

**Rare Owner/User Medical Office Buildings on 1/2 Acre Lot or Redevelopment  
Opportunity in Downtown Newhall Specific Plan & Zoned COR  
Offered at \$3,200,000**

**24707 & 24663 Railroad Ave.**

**Santa Clarita CA 91321**



Currently used as medical office buildings by current owner. 24707 Railroad has 4000 sq. ft. of full built out medical office with large waiting room, 5 exam rooms, 1 procedure room, 1 clean room, 1 recovery room, 2 bathrooms, 1 kitchen, and 2 private offices. 24663 Railroad has 1600 sq. ft., is currently vacant with an open floor plan and 1 restroom. Perfect for medical/retail/general office owner/users space on full 1/2 acre lot.

Office: 949-254-4044 | Fax: 866-291-1863 | 34179 Golden Lantern St. Suite 103 | Dana Point, CA 92629

**Tony Morrison Commercial/Investments/Business Sales & Leasing**

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# 24707-24663 Railroad Ave.

Santa Clarita, CA 91350

[www.LBRcommercial.com](http://www.LBRcommercial.com)

**Property Address:** 24707-24663 Railroad Ave.  
Santa Clarita, CA 91321

**Parcel Number:** 2855-016-050

**Property Type:** Commercial

**Property Size:** ±5600 SF

**Number of Units:** 2

**Year Built:** 1961

**Land Area:** ±23,198 Sq. Ft.

**Zoning:** SCSP (3)



# LBR

## COMMERCIAL

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Santa Clarita is the 3rd largest city in Los Angeles County. Located just north of Downtown LA with a population of approximately 230,000 and median age of 33.9. The median household income was \$102,600 in 2024. Close to ocean, freeways , shopping, restaurants, Six Flags Magic Mountain, and so much more.



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