
  - 42,763 sq ft lot
- On well water, propane, and septic

APN: 3231-007-037

- 33,033 sq ft lot
- Commercial zoned (LCC3-A110000)

APN: 3231-007-038

- 14,641 sq ft lot
- Residential zoned (LCA110000)

APN: 3231-007-039

- 20,852 sq ft lot
- Residential zoned (LCA110000)

**Total Lot Size: 111,289 sq ft (~2.55 acres)**

**Offered at \$2,000,000**

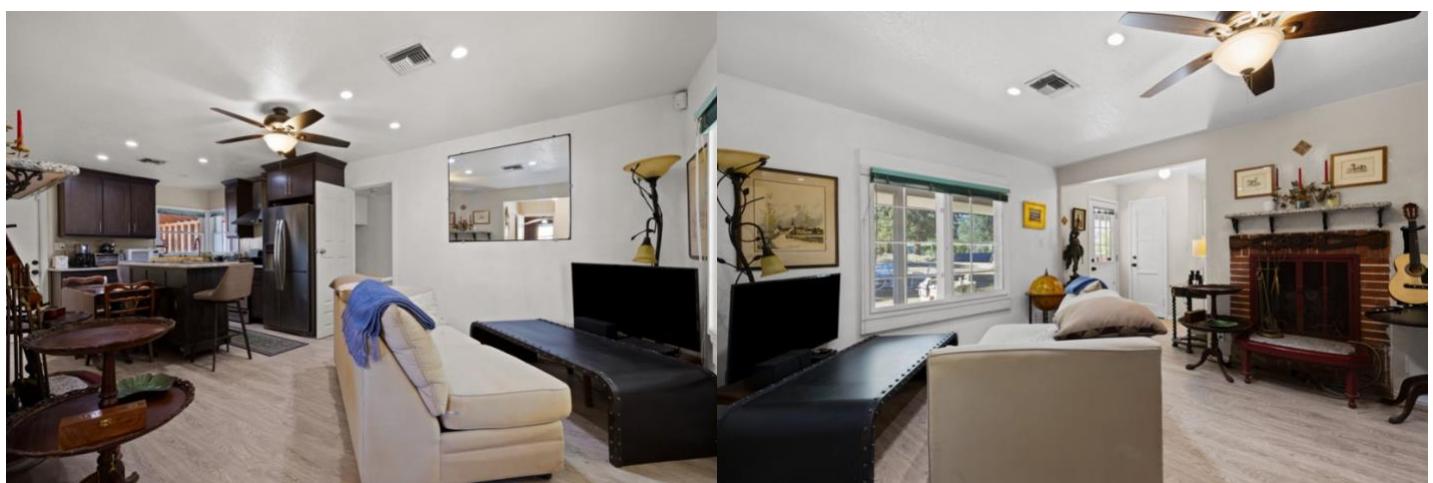


Presenting to you your next investment/development opportunity in the city of Santa Clarita. This property is made up of 4 parcels with approximately 2.55 acres of land. There is a ~0.76 acre commercial zoned area at the front of the property. The remaining 3 parcels are zoned residential with a 2 bed, 1 bath, 789 sq ft single family home and detached garage sitting on the larger of the three parcels. The property is on a private propane system and well water. The property has been well maintained, is fully fenced in, and just had the driveway repaved in recent years. A rare feature of this property is that it also has a natural underground spring running through the property. This property is located right off Sierra Highway, which had an Annual Average Daily Traffic count of ~120,000 in 2022 so great visibility with lots of traffic passing by the property daily. The C-3 zoned frontage plus adjoining residential lots means you can explore mixed-use, retail pad with attached townhomes, or a standalone neighborhood, letting you target the best risk/return profile. This property is conveniently located near freeway access, shopping centers, schools, parks, and hiking trails. Santa Clarita is considered one of the faster growing cities in LA County with major developments like Sand Canyon Plaza, Skyline Ranch, and Valencia by FivePoint all completing soon as well as regional job/housing growth and transit/capital improvements nearby.



















# Development Opportunity

## Example: 35-unit small-lot subdivision community.

Purchase price: \$2,000,000 (30% down payment = \$600,000)

Financing: 30% down payment (\$600,000) @ 8% interest rate over 3 years (approx. construction timeline) = \$336,000 total carrying costs

Construction costs: Approx. \$250,000 per unit x 35 units = \$8,750,000

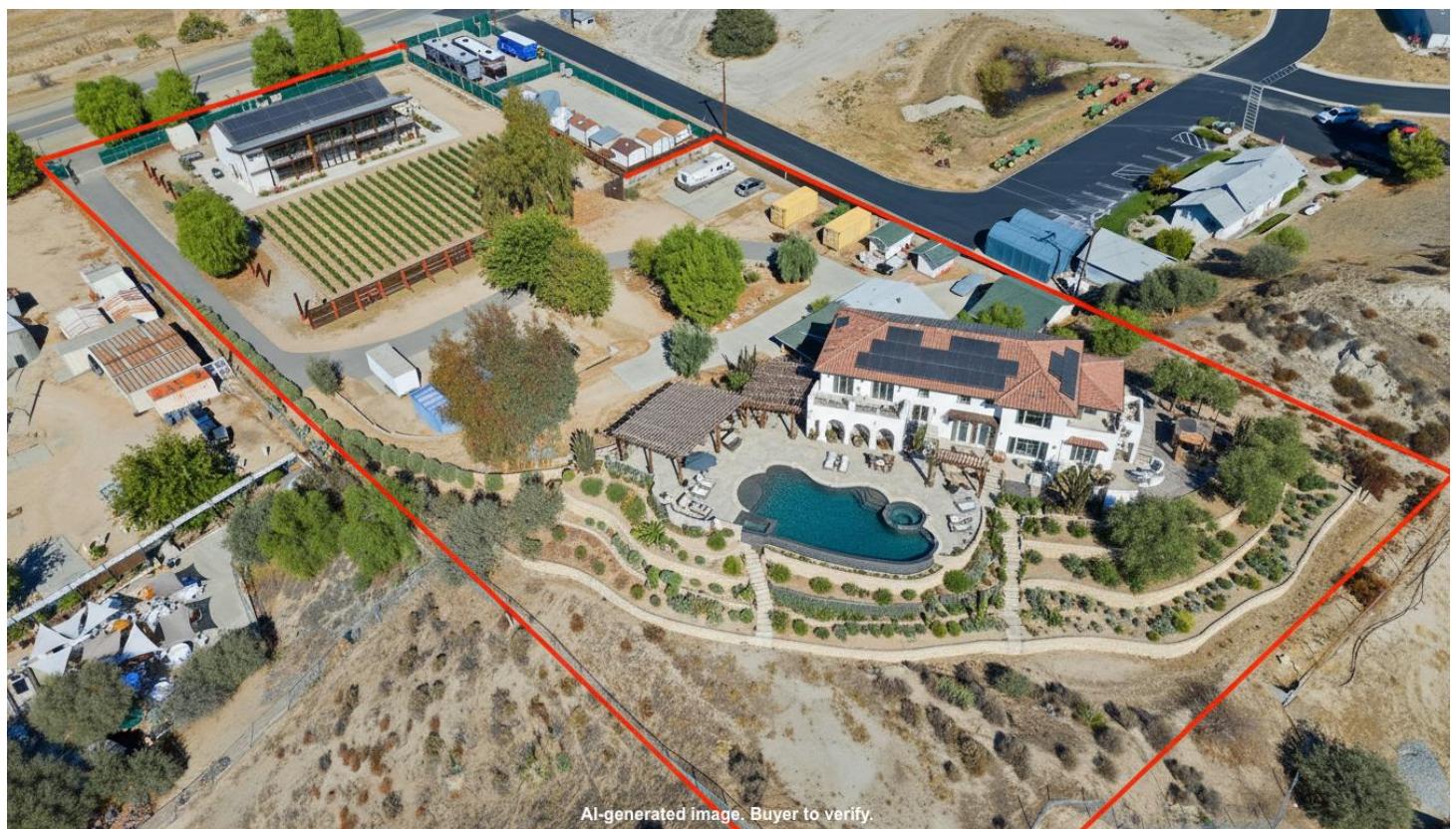
Sales price: \$800,000 per unit x 35 units = \$28,000,000

Marketing fees and sales commissions @ 6% = \$1,680,000

Total ROI: \$28,000,000 - \$2,000,000 - \$336,000 - \$8,750,000 - \$1,680,000 = **\$15,234,000**

The following images are AI-enhanced renderings of the property. The broker makes no guarantees. Buyer is advised to independently investigate all aspects of the property (including but not limited to permits and uses, bed/bath counts, square footage, schools and their enrollment availability), verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyer's satisfaction.





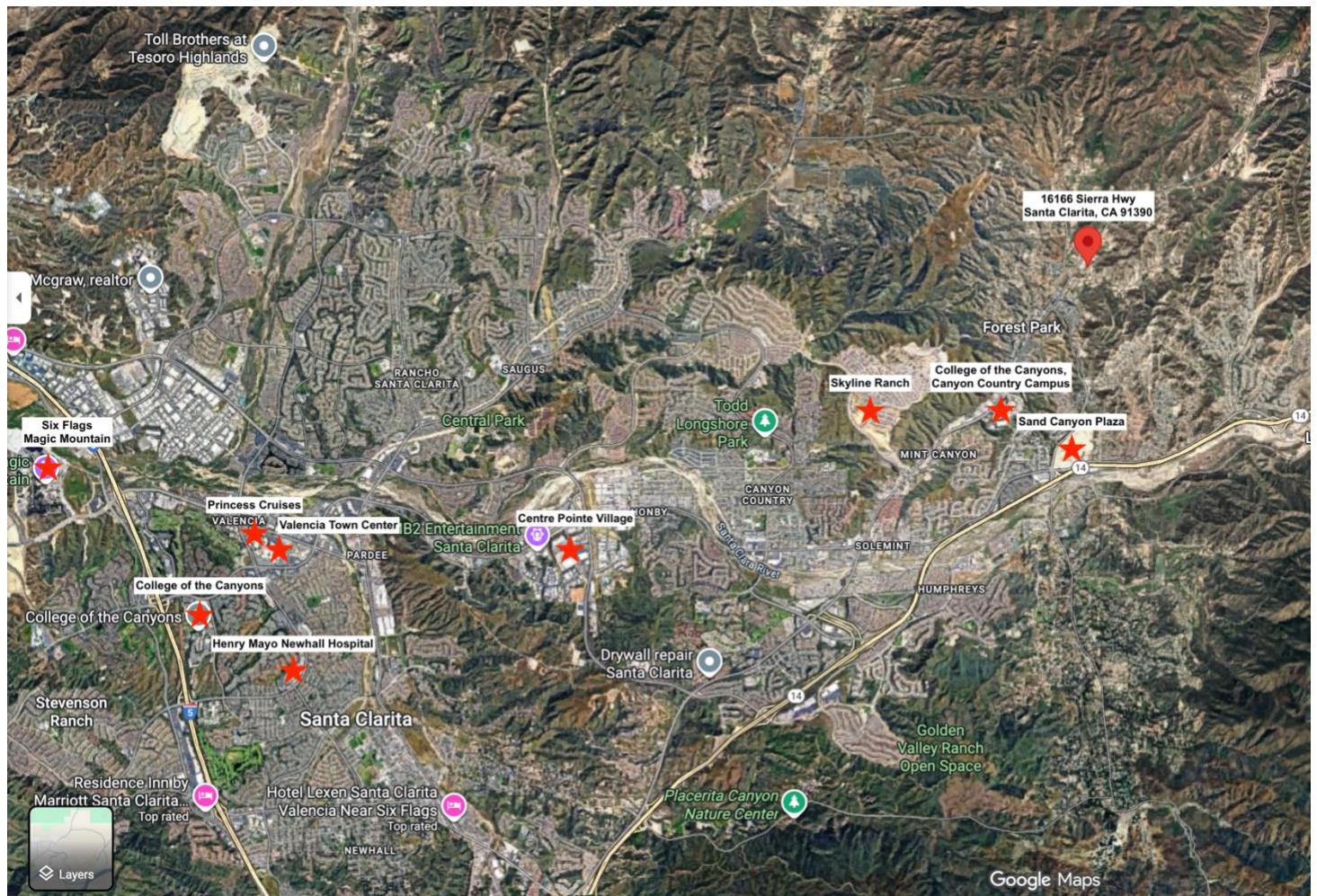
# Location Highlights

This property is in a medium-to-high visibility location right off Sierra Highway with major development Sand Canyon Plaza completing soon just a few miles away. Part of the property also features views of the valley and nearby mountains to capture additional benefits for users.



# About Santa Clarita

Santa Clarita, located about 35 miles northwest of downtown Los Angeles, is one of the fastest-growing and most family-oriented cities in L.A. County. Known for its master-planned communities, excellent schools, low crime rate, and strong quality of life, it blends suburban comfort with business opportunity. The city's highlights include **Six Flags Magic Mountain**, a vibrant **Old Town Newhall arts district**, extensive parks and hiking trails, and a diverse local economy anchored by film production, aerospace, healthcare, and technology. With ongoing housing and infrastructure development, Santa Clarita continues to attract both residents and investors seeking modern amenities with small-city livability. As of the 2020 census, the city had a population of 228,773.



# Santa Clarita Housing Market Overview

 1-year Market Forecast

**875** For sale inventory (September 30, 2025)

**226** New listings (September 30, 2025)

**0.998** Median sale to list ratio (August 31, 2025)

**\$805,333** Median sale price (August 31, 2025)

**\$799,933** Median list price (September 30, 2025)

**35.1%** Percent of sales over list price (August 31, 2025)

**47.6%** Percent of sales under list price (August 31, 2025)

**35** Median days to pending (September 30, 2025)

(Metric availability is based on market coverage and data)



16166 Sierra Hwy, Santa Clarita, CA 91390

Comparable Sales



**Howard Cheng**

Serene Team w/ LPT Realty

howard@sereneteam.com

O: 323-709-8999 | M: 805-766-5836

16163 Sierra Hwy  
Santa Clarita, CA 91390

2  
# of Units

2,104  
Sqft

831,344  
Lot Size

Income

SP \$1,750,000

\$  
Sold



Area	1090 Canyon Country 1
Subdivision	
Sold Price/SqFt	\$831.75
Vacancy	
Total Bedrooms	1
Total Bathrooms	1.00
MLS#	COMP25141243
APN	3231-006-003

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
------	------------	----------	-------	-----------	------	-------------	----------------

Income Details	
Scheduled or Actual	
Rent Control %	
GOI	
Total Expense	
NOI	
Gross Income	
Cap Rate	
GRM	
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	
Year Built/Source	1947
Stories	
Buildings	
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info	
List Price	\$1,750,000
Orig List Price	\$0
Status Date	01-08-2025
Sale Type	
Listing Type	
Seller Concessions?	

Land/Parking Info	
Zoning	
Addl Parcel	
Rent Control	
Land Type	
Parking Type	
Total Parking	
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Sale/Sold Info	
Contract Date	
Sold Date	01-08-2025
Sold Price	\$1,750,000
Sold Price/SqFt	\$831.75
Sale Terms	
SP/LP	100.00%
Concessions Amount	

Interior Features	
AC/Cooling	
Heating	
Equip/App	
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

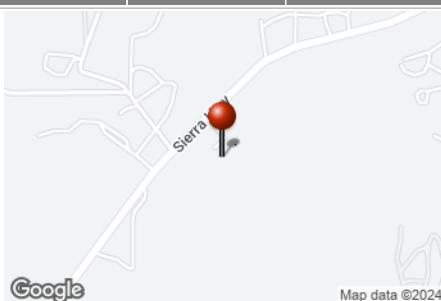
From Tax Sales Info	
Claw Data Base Mgmt DRE#:	
Seller's Agent1 CALDRE#:	
Phone / Cell	
Email	n/a
Office Phone	310-358-1100

From Tax Sales Info	
Claw Data Base Mgmt DRE#:	
Buyer's Agent1 CALDRE#:	
Phone / Cell	
Email	n/a
Office Phone	310-358-1100

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CRMLS



Map data ©2024

LP \$5,500,000

**Directions:** Near the 14 Freeway

**Remarks:** Great opportunity for investors and builders with this 27 plus acres in Santa Clarita conveniently located on Sierra Highway and just minutes away the Antelope Valley Highway. Property includes four APNs : 2853 001 021, 2853 001 020, 2853 001 019, and 2853 001 018 with lots of buildable space. The property is surrounded by neighboring business such as the Canyon Country Little League, The Gentle Barn, Halfway House Café, and Blomgren Ranch. Property includes a 1413 sq ft 2 bedroom and 2 bath single family home with a detached garage, a utility building, 2 water wells, septic tank system, with electricity and gas connected from local utility company. This property is currently zoned LCA11, buyer(s) and/or buyer(s)' agent will need to investigate with the city on potential uses of the property. Great for Retreat , Foundations, Private Estate. Potential for housing and other uses. Call listing broker for more information. Property has house, barn, garage. ONE OF A KIND Contact listing broker for showing only. Do not disturb occupants.

**Showing Remarks:** Call listing broker for access to the property.

Structure Info	
Year Built/Source	1956/Assessor
View	No
Stories	1
Guest House	None
PUD	
Sewer	Septic Type Unknown
Style	

Land/Lot Info	
Zoning	LCA11*
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	6.000
Special Zone	
Addl Parcel	

Contract Info		DOM 264
List Date	02-09-2025	
List Price	\$5,500,000	
Orig List Price	\$5,500,000	
Status Date	02-09-2025	
Change Date/Type	02-09-2025/Active	
Sale Type	Standard	
Listing Type	Exclusive Right To Sell	
Seller Concessions?		
Co-Ownership	No	

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	Rural
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	0
Carport Spaces	0

Showing Info	
Occupancy/Show	
Contact Name	
Contact Phone	
Occupant Type	Tenant
Lockbox Location	
Lockbox Type	
Gate Code	

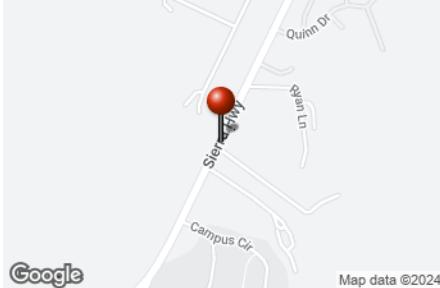
Interior Features	
# Fireplaces/Details	None
Furnished	
AC/Cooling	None
Heating	
Flooring	
Equip/Appl	
Laundry	None

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Roofing	
Fence	

Brian Hatkoff  
Hatkoff Investments DRE#: 00644374  
Seller's Agent1 CALDRE#: 00644374

Phone / Cell	p: 818-701-7789 / c: 818-571-6554
Email	bhatkoff@aol.com
Office Phone	818-701-7789

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Area	1091 Canyon Country 2
Subdivision	Custom Canyon Country 2
Zoning	NU3
Horse Property	
Present Use	Residential, See Remarks
Potential Usage	
MLS#	SR24137777MR
APN	2839-005-032

**Directions:** Soledad Cyn Rd to Sierra Hwy to access road at 16944 & 16948 Sierra Hwy

**Remarks:** TRUST LIQUIDATION SALE-LAST PIECE OF PROPERTY TO GO-BRING OFFER- ANXIOUS -WILL DEAL The subject property is approximately 47.17+ acres of land located in the City of Santa Clarita, community of Canyon Country off of major thoroughfare Sierra Highway. Ideal for new housing Tract. Property is adjacent to two existing housing Tracts. The site is located directly to the east of the College of the Canyons in between Sand Canyon and Soledad Canyon Roads. The subject property includes easements and rights of way agreements on adjacent property. The easement includes water rights, storm drain and sewer rights, and the right to create a new road. The new road will run east/west, from Sierra Highway towards the subject property. The easement is appurtenant to the subject property and runs with the land and all successor interests. The current zoning is NU3 (Non-Urban Residential 3), which has a density limit of 0.2 dwelling units per acre, or a maximum of 10. Based on conversations with the City of Santa Clarita's department of Planning and Development, the subject property qualifies to be rezoned to match the zoning of similar nearby sites. The development just to the South of the subject property, which has similar topography, is zoned UR2 (Urban Residential 2), which has density limit of 5 dwelling units per acre or a maximum of 236 units on the site.

**Showing Remarks:** Call agent for directions then go direct

**Land/Lot Info**

Land Type	Fee
Addl Parcel	
Lot Dimen	
Lot Descr.	
Lot Location	
View	Hills
Waterfront	
Telephone	No
TV/Cable	No
Electric Type	Cable Not Available, Electricity Available, Natural Gas Available, See Remarks, Sewer Available, Water Available
Gas Type	Cable Not Available, Electricity Available, Natural Gas Available, See Remarks, Sewer Available, Water Available
Sewer	
Telephone Service	

**Potential/Present Land Use**

Cleared	
Staked	
Usable Land %	
Current Geological	
Bonds & Asmt	
Fenced	
Soil Type	
Trees	
Special Zone	

**Contract Info**

DOM 483	
List Date	07-05-2024
List Price	\$1,250,000
Orig List Price	\$1,250,000
Status Date	07-05-2024
Change Date/Type	12-02-2024/Active
Sale Type	Standard, Trust
Listing Type	Exclusive Right To Sell
Disclosure	Easements
Seller Concessions?	
Listing Terms	Cash, Cash To New Loan, Subject To Other, Trust Conveyance

**Community/Development**

Subdivision	Custom Canyon Country 2
Builders Tract Code	Custom Canyon Country 2 (CCAN2)
Complex/Assoc Name	
Complex/Assoc Phone	
HOA Dues	
Tract Name	

**Water Details**

Water	Public, Well, Well - Shared
Water Table Depth	
Water Well	
Water District	

**Showing Info**

Contact Name	bob loner
Contact Phone	661-250-9670
Occupancy>Show	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Bob Loner

Realty Executives SCV DRE#: 01147752

Seller's Agent CALDRE#: 00648540

Phone / Cell	c: 661-250-8670
Email	bobloner@aol.com
Office Phone	661-250-8600

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**Directions:** Sierra Hwy North to property on the left.

**Remarks:** A very rare opportunity. A 1 bed, 1 bath house with M1 zoning on a major street!. Then a second structure at the front of the property with plenty of office space, A garage, Conference room. Extremely rare find. Just under 1.5 acres. A second gated yard to the right offers abundant secure parking. Mostly all usable and flat. Property was once a dog kennel and now being used as a business location. Very high traffic visibility. Plenty of flat parking and storage. Fenced and gated . A must see. Don't miss out.

**Agent Remarks:** Please send all offers to Jim@PinnacleEstate.com and cc Brady at brady4re@gmail.com. Buyer to verify and satisfy all uses and sizes of property and structures. Seller has little knowledge of the property. It has been a rental for an HVAC company for a long time. No access to interiors until current tenants vacate. All offers will be presented in the order they arrived. Entry to property will be granted once an offer is accepted for buyer to do Any inspections. Storage containers and any tenant personal property excluded.

**Showing Remarks:** Front street view only. Do not disturb occupants.

**Concessions Comments:** none

Structure Info	
Year Built/Source	1951/Assessor
View	City Lights
Stories	1
Guest House	None
PUD	
Sewer	Unknown
Style	

Land/Lot Info	
Zoning	LCM1*
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	1.000
Special Zone	
Addl Parcel	

Contract Info	
List Date	10-15-2024
List Price	\$1,200,000
Orig List Price	\$1,200,000
Status Date	02-10-2025
Sale Type	Standard
Listing Type	Exclusive Right To Sell
Seller Concessions?	
Co-Ownership	No

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	Urban
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	
Total Spaces	1
Covered Spaces	
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	0

Sale/Sold Info	
Contract Date	10-26-2024
Sold Date	02-10-2025
Sold Price	\$1,200,000
Sale Terms	
Sold Price/SqFt	\$750.00
SP/LP	100.00%
Concessions Amount	\$35,000

Interior Features	
# Fireplaces/Details	Other
Furnished	
AC/Cooling	See Remarks
Heating	
Flooring	
Equip/Appl	
Laundry	Other

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Roofing	
Fence	

James Chikato	
Pinnacle Estate Properties, Inc. DRE#: 00905345	
Seller's Agent1 CALDRE#: 01842573	
Phone / Cell	p: 661-755-3829 / c: 661-755-3829
Email	jim@pinnacleestate.com
Office Phone	661-705-3200

Brady Chikato	
Pinnacle Estate Properties, Inc. DRE#: 00905345	
Seller's Agent2 CALDRE#: 02163722	
Phone / Cell	c: 661-505-0433
Email	Brady4RE@Gmail.com
Office Phone	661-705-3200

Cameron Orozco	
Realty Executives United DRE#: 01928562	
Buyer's Agent1 CALDRE#: 02014745	
Phone / Cell	c: 818-809-9289
Email	cameronorozco@gmail.com
Office Phone	818-492-4663

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NO PICTURE  
AVAILABLE



Google

Map data ©2025 Google

 Structure Info

Year Built/Source	1965
View	
Stories	
Guest House	
PUD	
Sewer	
Style	

 Community/Development

Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

 Interior Features

# Fireplaces/Details	
Furnished	
AC/Cooling	
Heating	
Flooring	
Equip/Appl	
Laundry	

From Tax Sales Info

Claw Data Base Mgmt DRE#:

Seller's Agent1 CALDRE#:

Phone / Cell	
Email	n/a
Office Phone	310-358-1100

 Land/Lot Info

Zoning	
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	7.049
Special Zone	
Addl Parcel	

 Contract Info

DOM 0	
List Price	\$2,350,000
Orig List Price	\$0
Status Date	05-07-2025
Sale Type	
Listing Type	
Seller Concessions?	

 Sale/Sold Info

Contract Date	
Sold Date	05-07-2025
Sold Price	\$2,350,000
Sale Terms	
Sold Price/SqFt	\$2,559.91
SP/LP	100.00%
Concessions Amount	

 Exterior Features

Pool	
Spa	
Tennis/Courts	
Roofing	
Fence	

From Tax Sales Info

Claw Data Base Mgmt DRE#:

Buyer's Agent1 CALDRE#:

Phone / Cell	
Email	n/a
Office Phone	310-358-1100

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# About Us

Serene Team brokered by LPT Realty is a Los Angeles based real estate team headquartered in Culver City, CA. Serene Team focuses on high level print and digital marketing to showcase a property, as well as its lifestyle that may come with it. Serene Team has a database of over 40,000 individuals that are strategically marketed to, based on geography, interests, and activity on our real estate website. For buyers, Serene Team leverages its collective 100+ years of experience to provide high-level strategy and consultation in an ever-changing market and leverages its real estate network and off-market databases to help their clients succeed. Serene Team is an Official Small Business Partner of the LA Clippers, proudly providing real estate services throughout the local community.

In 2024, Serene Team helped 118 families with their real estate needs selling over \$100 million in volume making Serene Team the 64th Mega Team in Sales Volume for California (Real Trends Verified).



Serene Team | LPT Realty  
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Culver City, CA 90230  
[www.sereneTeam.com](http://www.sereneTeam.com)  
Over 245 5-star Zillow reviews



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✉ [www.sereneTeam.com](http://www.sereneTeam.com)



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