

23945-23947 NEWHALL AVE.

EVER GREEN ANIMAL CARE CENTER & PET SPA - NEWHALL CA 91321



OFFERING MEMORANDUM
BUSINESS AND REAL ESTATE SALE

PEAK
COMMERCIAL

CONTENTS



01 Property Summary

- Offering Summary
- Property Features
- Property Overview
- Demographics
- Financial Summary
- Investment Summary
- Location Summary
- Aerial Map
- Parcel Map

02 GALLERY

- Gallery

03 Sale Comparables

- Sale Comparables
- Sale Comparables Charts
- Sale Comparables Map

04 Demographics

- Location Demographics
- Demographic Charts

Exclusively Marketed by:

WILLIAM WHITE

OPERATIONS MANAGER

(818) 836-6717

WILLWHITE@PEAKCOMMERCIAL.COM

DRE# 01970431

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PET RESORT
DAYCARE - GROOMING

PROPERTY SUMMARY

23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321

PEAK
COMMERCIAL

EVERGREEN
ANIMAL HOSPITAL
PET BOARDING - GROOMING - DAYCARE

ANIMAL HOSPITAL



PROPERTY SUMMARY

FINANCIAL SUMMARY

Price	\$5,300,000
Price PSF	\$378.82
Optional Business Purchase	\$300,000

BUSINESS CAPABILITIES

Exam Rooms	3
Boarding Capacity	85
Day Care Capacity	20
Groomers	2 or 3

OFFERING SUMMARY

Address	23945 - 23947 Newhall Ave. Newhall, CA 91321
County	Los Angeles
Market	Santa Clarita Valley
Submarket	Santa Clarita
Building SF	13,991 SF
Land Acres	0.44
Land SF	19,166 SF
Year Built	1990
APN	2827-002-044

PROPERTY FEATURES

# of Tenants	1
# of Parcels	2
Zoning Type	CORR
Building Class	C
# of Stories	2
# of Buildings	1
# of Parking Spaces	22
Parking Ratio	1.57/1,000
Street Frontage	150' Newhall Ave.
Traffic Counts	42791

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	12,236	51,437	162,702
2025 Median HH Income	\$81,949	\$104,886	\$110,918
2025 Average HH Income	\$119,970	\$139,303	\$146,739

INVESTMENT SUMMARY

EVERGREEN ANIMAL CARE CENTER & PET RESORT

A Premier Veterinary Facility with Boarding & Grooming Services

Evergreen Animal Care Center, located in Santa Clarita, CA, is a full-service veterinary hospital offering comprehensive pet care, including luxury boarding, daycare, and grooming. Led by Dr. Nabih Mansour, the clinic is committed to high-quality medical care with a strong focus on preventative health and pet owner education.

SERVICES OFFERED:

- ✓ **Veterinary Care:** Wellness exams, surgery, dental care, spay/neuter, ultrasound, in-house diagnostics, dermatology, and cardiology.
- ✓ **Specialized Services:** Geriatric care, flea control, and nutritional counseling.
- ✓ **Pet Resort:** Luxury boarding and daycare options, providing pets with a safe, comfortable environment.

With a reputation for treating pets like family, Evergreen Animal Care Center ensures personalized and compassionate care, making it a turnkey investment opportunity for veterinarians or investors in the pet care industry.

FINANCIAL OVERVIEW

- Asking Price – Business: \$1,200,000
- Asking Price – Real Estate: \$4,995,000 (\$357.01/SF)
- 2024 Gross Income: ~\$1,600,000
- 2023 Gross Income: ~\$1,850,000

THRIVING COMMUNITY WITH A PASSION FOR PETS

Nestled just north of Los Angeles, Santa Clarita, California, offers the perfect blend of suburban charm and urban convenience. Surrounded by scenic hills, parks, and outdoor recreation, the city provides a welcoming, family-friendly atmosphere while maintaining easy access to big-city amenities.

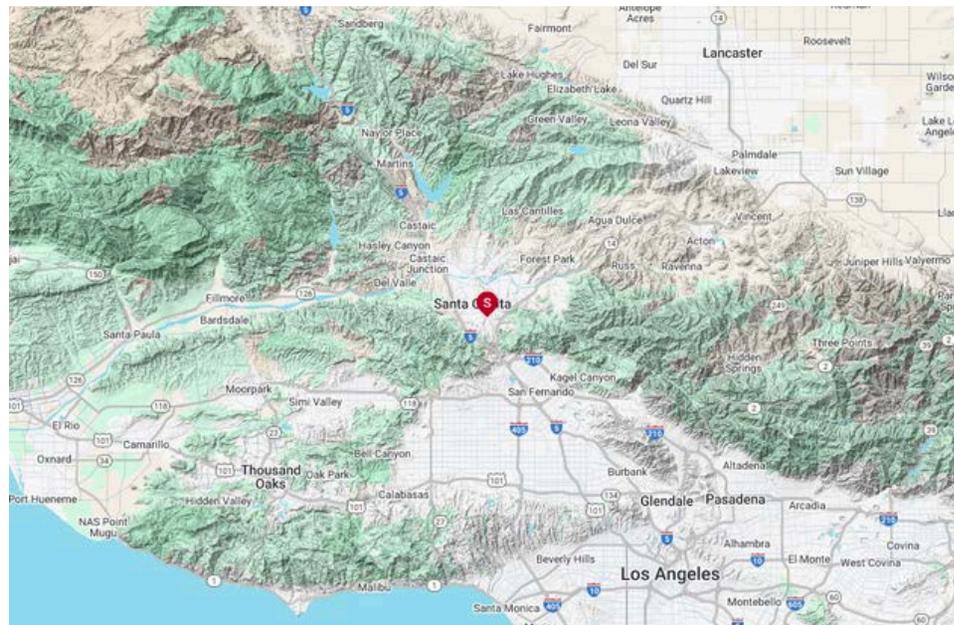
Santa Clarita is home to diverse residential neighborhoods, thriving shopping centers, and a variety of dining options. It is best known for Six Flags Magic Mountain, a world-renowned amusement park, as well as its expansive green spaces, including Central Park, Valencia Heritage Park, and Castaic Lake, offering endless opportunities for hiking, biking, and outdoor enjoyment.

A Pet-Friendly Destination

Santa Clarita has cultivated a deep-rooted commitment to pet care, making it an ideal location for Evergreen Animal Care Center & Pet Resort. The city features:

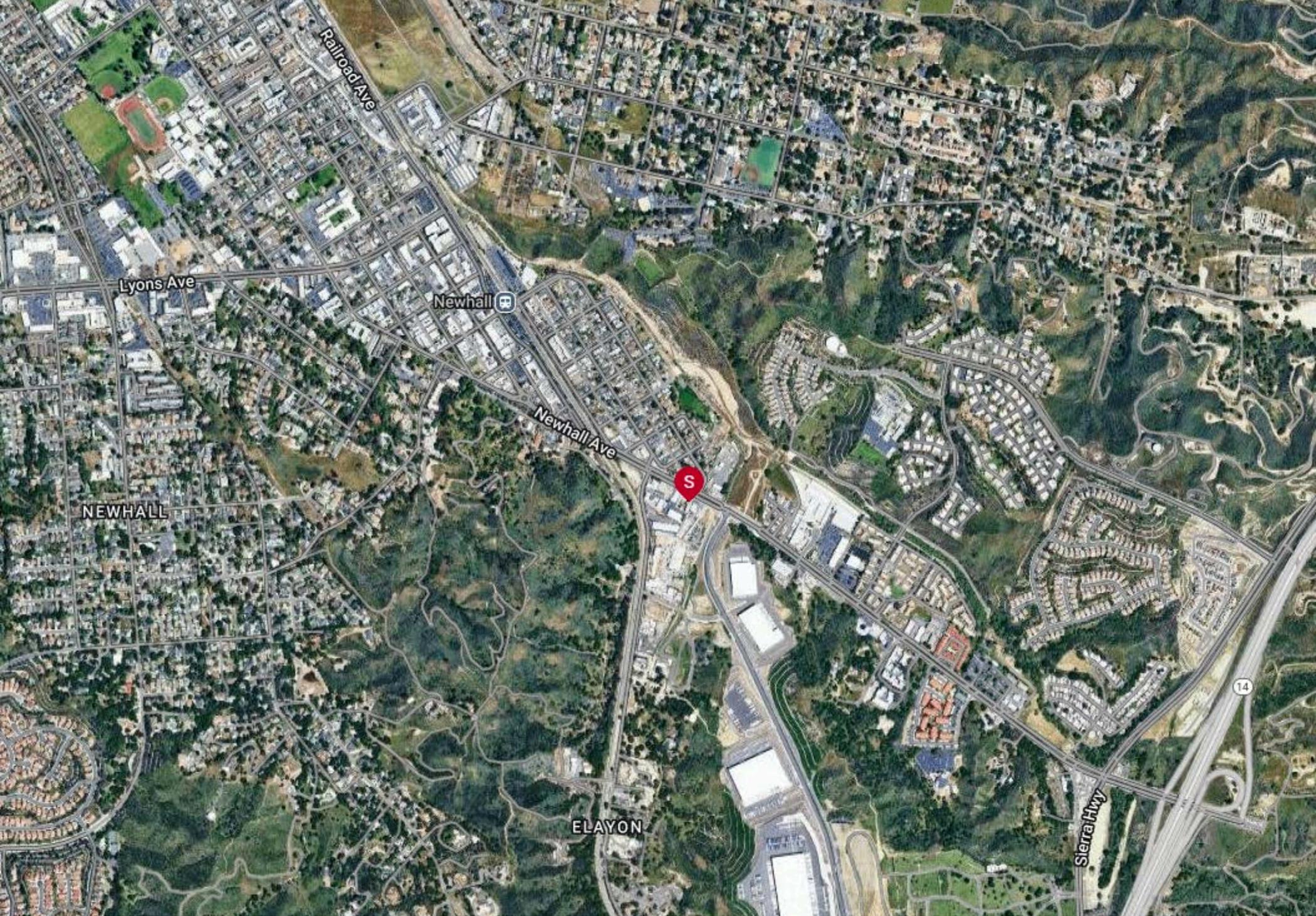
- ✓ **Dedicated Dog Parks:** Including Santa Clarita Dog Park, where pets can socialize and roam freely.
- ✓ **Comprehensive Pet Services:** From veterinary care to grooming and specialty pet stores, ensuring the best care for four-legged residents.
- ✓ **Pet-Friendly Businesses & Dining:** Many restaurants offer dog-friendly patios, and the community hosts pet adoption events and animal welfare initiatives.

Santa Clarita is more than just a city—it's a place where pets are cherished and integrated into daily life. With its strong sense of community and growing demand for premium pet care services, it presents an ideal setting for investment in the pet care industry.



Local Map





PET RESORT
DAYCARE - GROOMING

GALLERY

23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321

PEAK
COMMERCIAL

EVERGREEN
ANIMAL HOSPITAL

ANIMAL HOSPITAL





PET RESORT
DAYCARE - GROOMING

EVERGREEN
ANIMAL HOSPITAL
PET STORE - GROOMING - DAYCARE

SALE COMPARABLES

23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321



1



27959 Smyth Dr.
Newhall, CA 91321

Building SF	5,045
Land SF	6,534
Land Acres	0.15
Year Built	2001
Sale Price	\$1,731,000
Price PSF	\$437.34
Closing Date	4/17/2024
Distance	6.9 miles

Bldg Price / SF

\$334 - \$515



2



27875 Smyth Dr.
Santa Clarita, CA 91355

Building SF	5,945
Land SF	192,100
Land Acres	4.41
Year Built	2005
Sale Price	\$2,600,000
Price PSF	\$437.34
Closing Date	10/31/2025
Distance	6.7 miles

Bldg Price /SF

\$343 - \$515



3



24315 Main St.
Newhall, CA 91321

Building SF	6,890
Land SF	16,117
Land Acres	0.37
Year Built	1941
Sale Price	\$2,700,000
Price PSF	\$391.87
Closing Date	7/30/2025
Distance	0.8 miles

Bldg Price / SF

\$334 - \$515



4



23351 Lyons Ave
Santa Clarita, CA 91355

Building SF	2,525
Land SF	10,019
Land Acres	0.29
Year Built	1970
Sale Price	\$1,300,000
Price PSF	\$514.85
Closing Date	12/1/2023
Distance	1.9 miles

Bldg Price /SF

\$334 - \$515



S



Evergreen Animal Care Center and Pet Resort

23945-23947 Newhall Ave.
Newhall, CA 91321

Building SF	13,991
Land SF	19,166
Land Acres	0.44
Year Built	1990
Asking Price	\$5,300,000
Price PSF	\$378.81

Bldg Price / SF

\$334 - \$515

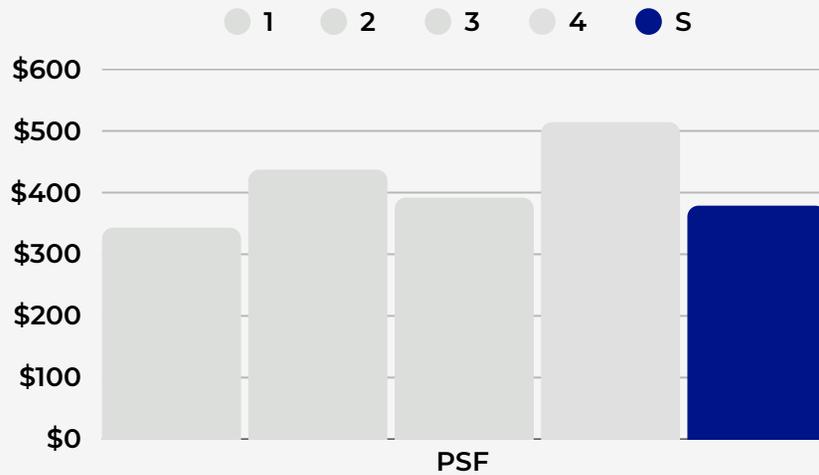


SALE COMPARABLES

	PROPERTY	BLDG SF	SALE PRICE	PRICE / SF	BUILT	CLOSING DATE	DISTANCE (mi)
1	 27959 Smyth Dr. Newhall, CA 91321	5,045	\$1,731,000	\$343.11	2001	4/17/2024	6.9
2	 27875 Smyth Dr. Santa Clarita, CA 91355	5,945	\$2,600,000	\$437.34	2005	10/31/2025	6.7
3	 24315 Main St. Newhall, CA 91321	6,890	\$2,700,000	\$391.87	1941	7/30/2025	0.8
4	 23351 Lyons Ave Santa Clarita, CA 91355	2,525	\$1,300,000	\$514.85	1970	12/1/2023	1.9
	AVERAGES	5,101	\$2,082,750	\$421.79			
S	 23945 - 23947 Newhall Ave. Newhall, CA 91321	13,991	\$5,300,000	\$378.81	1990		

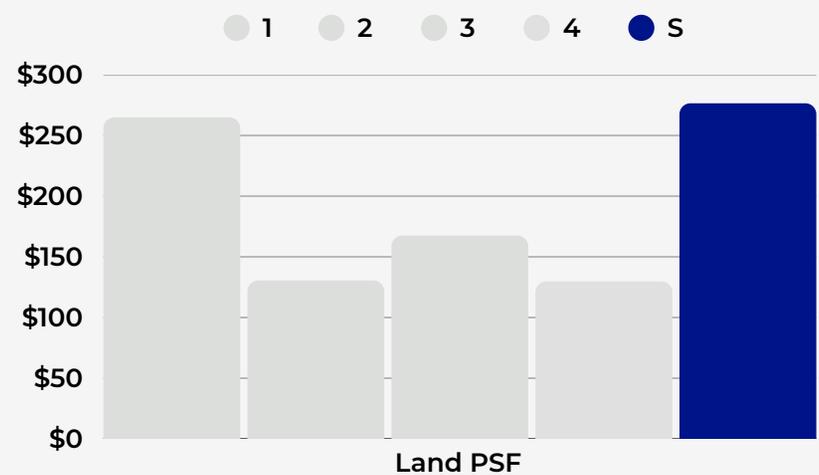
SALES COMPARABLES CHARTS

PRICE / SF

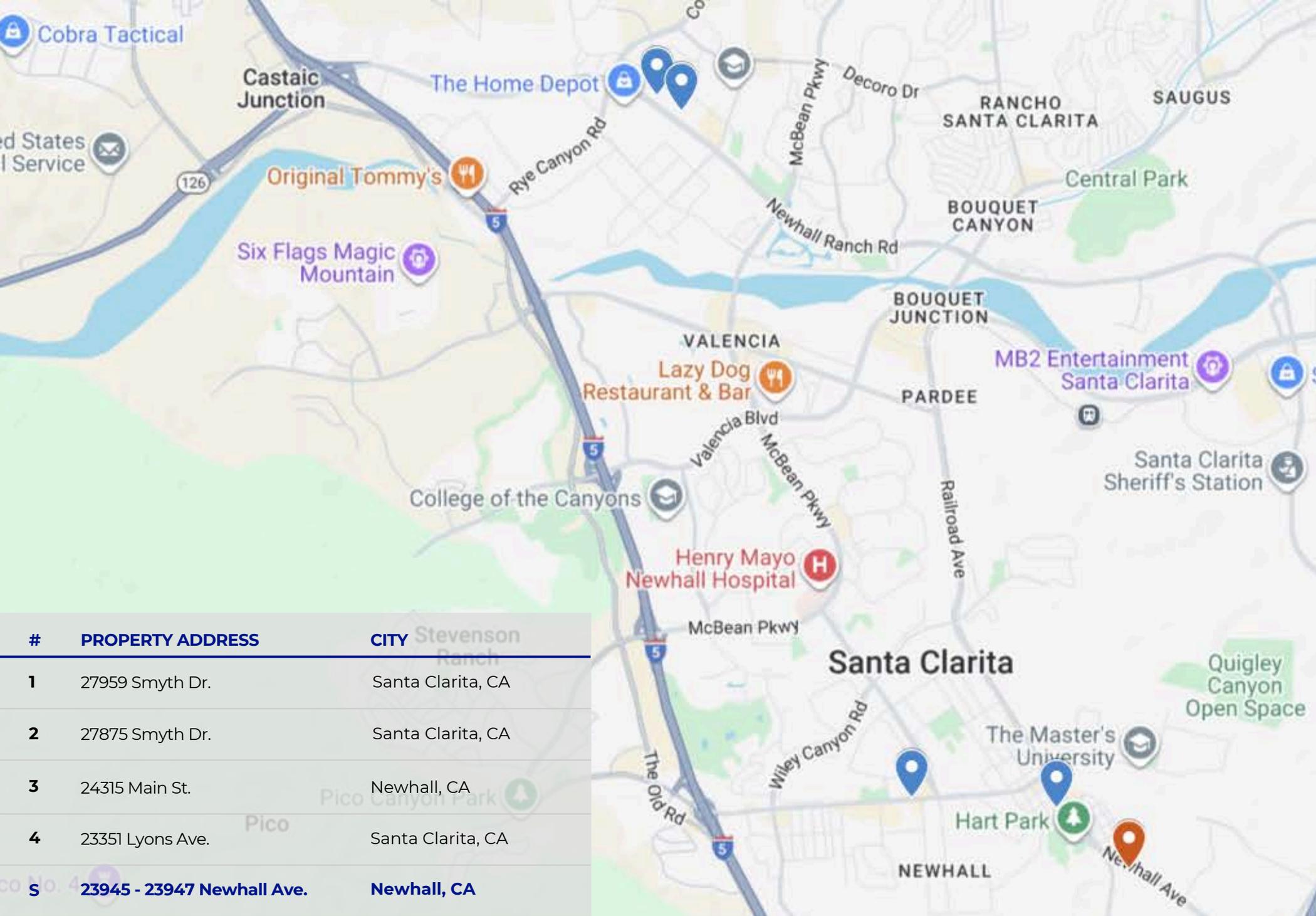


AVERAGE: \$421.79

PRICE / LAND SF



AVERAGE: \$173.18



#	PROPERTY ADDRESS	CITY
1	27959 Smyth Dr.	Santa Clarita, CA
2	27875 Smyth Dr.	Santa Clarita, CA
3	24315 Main St.	Newhall, CA
4	23351 Lyons Ave.	Santa Clarita, CA
5	23945 - 23947 Newhall Ave.	Newhall, CA

PET RESORT
DAYCARE - GROOMING

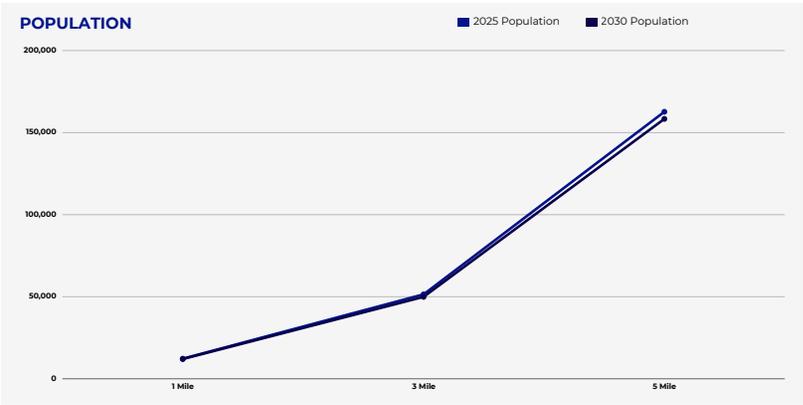
EVERGREEN
ANIMAL HOSPITAL

DEMOGRAPHICS

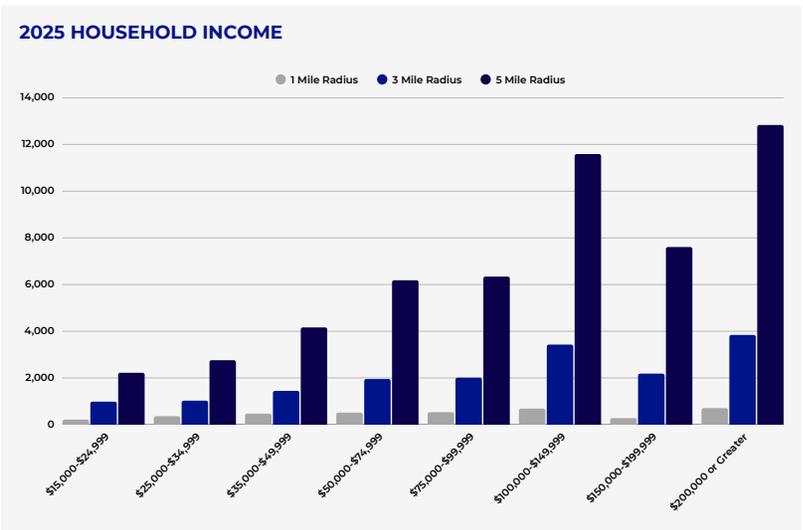
23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321

PEAK
COMMERCIAL

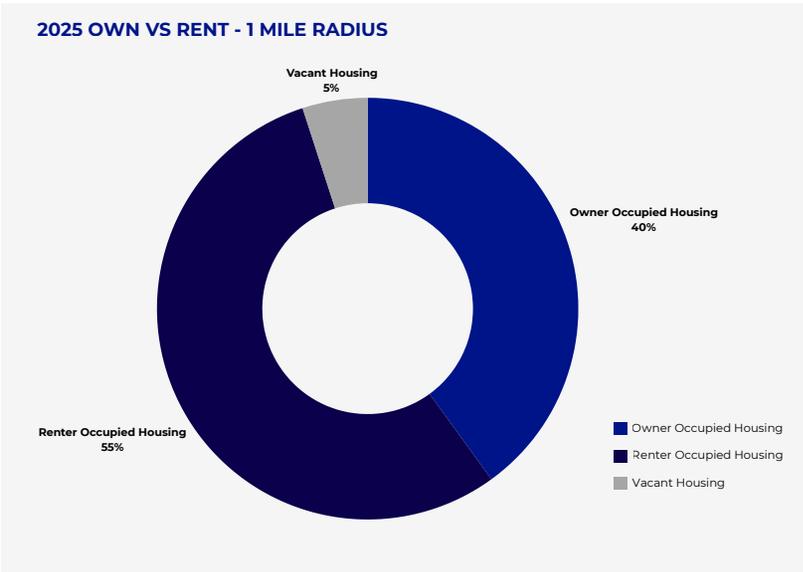
POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	11,443	48,736	126,656
2010 Population	12,771	53,448	155,862
2025 Population	12,236	51,437	162,702
2030 Population	12,020	49,915	158,359
2025 - 2030 Population: Growth Rates	-1.80%	-3.00%	-2.70%



2025 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	283	1,055	3,417
\$15,000 - \$24,999	216	985	2,221
\$25,000 - \$34,999	361	1,028	2,759
\$35,000 - \$49,999	471	1,447	4,164
\$50,000 - \$74,999	515	1,954	6,184
\$75,000 - \$99,999	534	2,012	6,341
\$100,000 - \$149,999	687	3,429	11,590
\$150,000 - \$199,999	280	2,185	7,608
\$200,000 or greater	706	3,843	12,835
Median Household Income	\$81,949	\$104,886	\$110,918
Average Household Income	\$119,970	\$139,303	\$146,739



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Total Housing	3,767	17,007	45,756
2010 Total Households	3,829	17,839	52,705
2025 Total Households	4,053	17,939	57,118
2030 Total Households	4,080	17,869	57,169
2025 Average Household Size	3.00	2.81	2.83
2025-2030: Households: Growth Rate	0.65%	-0.40%	0.10%



Source: esri

DEMOGRAPHICS

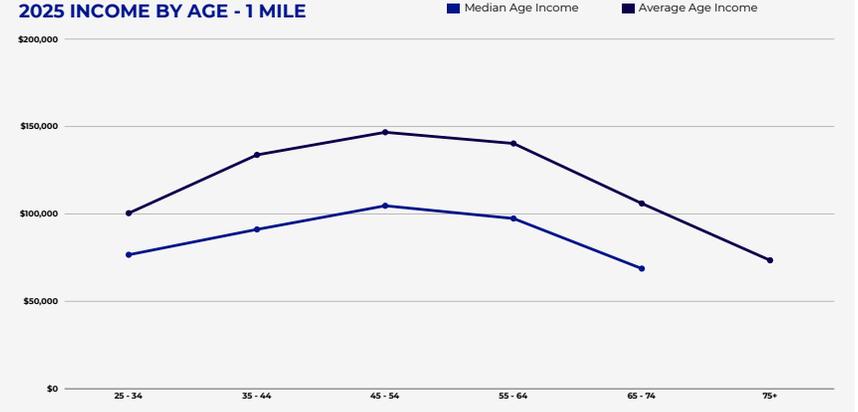
2025 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2025 Population Age 30-34	995	3,434	11,091
2025 Population Age 35-39	881	3,239	10,733
2025 Population Age 40-44	852	3,543	11,741
2025 Population Age 45-49	786	3,173	10,633
2025 Population Age 50-54	764	3,367	11,568
2025 Population Age 55-59	718	3,262	10,816
2025 Population Age 60-64	635	3,236	10,221
2025 Population Age 65-69	532	2,838	8,584
2025 Population Age 70-74	380	2,267	6,595
2025 Population Age 75-79	256	1,773	4,889
2025 Population Age 80-84	162	1,124	2,978
2025 Population Age 85+	178	1,158	2,835
2025 Population 18+	9,513	41,156	128,808
2025 Medium Age	35	40	40
2030 Medium Age	36	41	41

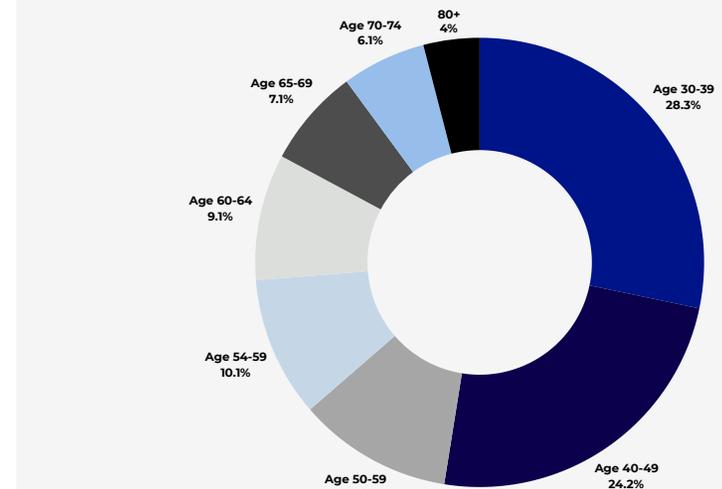
2025 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$76,641	\$101,317	\$104,710
Average Household Income 25-34	\$100,424	\$128,038	\$133,391
Median Household Income 35-44	\$91,139	\$125,829	\$130,393
Average Household Income 35-44	\$133,782	\$159,304	\$163,855
Median Household Income 45-54	\$104,665	\$145,793	\$150,709
Average Household Income 45-54	\$146,705	\$175,531	\$183,040
Median Household Income 55-64	\$97,381	\$129,976	\$132,455
Average Household Income 55-64	\$140,301	\$166,122	\$169,564
Median Household Income 65-74	\$68,722	\$86,384	\$89,402
Average Household Income 65-74	\$105,971	\$117,705	\$119,771
Average Household Income 75+	\$73,464	\$74,271	\$74,953

2025 INCOME BY AGE - 1 MILE



2025 POPULATION BY AGE



PET RESORT
DAYCARE - GROOMING

COMPANY PROFILE

PEAK
COMMERCIAL

EVERGREEN
ANIMAL HOSPITAL

ANIMAL HOSPITAL

23945-23947 NEWHALL AVE.

EVER GREEN ANIMAL CARE CENTER & PET SPA - NEWHALL CA 91321

CONTACT FOR DETAILS



WILLIAM WHITE

OPERATIONS MANAGER

(818) 836-6717

WILLWHITE@PEAKCOMMERCIAL.COM

DRE# 01970431



peakcommercial.com
DRE# 01985275

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

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 Peak Commercial. 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. Peak Commercial 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 or 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, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial 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.