

23986

PINE STREET



RETAIL BUILDING FOR SALE
CORRIDOR ZONING OPPORTUNITY



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NEWHALL AV

ST. MARY OF EGYPT
COPTIC ORTHODOX CHURCH

FOR SALE STRATTON
PRIME RETAIL PROPERTY
6,192 SF BLDG 26,572 SF LOT
CA DRE #01900000 CA DRE #01900007
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LEFT TURN
YIELD
ON GREEN



23986

PINE STREET

TURN-KEY CHURCH OPPORTUNITY

FOR SALE - \$2,495,000

6,192 SF BUILDING **26,572 SF** LOT **COR** ZONING **5/1000 SF** PARKING

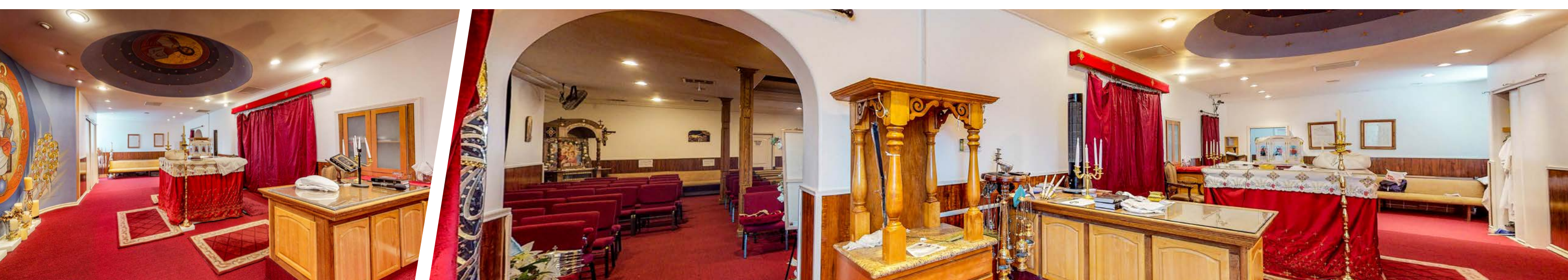
**PART OF SANTA CLARITA'S
OLD TOWN NEWHALL SPECIFIC PLAN**



Stratton Commercial Real Estate, Inc. is pleased to present the market with the opportunity to purchase the freestanding retail building located at 23986 Pine St, Santa Clarita, CA 91321. The 6,192± square foot brick building sits on the heavily trafficked signalized corner of Newhall Ave and Pine St. The property features two curb-cuts along Pine St with a small parking lot at the front of the building and a large, fenced lot at the rear of the property with ample parking.

Through the front door you'll enter an open sanctuary flanked by private offices, three restrooms, two kitchens and a large 11' ft. 6" in. tall utility room. Around back is a covered patio servicing the rear parking lot. The property is equipped with paid solar panels and is turn-key for a church use but easily reconfigurable.







**SIGNALIZED
CORNER LOT**



**CORRIDOR ZONE
OPPORTUNITY**



**EQUIPPED WITH
SOLAR PANELS**



**SECURED
PARKING LOT**





SANTA CLARITA'S PREMIER ARTS & ENTERTAINMENT DISTRICT

“Since the 1800s, when gold was first discovered in nearby Placerita Canyon, Santa Clarita and the surrounding area developed a rich history. Old Town Newhall is known to be the historic core of Santa Clarita as it is the oldest neighborhood within the City of Santa Clarita.

As time went on, Santa Clarita’s development in new master housing plans and shopping centers led to a significant growth in population. In order to proactively preserve the rich history of Newhall and develop the area into the City’s premier Arts and Entertainment District, the Santa Clarita City Council adopted the Old Town Newhall Specific Plan in 2005.” - OldTownNewhall.com

To learn more about Old Town Newhall please visit... OldTownNewhall.com



OLD TOWN NEWHALL SPECIFIC PLAN

Old Town Newhall’s Specific Plan is designed to implement revitalization strategies across a 20-block segment in Newhall. The plan has been carefully drafted to allow for new development opportunities for property and business owners while also carefully protecting the aesthetic and history of Old Town Newhall. Under this new plan, 23986 Pine St has been rezoned to Corridor. We have included most of the Corridor development standards for your review, please visit Santa-Clarita.com to view the entire plan.

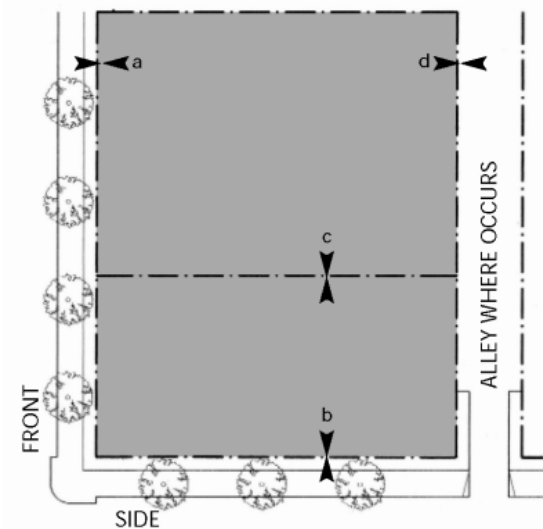
CORRIDOR ZONING

BUILDING PLACEMENT

Setbacks (as measured from the property line)

Primary buildings shall be placed within the shaded area as shown in the diagram.

- (a) Front Setback: 5’ minimum
- (b) Side Street Setback: 5’ minimum
- (c) Sideyard Setback: 5’ minimum
- (d) Rear Setback: 10’ minimum
- (e) Accessory structures shall not be located closer than 5’ to any lot line



PARKING

Parking Placement

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the diagram.

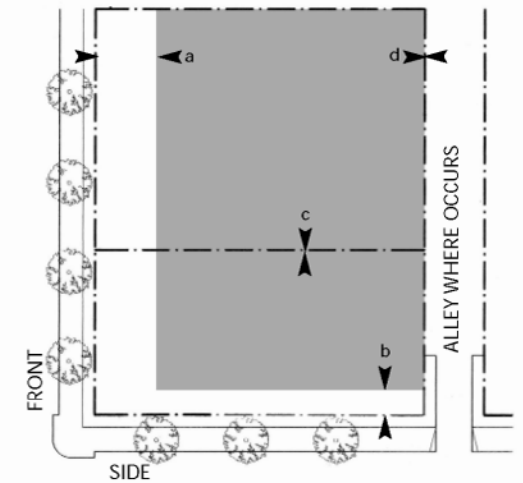
- (a1) Front setback: not required for 50% of lot frontage
- (a2) Front setback: 20% lot depth for 50% of lot frontage
- (b) Side street setback: 5’ minimum
- (c) Side yard setback: 5’ minimum
- (d) Rear setback: 5’ minimum*

Parking Access

Vehicular access is permitted from any street or alley.

Parking Requirements

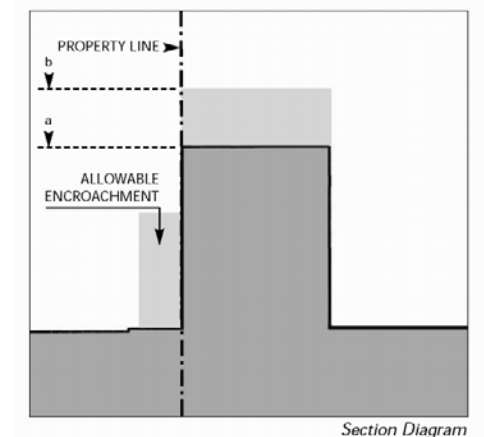
- Residential: 2 spaces per unit plus ½1/2 space guest parking per unit1
- Live/Work: 2 spaces / unit plus required commercial/non-residential parking
- Non-Residential Up to 1500 sq ft: 1 space2
- Non-Residential > 1500 sq ft: see Unified Development Code



BUILDING PROFILE & TYPE

Building Height

- (a) Maximum height: two stories or 35’
- (b) Certain building types may allow for a loft, tower, or penthouse that exceeds the height listed above. Unless provided for elsewhere in this Code, the loft/tower/penthouse shall not exceed 25% of the building’s ground floor footprint and shall not exceed the allowable height by more than one (1) story or 12’.
- (c) Where feasible, property owners have the option to develop projects that conform to the City’s Mixed-Use Ordinance at the stated building heights in the City’s Mixed Use Ordinance, subject to the issuance of a Minor Use Permit, if the project exceeds the height listed in (a) above. See Chapter 17.38.050 of the Unified Development Code. The increased height in a mixed use project may allow for additional building stories, depending on the project design.



Architectural Types

- (a) Stacked Dwellings
 - (b) Live/Work
 - (c) Commercial Block
 - (d) Liner
- Other housing types are allowed subject to the issuance of a Minor Use Permit per Section 4.2.020.A.3.

Encroachments

As allowed by the Unified Development Code

Frontage Types

Arcade, Shopfront, Stoop

Retail

- Antique, Collectible, Vintage Clothing Store
- Apparel Boutiques
- Art Gallery
- Art Supply Stores
- Arts & Entertainment-Oriented Retail
- Artisan Goods, Furniture, & Specialty Stores
- Bicycle Shops
- Book Stores/Reading Rooms
- Building & Landscape Materials Sales **CUP**
- Carpet and Flooring Stores
- Discount Stores
- Flower Shop/Florist
- Furniture, Appliance, and Equipment Store
- Garden Supply Store
- On-site production of items sold
- Hard Liquor Sales (Accessory Retail Use) **CUP**
- Hobby Stores/Game Stores
- Jewelry Stores
- Liquor Store **CUP**
- Mercado **CUP**
- Music/Musical Instrument Stores
- Neighborhood Market/Convenience Store
- Newsstand
- Outdoor Display & Sales **MUP**
- Pawn Shops **CUP**
- Pharmacies/Drugstores
- Retail Sales, General
- Secondhand Stores **MUP**
- Specialty Food Stores
- Specialty Retail Stores
- Sporting Goods Stores
- Stationary Stores
- Stores with Floor Area up to 6k Sq.Ft.
- Stores with Floor Area 6k-20k Sq.Ft.
- Stores with Floor Area Equal or >20k Sq.Ft. **MUP**
- Thrift Stores **CUP**

- Tobacco Paraphernalia Stores **CUP**
- Tourist/Visitor-Oriented Retail
- Toy Stores
- Vendors, Long Term **MUP**

Restaurant/Food

- Bakery
- Banquet Facility
- Bar **CUP**
- Catering Establishment
- Coffee Shop/Diner
- Delicatessen
- Outdoor Dining (in public right-of-way)
- Restaurants, Limited or Full Service **AP**
- Restaurants with Accessory Alcohol Sales
- Restaurants, Take Out/Delivery
- Wine Tasting Rooms, Wine Bars, **AP**
- Beer Gardens or Micro Breweries

Residential Use

- Caretaker Residence
- Dwelling, Multi-Family Courtyard Housing
- Dwelling, Multi-Family Stacked Dwellings
- Home Based Cottage Food Operation **AP**
- Home Occupation Business
- Live/Work Units
- Supportive Housing; Transitional Housing **CUP**

Entertainment

- Hookah Bar/Cigar Club **CUP**
- Live Entertainment **MUP**
- Live Entertainment, Accessory Background Music
- Nightclub **CUP**
- Theater, Cinema or Performing Arts

Services: Business Finance Professional

- ATM
- Banks/Credit Unions
- Business Support Services
- Check Cashing/Currency Transfer Services
- Financial Services
- Professional Offices

Services: General

- Call Centers **CUP**
- Day Care Center: Child or Adult **MUP**
- Equipment Rental (indoor only)
- Lodging: Bed & Breakfast Inn (B&B)
- Lodging: Hotel or Motel
- Mortuary, Funeral Home
- Personal Services
- Personal Services, Restricted **MUP**
- Tattoo Parlors/Body Piercing Services **CUP**

Medical Services

- Counseling/Lifestyle Management
- Medical Services: Clinic, Urgent Care
- Medical Services: Doctor Office

Education & Public Assembly Uses

- Community Assembly **MUP**
- Instructional School: Art, Dance, Martial Arts, Music, Tutoring, etc. **MUP**
- Library, Museum
- School, Public or Private **CUP**

Vehicle Sales and Services

- Carwash: Accessory Automated **CUP**
- Fuel Sales (Expansion of Existing Uses Only) **CUP**

Industry Manufacturing & Processing Wholesaling Uses

- Artisan/Craft Product Manufacturing
- Media Production: Office or Storefront Type
- Printing and Publishing
- Recycling: Vending Machines as an Accessory Use
- Recycling: Collection of Trucks and/or Bins as an Accessory Use **MUP**
- Research and Development

Recreation Uses

- Children’s Indoor Play Facility **MUP**
- Commercial Recreation Facility, Indoor
- Health/Fitness Club **MUP**
- Recreation Facilities, Residential

Agricultural Uses

- Horticulture: For Commercial Sale **MUP**
- Horticulture: Residential Use Only
- Horticulture: Within Public Utility Easements
- Farmer’s Market **TUP**
- Plant Nursery **MUP**

Animal Uses

- Animal Keeping: Small Animals
- Animal Day Care **MUP**
- Feed and Tack Stores **CUP**
- Grooming and Pet Stores
- Kennels **MUP**
- Riding Trails
- Veterinary Clinic
- Veterinary Hospital **MUP**

PERMITTED USES

CONTINUED

ADDITIONAL REQUIREMENTS

AP ADMINISTRATIVE PERMIT

CUP CONDITIONAL USE PERMIT

MUP MINOR USE PERMIT

TUP TEMPORARY USE PERMIT

Other Uses/Temporary Uses

- Accessory Use
- Accessory Outdoor Storage for a Permitted Non-Residential Use **MUP**
- Building Height in Excess of 35' **CUP**
- Carports as Required Parking for Multifamily or Nonresidential Uses **MUP**
- Carports as an Accessory Use to Required Parking for Single-Family Uses **AP**
- Carports for Residential or Nonresidential Uses with Solar Panels **AP**
- Holiday Sales **TUP**
- Incidental Services for Employees
- Off-Site Parking/Shared Parking **MUP**
- Small Wind Energy Systems
- Temporary Real Estate Offices **TUP**
- Temporary Residence, <12 Months **TUP**
- Temporary Residence, >12 Months **MUP**
- Temporary Uses **TUP**
- Valet Parking **AP**

Public and Semi-Public Uses

- Ambulance or Paramedic Dispatch **MUP**
- Corporation Yards **CUP**
- Flood Control Facilities
- Helipad **CUP**
- Park and Ride Lots **CUP**
- Parking Facility: Public or Commercial
- Parks, Public and Private **CUP**
- Preservation of Historical Landmarks
- Public Services, General
- Transit Station or Terminal **CUP**
- Utility Substations **CUP**

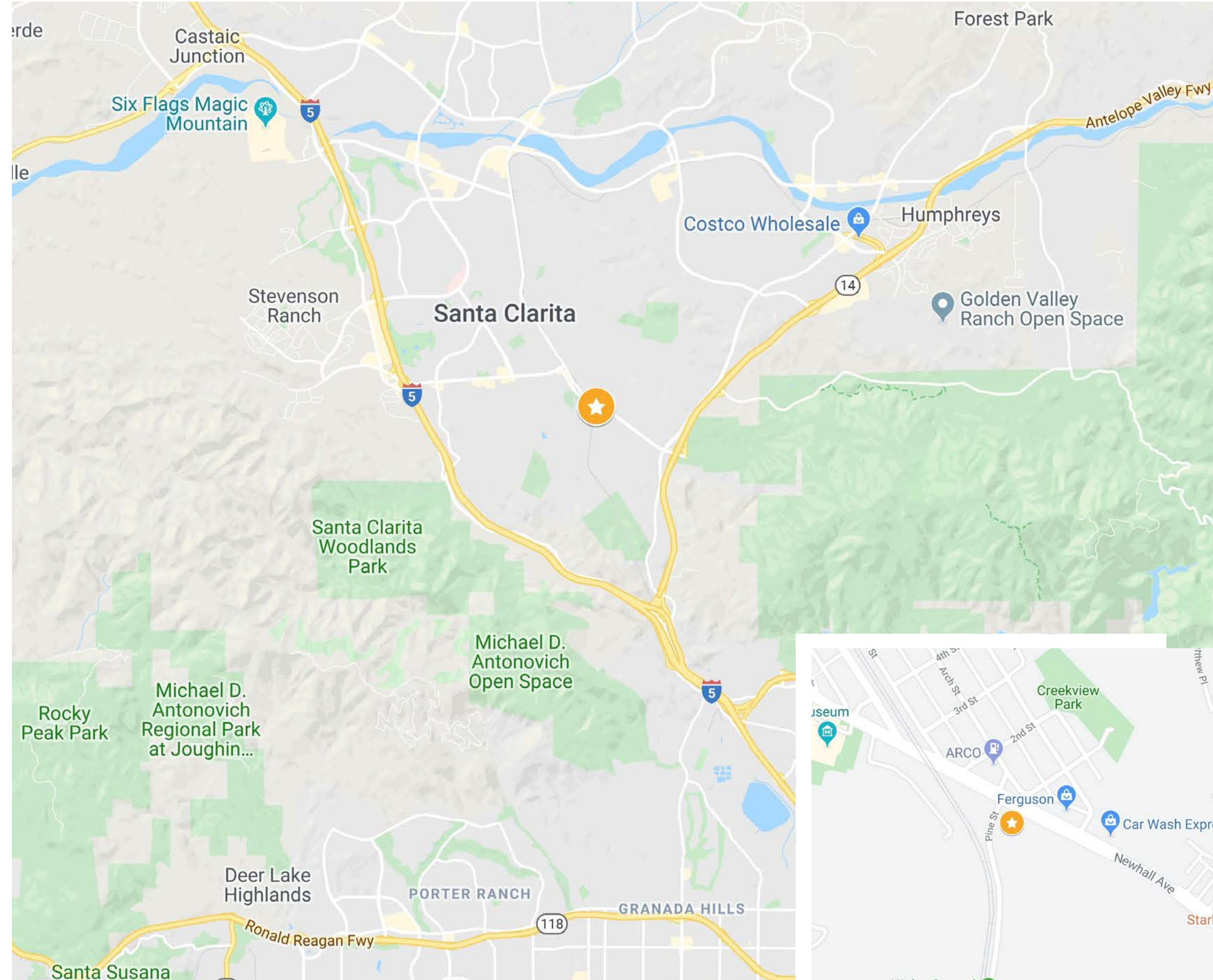
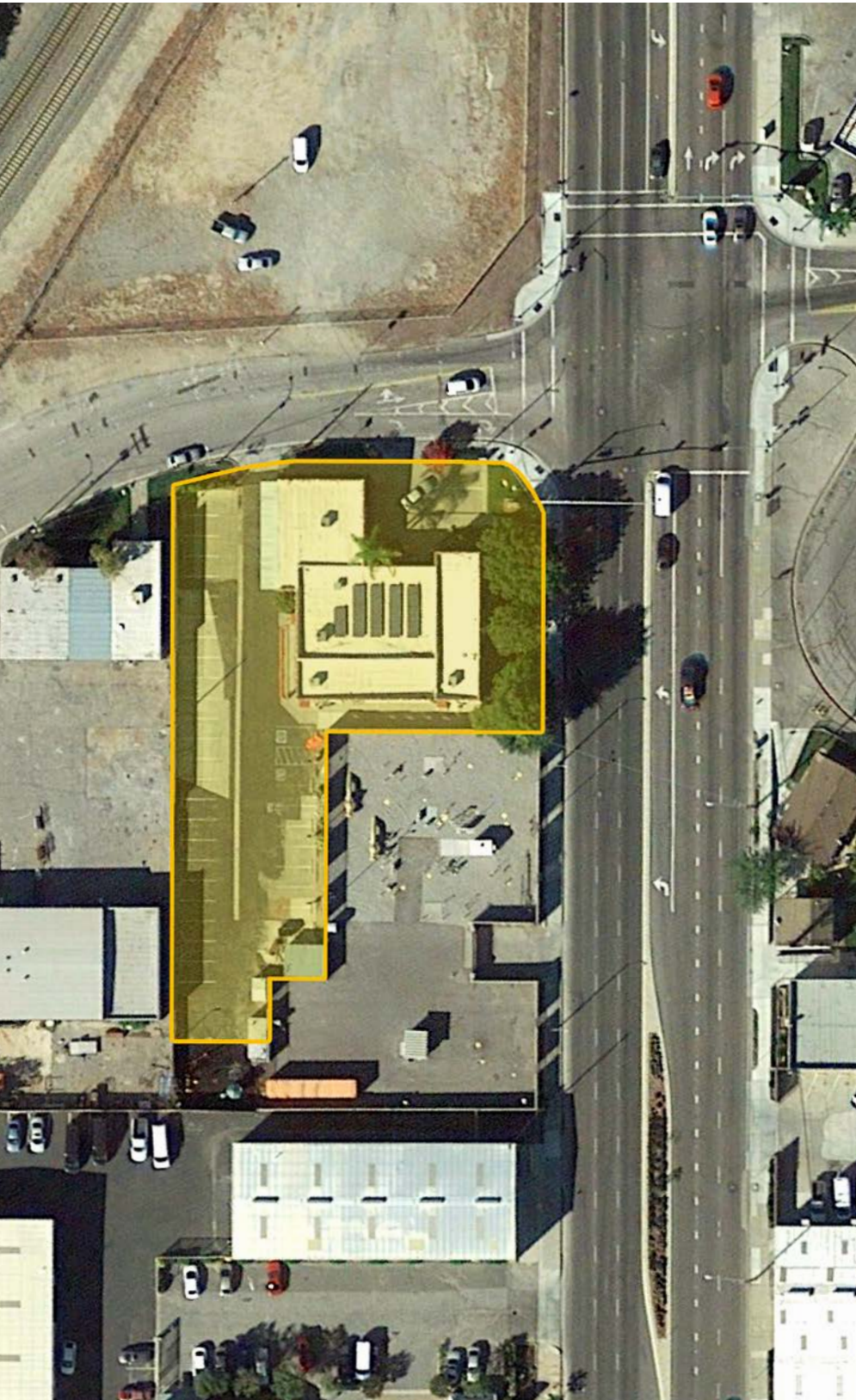
Wireless Facilities

Please review the official Specific Plan or contact Stratton International for additional information regarding the regulations behind Wireless Facilities.

Unified Development Code regulations may apply for your use, please contact us for more information.



FLOOR PLAN



SITE PLAN

 PARCEL



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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.