



HARTWELL
OLD TOWN NEWHALL

DOWNTOWN NEWHALL INFILL DEVELOPMENT OPPORTUNITY

24300-24316 Main St.
& 24307 Railroad Ave.
Santa Clarita, CA 91321



TAMARACK
REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Site Address

Hartwell at Oldtown Newhall

24300-24316 Main St. & 24307 Railroad Ave.
Santa Clarita, CA 91321
www.liveathartwell.com

Sale Price

\$4,950,000

\$ / Buildable Unit

\$63,462

\$ / Buildable SF

\$31.81

Total Land SF

36,953 SF (0.85 AC)*

Zoning

UC (Commercial)

APNs

2831-012-022; 023; 024; 025; 026

Mixed-Use Development Project

78 Apartment Units & approx. 5,223 SF of ground floor Retail; 155,589 SF Total*

PROJECT ADVANTAGES

Opportunity to acquire a contiguous multi-parcel assemblage in the heart of Santa Clarita’s walkable downtown corridor. The planned property fronts Main Street with strong visibility and is positioned within the most active retail, dining, and entertainment district in the city.

Previously entitled plans support development of approximately 78 multifamily units with ground-floor retail. Prior entitlement and design work provide a meaningful head start for the project and opportunity, shortening the timeline to construction.*

The assemblage offers critical mass for efficient multifamily design and maintains the ability to expand with adjacent parcels, creating optionality for future assemblage upside.

Located near the Newhall Metrolink Station and surrounded by restaurants, shops, and civic amenities, the Property benefits from strong pedestrian activity and regional connectivity.

The project can be tailored in various ways, including:

- Adjusting unit count and unit mix
- Reducing or reconfiguring retail component
- Positioning as market-rate or workforce housing

PROPERTY DESCRIPTION



PROPERTY RENDERINGS





PROPERTY RENDERINGS

COMPS

RESIDENTIAL

The Overlook Santa Clarita (Built in 2025)

1 BD - \$3200; 2 BD - \$3800

Array Vista Canyon (Built in 2020)

1 BD - \$3000; 2 BD - \$3700

Newhall Crossings Residences, (Built in 2020)

2BD - \$3500

Hills of Valencia Apartments (Built in 2003)

2BD - \$3500

Townhomes at Lost Canyon (Built in 2013)

3BD - \$4500

Alexan Noho West (Built in 2021)

2BD - \$4156

The Q Variel (Built in 2020)

1BD - \$3512

RETAIL @ NEWHALL CROSSING

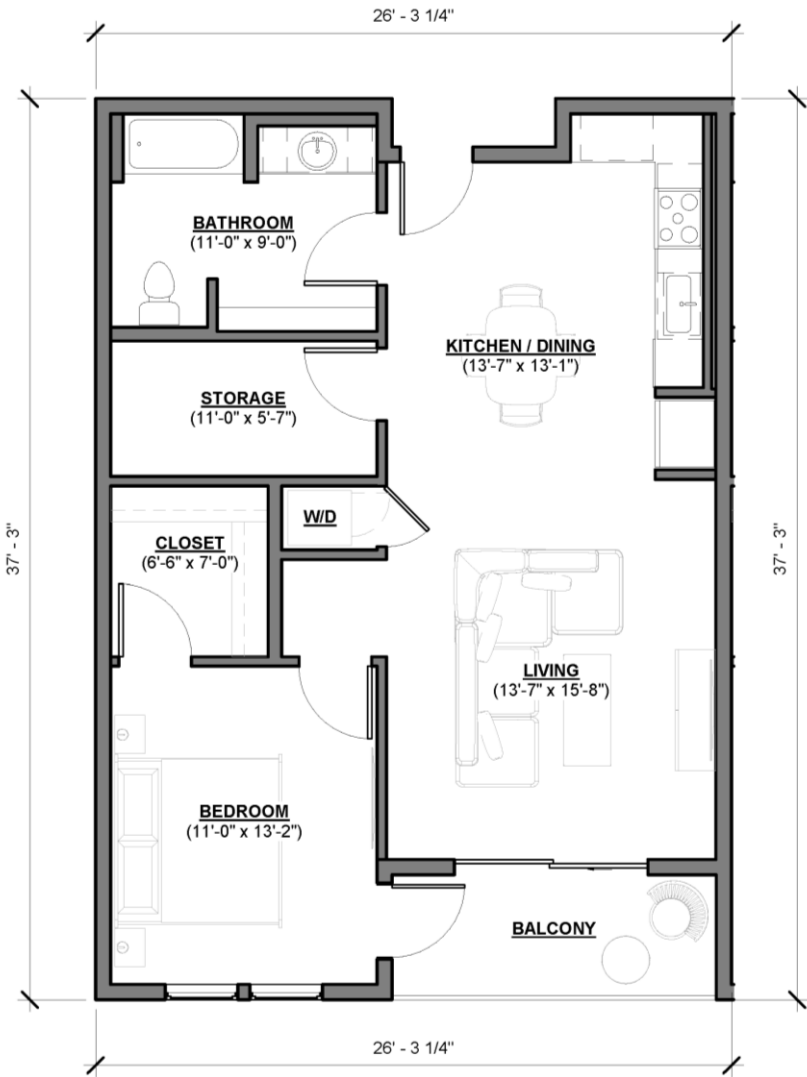
Eat Real - 1980 SF - \$3.38 SF – NNN



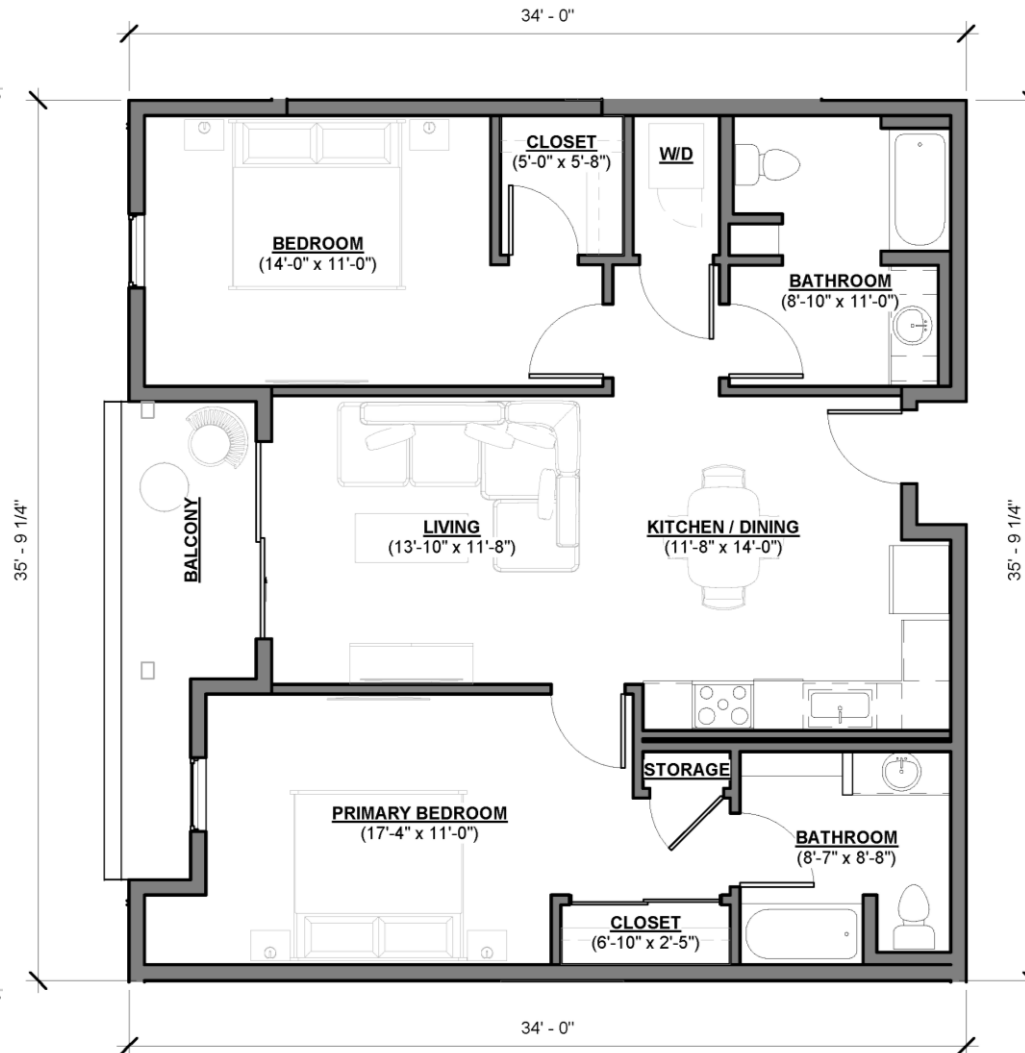
Grit + Gratitude - 2949 SF - \$3.30 SF – NNN



ONE BEDROOM



TWO BEDROOM

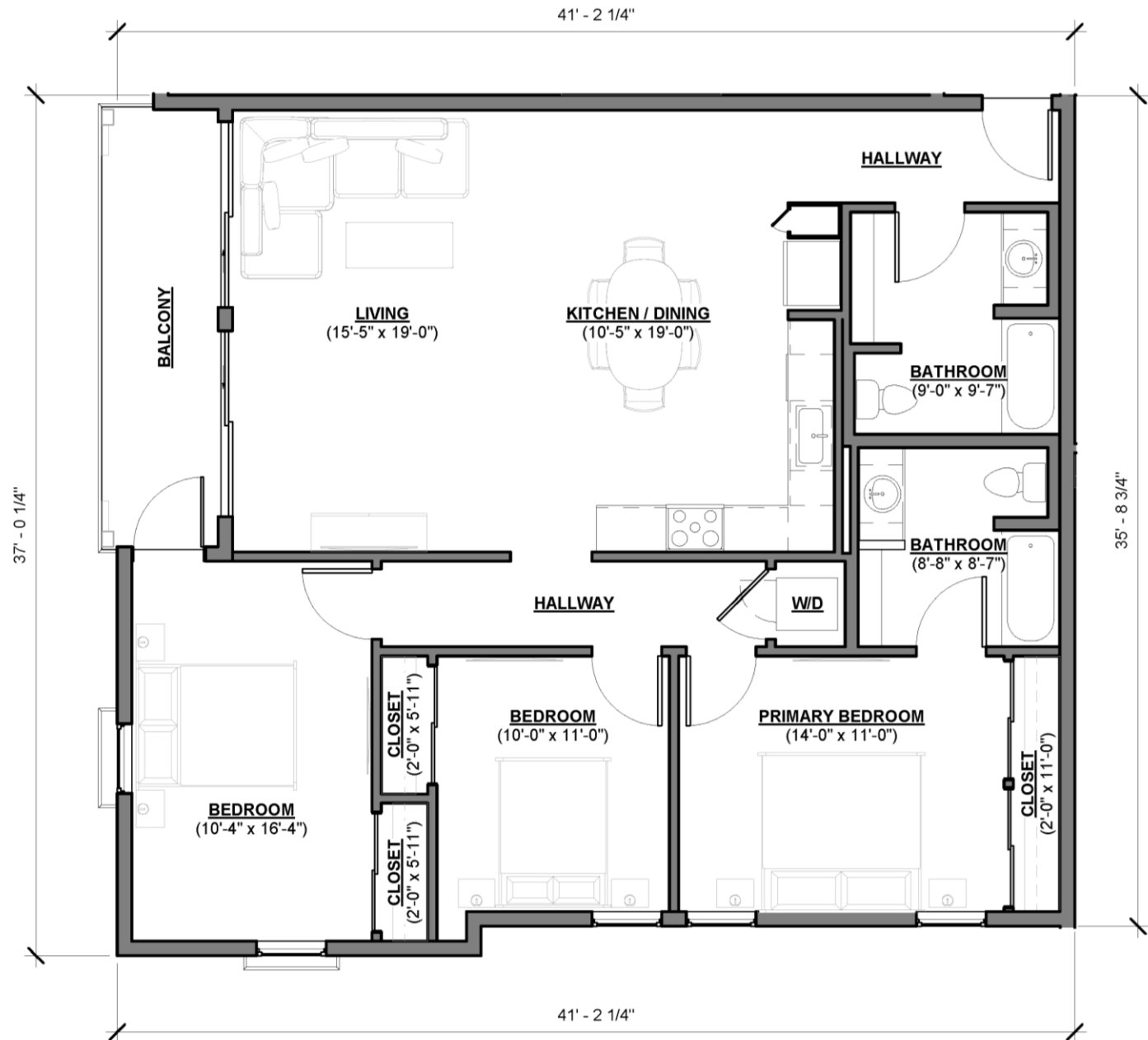


FLOOR PLANS

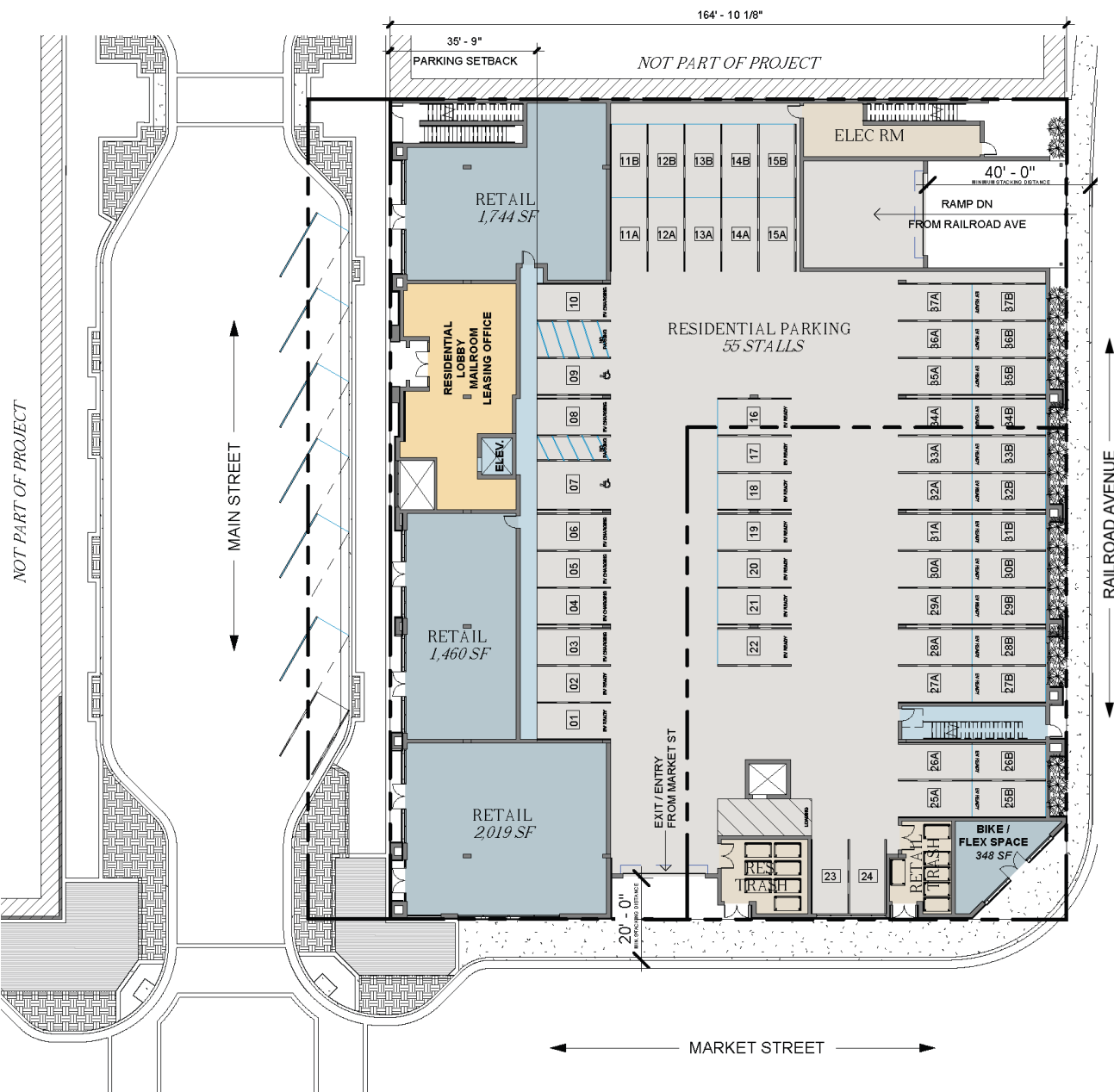
*Examples of floor plans, more types in full plans

FLOOR PLANS

THREE BEDROOM



*Examples of floor plans, more types in full plans



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SITE PLAN

PROJECT INFORMATION

PARKING TABULATION

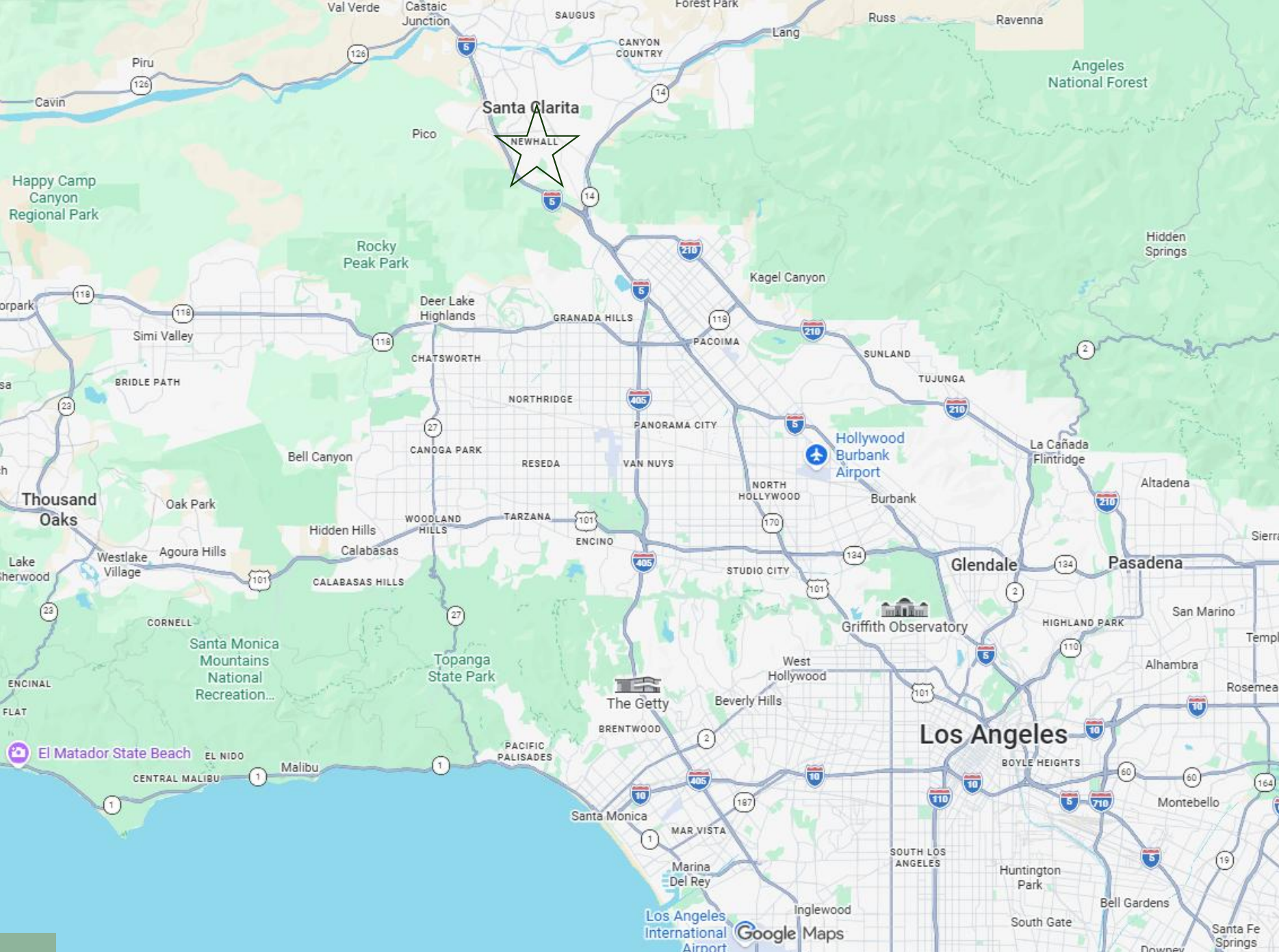
EV READY SPACES	- 22
EV CHARGING SPACES	- 6
ACCESSIBLE EVCS	- 1
ACCESSIBLE SPACES	- 1
VAN ACCESSIBLE SPACES	- 1

TANDEM SPACES	- 36 (18)
SINGLE SPACES	- 19

TOTAL GARAGE PARKING	- 55 STALLS
TOTAL RETAIL SQ. FT.	- 5,223 SF

LOCATION





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MICHAEL SUSSON Lic # 01515991

Vice President, Investments

Tamarack Real Estate Services

[E] michael@tamarackres.com

[P] (818) 464-3217

[C] (310) 962-7210

15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403