

**FOR SALE: SANTA CLARITA COMMERCIAL LAND SIGNALIZED INTERSECTION**

**SWC & SEC**  
**OF SIERRA HIGHWAY AND SAND CANYON ROAD**

////// SANTA CLARITA CA 91387 ////

FOR MORE INFORMATION,  
PLEASE CONTACT:

**David Ghermezian**

Senior Managing Director  
Newmark Pacific  
t 310-407-6573  
david.ghermezian@nmrk.com  
CA RE Lic. #01084422

**Jonathan Dadourian**

Associate Director  
Newmark Pacific  
t 310-407-6567  
jonathan.dadourian@nmrk.com  
CA RE Lic. #01858129

**Rebecca Linck**

Transaction Services Specialist  
Newmark Pacific  
t 310-407-6581  
rebecca.linck@nmrk.com  
CA RE Lic. #02228527

**NEWMARK | PACIFIC**



# OFFERING SUMMARY



**\$1,250,000**

ASKING PRICE



**\$16/SF**

PRICE PER SF LAND



**± 38,128 SF**

SEC LAND SIZE

**± 39,246 SF**

SWC LAND SIZE

**± 77,374 SF**

TOTAL LAND SIZE



**LA COUNTY C3**

ZONING

## INVESTMENT HIGHLIGHTS



Located in the Canyon County area in the northeast portion of the Santa Clarita sub-market



Includes BOTH the Southeast Corner and Southwest Corner of the signalized intersection Sierra Highway and Sand Canyon Road



Land is under the jurisdiction of Unincorporated Los Angeles County, and subject to Los Angeles County Zoning Code



Zoning is C3 General Commercial and allows for most general commercial, retail, and restaurant uses. A drive-thru restaurant is allowed at the property by obtaining a CUP (Conditional Use Permit). Buyer to verify this information



Nearby to several new single family and multi-family housing developments bringing more residents to this portion of the sub-market



APN# 3231-009-012

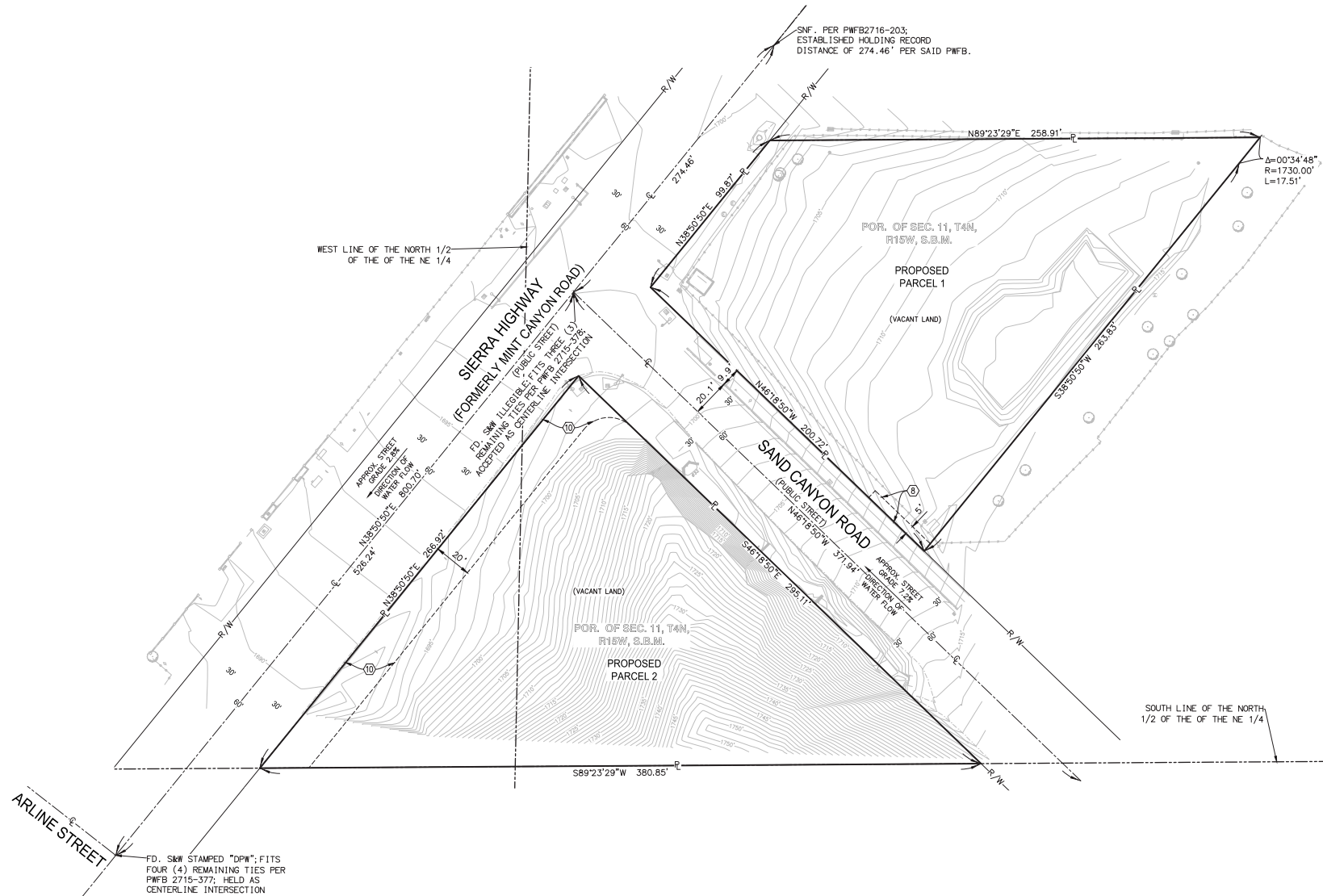


# AERIAL VIEW





# PARCEL MAP





## NEARBY RESIDENTIAL DEVELOPMENTS





# AMENITY MAP

**SWC & SEC**  
OF SIERRA HIGHWAY AND  
SAND CANYON ROAD

SKYLINE  
RANCH PARK

**TSC TRACTOR  
SUPPLY CO.**

COLLEGE OF THE CANYONS

**MI TIERRA**  
MEXICAN FOOD & MARKET

**GAME ON**  
GAME PARTY THEATER

Starbucks

CANYON  
SPRINGS STATE  
PRESCHOOL

**Super 8**  
BY WYNDHAM

**VONS**

**Denny's**

SV

**DOLLAR TREE**

CANYON SQUARE PLAZA  
**VALLEARTA**  
SUPERMARKETS  
CANYON COUNTRY FAMILY DENTISTRY

CANYON  
COUNTRY PARK

**INN-N-OUT**  
BURGER

CANYON COUNTRY VILLAGE  
Starbucks  
**Ralphs**  
Great Clips  
jamba

Planet Fitness

**TACO BELL**

Wendy's

**McDonald's**

**Pizza Hut**

VISTA  
CANYON PARK

RIVERVIEW PLAZA SHOPPING CENTER  
Starbucks  
Panda Express  
**DEL TACO**  
menchie's  
CHASE  
CVS pharmacy

**REGAL**

**COSTCO**  
WHOLESALE

FAIR OAKS PARK





## REGIONAL VIEW





# DEMOGRAPHIC AND INCOME COMPARISON PROFILE

Population Summary	1- MILE	2-MILE	3-MILE
2010 Total Population	46,148	121,905	248,987
2020 Total Population	48,003	126,560	257,770
2020 Group Quarters	470	2,573	4,922
2025 Total Population	46,623	125,978	254,800
2025 Group Quarters	469	2,554	4,901
2030 Total Population	46,133	126,064	255,600
2025-2030 Annual Rate	-0.21%	0.01%	0.06%
2025 Total Daytime Population	42,407	177,476	357,148
Workers	28,125	134,665	259,760
Residents	14,282	42,811	97,388

Household Summary	1- MILE	2-MILE	3-MILE
2010 Households	28,411	70,081	130,707
2010 Average Household Size	1.61	1.71	1.88
2020 Total Households	29,737	72,588	137,310
2020 Average Household Size	1.60	1.71	1.84
2025 Households	29,969	74,848	141,315
2025 Average Household Size	1.54	1.65	1.77
2030 Households	30,304	76,484	145,018
2030 Average Household Size	1.51	1.61	1.73
2025-2030 Annual Rate	0.22%	0.43%	0.52%
2010 Families	6,650	18,630	44,612
2010 Average Family Size	2.49	2.70	2.86
2025 Families	7,356	20,888	47,423
2025 Average Family Size	2.49	2.65	2.76
2029 Families	7,471	21,424	48,780
2030 Average Family Size	2.42	2.59	2.68
2025-2030 Annual Rate	0.31%	0.51%	0.57%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# DEMOGRAPHIC AND INCOME COMPARISON PROFILE

2025 Households by Income	1- MILE	2-MILE	3-MILE
Household Income Base	29,969	74,848	141,315
<\$15,000	9.7%	9.7%	10.1%
\$15,000 - \$24,999	5.7%	5.4%	5.4%
\$25,000 - \$34,999	5.4%	5.3%	5.1%
\$35,000 - \$49,999	8.7%	7.9%	7.3%
\$50,000 - \$74,999	11.8%	12.5%	12.8%
\$75,000 - \$99,999	13.1%	12.3%	11.4%
\$100,000 - \$149,999	16.4%	15.6%	15.3%
\$150,000 - \$199,999	9.4%	8.9%	9.1%
\$200,000+	19.8%	22.4%	23.5%
Average Household Income	\$140,520	\$153,776	\$159,089
2030 Households by Income	1- MILE	2-MILE	3-MILE
Household Income Base	30,304	76,484	145,018
<\$15,000	8.8%	8.9%	9.3%
\$15,000 - \$24,999	4.9%	4.6%	4.5%
\$25,000 - \$34,999	4.8%	4.6%	4.4%
\$35,000 - \$49,999	7.9%	7.1%	6.5%
\$50,000 - \$74,999	10.9%	11.6%	11.9%
\$75,000 - \$99,999	13.1%	12.3%	11.3%
\$100,000 - \$149,999	16.9%	15.9%	15.6%
\$150,000 - \$199,999	10.2%	9.5%	9.7%
\$200,000+	22.6%	25.5%	26.7%
Average Household Income	\$154,139	\$167,172	\$173,157
Median Household Income	1- MILE	2-MILE	3-MILE
2025	\$89,908	\$92,478	\$94,474
2030	\$99,178	\$101,839	\$104,622
Per Capita Income	1- MILE	2-MILE	3-MILE
2025	\$90,372	\$91,413	\$88,273
2030	\$101,304	\$101,476	\$98,277

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# DEMOGRAPHIC AND INCOME COMPARISON PROFILE

2025 Population by Age	1- MILE	3-MILE	
Total	46,623	125,976	254,798
0 - 4	2.0%	2.8%	3.2%
5 - 9	1.6%	2.3%	2.9%
10 - 14	1.4%	2.1%	2.9%
15 - 24	6.1%	8.4%	9.3%
25 - 34	27.9%	25.4%	23.0%
35 - 44	21.8%	20.4%	19.0%
45 - 54	13.4%	13.1%	13.1%
55 - 64	10.5%	10.5%	10.8%
65 - 74	8.0%	8.0%	8.3%
75 - 84	4.9%	4.8%	5.2%
85 +	2.5%	2.2%	2.2%
18 +	94.1%	91.5%	89.1%

2030 Population by Age	1- MILE	3-MILE	
Total	46,133	126,063	255,601
0 - 4	2.0%	2.7%	3.1%
5 - 9	1.4%	2.1%	2.7%
10 - 14	1.4%	2.2%	2.9%
15 - 24	6.4%	8.8%	9.8%
25 - 34	26.1%	23.8%	21.5%
35 - 44	21.9%	20.2%	18.8%
45 - 54	13.9%	13.6%	13.6%
55 - 64	10.1%	10.2%	10.7%
65 - 74	8.3%	8.3%	8.5%
75 - 84	5.8%	5.6%	5.9%
85 +	2.8%	2.5%	2.6%
18 +	94.3%	91.7%	89.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# DEMOGRAPHIC AND INCOME COMPARISON PROFILE

2025 Population by Race/Ethnicity	1- MILE	3-MILE	
Total	46,623	125,978	254,800
White Alone	71.2%	67.7%	62.5%
Black Alone	4.7%	5.1%	5.4%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	6.9%	7.8%	10.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.3%	7.3%	9.3%
Two or More Races	11.4%	11.4%	11.5%
Hispanic Origin	13.6%	16.0%	18.4%
Diversity Index	59.5	64.5	70.1
2030 Population by Race/Ethnicity	1- MILE	3-MILE	
Total	46,132	126,065	255,599
White Alone	68.8%	65.1%	59.8%
Black Alone	4.9%	5.3%	5.5%
American Indian Alone	0.4%	0.6%	0.7%
Asian Alone	7.6%	8.7%	11.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.8%	8.0%	10.1%
Two or More Races	12.4%	12.3%	12.3%
Hispanic Origin	15.1%	17.6%	19.9%
Diversity Index	62.8	67.7	72.8

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



FOR SALE: SANTA CLARITA COMMERCIAL LAND SIGNALIZED INTERSECTION

**SWC & SEC**  
**OF SIERRA HIGHWAY AND SAND CANYON ROAD**

////// SANTA CLARITA CA 91387 ////

FOR MORE INFORMATION,  
PLEASE CONTACT:

**David Ghermezian**

Senior Managing Director  
Newmark Pacific  
t 310-407-6573  
david.ghermezian@nmrk.com  
CA RE Lic. #01084422

**Jonathan Dadourian**

Associate Director  
Newmark Pacific  
t 310-407-6567  
jonathan.dadourian@nmrk.com  
CA RE Lic. #01858129

**Rebecca Linck**

Transaction Services Specialist  
Newmark Pacific  
t 310-407-6581  
rebecca.linck@nmrk.com  
CA RE Lic. #02228527

**NEWMARK | PACIFIC**