

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



SERENE TEAM



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

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.





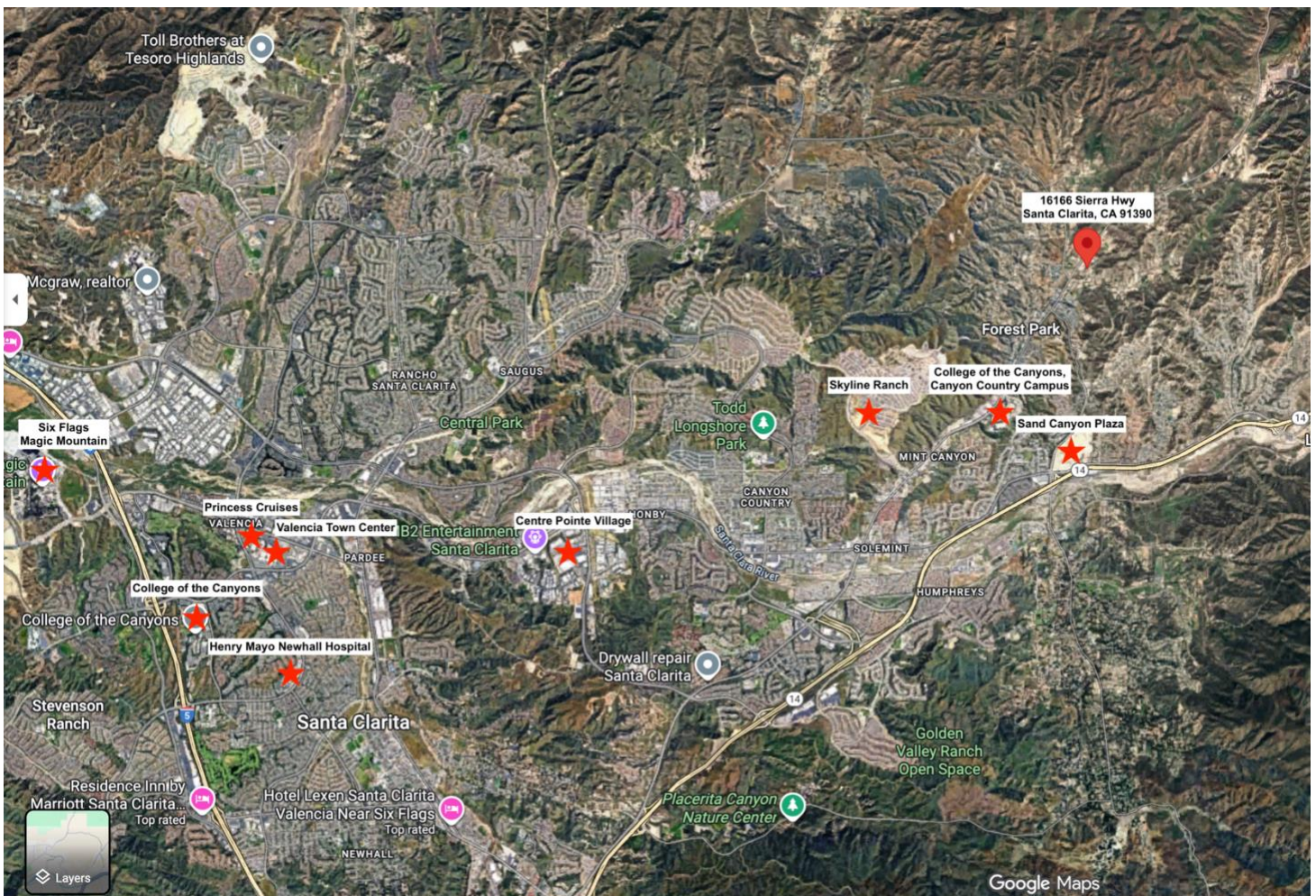
Location Highlights

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

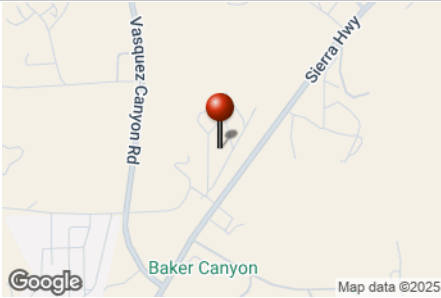
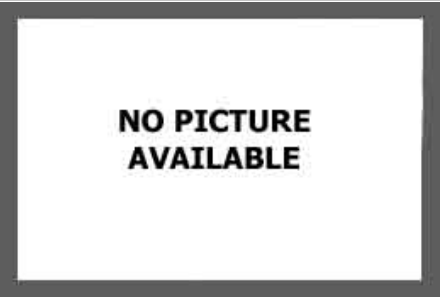
2
of Units

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		DOM 0
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/Apppl	
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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15840 Sierra Hwy

Canyon Country, CA 91390

2

Beds

Baths 2.00

(2F 0T 0H 0Q)

1,413



Sqft

Single Family

LP \$5,500,000

Home

Active



Area	1091 Canyon Country 2
Subdivision	Custom Canyon Country 2
List Price Per Sqft	\$3,892.43
Lot Size	241,501
HOA Fee 1 & 2	\$0.00(N/A)
MLS#	SR25029579MR
APN	2853-001-018

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		Land/Lot Info		Contract Info		DOM 264
Year Built/Source	1956/Assessor	Zoning	LCA11*	List Date	02-09-2025	
View	No	Land Type	Fee	List Price	\$5,500,000	
Stories	1	Land Lease Purchase		Orig List Price	\$5,500,000	
Guest House	None	Horse Property		Status Date	02-09-2025	
PUD		Lot Acreage	6.000	Change Date/Type	02-09-2025/Active	
Sewer	Septic Type Unknown	Special Zone		Sale Type	Standard	
Style		Addl Parcel		Listing Type	Exclusive Right To Sell	
				Seller Concessions?		
				Co-Ownership	No	

Community/Development		Parking Details		Showing Info	
Tax Mello Roos		Parking Type		Occupancy/Show	
Complex/Assoc Name		Total Spaces	0	Contact Name	
Assoc Amenities		Covered Spaces		Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	Tenant
Assoc Pet Rules		Garage Spaces	0	Lockbox Location	
Community Features	Rural	Carport Spaces	0	Lockbox Type	
Rental Restrictions				Gate Code	
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished		Spa	
AC/Cooling	None	Tennis/Courts	
Heating		Roofing	
Flooring		Fence	
Equip/Apppl			
Laundry	None		

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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16946 Sierra Hwy

Canyon Country, CA 91351

2,054,634

Lot Size

\$1

\$/Lot Size

47.000

Lot Acreage


Land

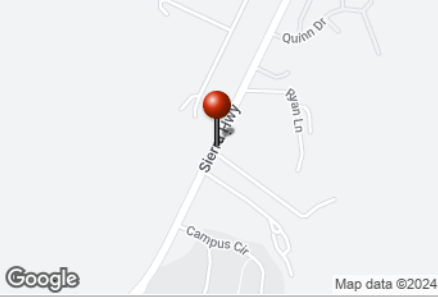
LP \$1,250,000

Active

For Sale

47.17 Acres of Land





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		📄 Potential/Present Land Use		📁 Contract Info		DOM 483
Land Type	Fee	Cleared		List Date	07-05-2024	
Addl Parcel		Staked		List Price	\$1,250,000	
Lot Dimen		Usable Land %		Orig List Price	\$1,250,000	
Lot Descr.		Current Geological		Status Date	07-05-2024	
Lot Location		Bonds & Asmt		Change Date/Type	12-02-2024/Active	
View	Hills	Fenced		Sale Type	Standard, Trust	
Waterfront		Soil Type		Listing Type	Exclusive Right To Sell	
Telephone	No	Trees		Disclosure	Easements	
TV/Cable	No	Special Zone		Seller Concessions?		
Electric Type	Cable Not Available, Electricity Available, Natural Gas Available, See Remarks, Sewer Available, Water Available			Listing Terms	Cash, Cash To New Loan, Subject To Other, Trust Conveyance	
Gas Type	Cable Not Available, Electricity Available, Natural Gas Available, See Remarks, Sewer Available, Water Available					
Sewer						
Telephone Service						
👤 Community/Development		💧 Water Details		🔍 Showing Info		
Subdivision	Custom Canyon Country 2	Water	Public, Well, Well - Shared	Contact Name	bob loner	
Builders Tract Code	Custom Canyon Country 2 (CCAN2)	Water Table Depth		Contact Phone	661-250-9670	
Complex/Assoc Name		Water Well		Occupancy/Show		
Complex/Assoc Phone		Water District		Lockbox Location		
HOA Dues				Lockbox Type		
Tract Name				Occupant Type		
				Gate Code		

Bob Loner	
Realty Executives SCV DRE#: 01147752	
Seller's Agent1 CALDRE#: 00648540	
Phone / Cell	c: 661-250-8670
Email	bobloner@aol.com
Office Phone	661-250-8600

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17007 Sierra Hwy
Canyon Country, CA 91351



1
Beds

Baths 2.00
(2F 0T 0H 0Q)

1,600
Sqft

Single Family
SP \$1,200,000


Sold



Area	1091 Canyon Country 2
Subdivision	Custom Canyon Country 2
Sold Price/SqFt	\$750.00
Lot Size	63,089
HOA Fee 1 & 2	\$0.00(N/A)
MLS#	SR24213954MR
APN	3231-008-040

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		Land/Lot Info		Contract Info		DOM 11
Year Built/Source	1951/Assessor	Zoning	LCM1*	List Date	10-15-2024	
View	City Lights	Land Type	Fee	List Price	\$1,200,000	
Stories	1	Land Lease Purchase		Orig List Price	\$1,200,000	
Guest House	None	Horse Property		Status Date	02-10-2025	
PUD		Lot Acreage	1.000	Sale Type	Standard	
Sewer	Unknown	Special Zone		Listing Type	Exclusive Right To Sell	
Style		Addl Parcel		Seller Concessions?		
				Co-Ownership	No	

Community/Development		Parking Details		Sale/Sold Info	
Tax Mello Roos		Parking Type		Contract Date	10-26-2024
Complex/Assoc Name		Total Spaces	1	Sold Date	02-10-2025
Assoc Amenities		Covered Spaces		Sold Price	\$1,200,000
Assoc Fees Include		Uncovered Spaces		Sale Terms	
Assoc Pet Rules		Garage Spaces	1	Sold Price/SqFt	\$750.00
Community Features	Urban	Carport Spaces	0	SP/LP	100.00%
Rental Restrictions				Concessions Amount	\$35,000
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	Other	Pool	No
Furnished		Spa	
AC/Cooling	See Remarks	Tennis/Courts	
Heating		Roofing	
Flooring		Fence	
Equip/Apppl			
Laundry	Other		

James Chikato		Brady Chikato		Cameron Orozco	
Pinnacle Estate Properties, Inc. DRE#: 00905345		Pinnacle Estate Properties, Inc. DRE#: 00905345		Realty Executives United DRE#: 01928562	
Seller's Agent1 CALDRE#: 01842573		Seller's Agent2 CALDRE#: 02163722		Buyer's Agent1 CALDRE#: 02014745	
Phone / Cell	p: 661-755-3829 / c: 661-755-3829	Phone / Cell	c: 661-505-0433	Phone / Cell	c: 818-809-9289
Email	jim@pinnacleestate.com	Email	Brady4RE@Gmail.com	Email	cameronorozco@gmail.com
Office Phone	661-705-3200	Office Phone	661-705-3200	Office Phone	818-492-4663

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17559 Sierra Hwy

Canyon Country, CA 91351

2

Beds

Baths 1.00


(1F 0T 0H 0Q)

918

Sqft


Single Family

SP \$2,350,000



Sold

NO PICTURE AVAILABLE



Area	1090 Canyon Country 1
Subdivision	
Sold Price/SqFt	\$2,559.91
Lot Size	307,049
HOA Fee 1 & 2	
MLS#	COMP25143874
APN	2839-001-015

Structure Info		Land/Lot Info		Contract Info		DOM 0
Year Built/Source	1965	Zoning		List Price	\$2,350,000	
View		Land Type		Orig List Price	\$0	
Stories		Land Lease Purchase		Status Date	05-07-2025	
Guest House		Horse Property		Sale Type		
PUD		Lot Acreage	7.049	Listing Type		
Sewer		Special Zone		Seller Concessions?		
Style		Addl Parcel				

Community/Development		Parking Details		Sale/Sold Info	
Tax Mello Roos		Parking Type		Contract Date	
Complex/Assoc Name		Total Spaces		Sold Date	05-07-2025
Assoc Amenities		Covered Spaces		Sold Price	\$2,350,000
Assoc Fees Include		Uncovered Spaces		Sale Terms	
Assoc Pet Rules		Garage Spaces		Sold Price/SqFt	\$2,559.91
Community Features		Carport Spaces		SP/LP	100.00%
Rental Restrictions				Concessions Amount	
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details		Pool	
Furnished		Spa	
AC/Cooling		Tennis/Courts	
Heating		Roofing	
Flooring		Fence	
Equip/Apppl			
Laundry			

From Tax Sales Info		From Tax Sales Info	
Claw Data Base Mgmt DRE#:		Claw Data Base Mgmt DRE#:	
Seller's Agent1 CALDRE#:		Buyer's Agent1 CALDRE#:	
Phone / Cell		Phone / Cell	
Email	n/a	Email	n/a
Office Phone	310-358-1100	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
Over 245 5-star Zillow reviews



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SERENE TEAM | LPT REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. SERENE TEAM | LPT REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable, however, SERENE TEAM | LPT REALTY has not verified, and will not verify, any of the information contained herein, nor has SERENE TEAM | LPT REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

DO NOT DISTURB OCCUPANT. PROPERTY CAN BE SHOWN WITH ADVANCED NOTICE. PLEASE CONTACT THE SERENE TEAM | LPT REALTY ADVISOR FOR MORE DETAILS.