



NET LEASED GOODWILL FOR SALE

18901 SOLEDAD CANYON RD., SANTA CLARITA, CA 91351



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*REPRESENTATIVE PHOTO

EXECUTIVE SUMMARY

illi Commercial Real Estate is pleased to offer for sale the **single tenant Goodwill**, located in Santa Clarita, California. Since 1916, Goodwill Southern California's mission has been to Transform Lives Through the Power of Work, serving individuals with disabilities and disadvantages by providing education, training, work experience and job placement services.

This unique property is situated on 1.09 acres along highly trafficked Soledad Canyon Rd, with over 49,000 CPD. With a successful tenant in a desirable location, the asset offers an investor an excellent opportunity to purchase a long-term stable asset.

PROPERTY DETAILS

Address:	18901 Soledad Canyon Rd. Santa Clarita, CA 91351
APN:	2803-032-035
Rentable Building Area:	± 21,600 SF
Site Area:	± 1.09 AC / ± 47,655 SF
Year Built / Renovated:	1970/2011
Zoning:	SCCP
Use:	Commercial - Retail
Price:	\$7,128,000
Cap Rate:	6.00%
Parking / Ratio:	45 Surface Spaces / 2.08 : 1,000 SF
Current Tenant:	Goodwill Industries of Southern California



*REPRESENTATIVE PHOTO

FINANCIAL ANALYSIS

Price	\$7,128,000
Cap Rate	6.00%
Ownership	Fee Simple (Land & Building)
Original Lease Term	10 Years
Lease Commencement	12/05/2011
Options	one, three year option
Renewal Term	3 Years
Renewal Commencement	02/01/22
Renewal Expiration	05/31/25
Lease Type	Absolute NNN
Rental Increases	\$0.20/sf at the option

RENT SCHEDULE

YEAR	ANNUAL RENT
11-13	\$427,680
14-16 (Option Term)	\$479,721.60



*REPRESENTATIVE PHOTO



TENANT OVERVIEW

Goodwill

Goodwill is present in 165 retail locations across the United States, and provides job training, employment placement services, and other community-based programs for people who have disabilities. In addition, Goodwill hires veterans, individuals that lack education or job experience, and those facing employment challenges. With a total of 3,200+ stores, Goodwill independent, community-based organizations are present in the United States, Canada, Brazil, Mexico, South Korea, Venezuela, Panama and other 8 countries.

Goodwill Industries of Southern California

For nearly a century, Goodwill Southern California has transformed the lives of individuals with disabilities and disadvantages, providing them greater independence, self-sufficiency, dignity and purpose. Today, their mission remains firmly intact, though broader in scope. Goodwill Southern California improves the lives of an expanded footprint, encompassing individuals, businesses, communities and the earth.

Goodwill Southern California enriches communities through employment programs and opportunities, partnerships, youth programs and donation drive fundraisers. Reducing unemployment, increasing workforce purchasing power and lessening the burden on government support services. It also helps to reduce crime and increase self-sufficiency while providing youth with more productive channels and positive life choices.

LOCATION OVERVIEW

Santa Clarita, California

Santa Clarita is one of Southern California's top event and entertainment destinations offering the best value in Los Angeles. The local hotels cover the gamut of popular brands offering the best amenities that are located within minutes of the area's most sought-after attractions, business centers and banquet facilities. Santa Clarita offers more than 1,800 hotel rooms with a combined 40,000 square feet of meeting space. The City offers a unique blend of urban sophistication & small town charm, coupled with historic elements, destination dining, signature shopping and a variety of events & attractions.

Named the "Most Business Friendly City in Los Angeles County," (Los Angeles Economic Development Corporation) there are many advantages to locating your business in Santa Clarita. Santa Clarita's miles of recreational trails, thousands of acres of open space and parkland, distinguished schools, as well as community-related events, all contribute to Santa Clarita's high quality of life, which leads to motivated employees and families, and ultimately, successful business practices. Doing business in Santa Clarita is simple and has many benefits. The following are just a few of the many benefits of doing business in the City of Santa Clarita:

- No Business License Fees
- No Utility Users Tax
- No Gross Receipts Tax
- No Payroll Tax
- Recycling Market Development Zone
- Use Tax Rebate Program
- Foreign Trade Zone
- Free recruitment and employment services for businesses at the America's Job Center of California
- No paid parking garages or paid street parking leading to lower overall costs of doing business



PROPERTY HIGHLIGHTS

FEATURES

- 223FT. of frontage on busy Soledad Canyon Rd.
- 2 rear dock high loading bays and ground loading options
- Full concrete parking lot and driveway for low maintenance
- Close proximity to Skyline Ranch, Vista Canyon Ranch, Aliento Ranch, and other emerging housing developments
- Positioned in busy retail corridor with heavy traffic counts
- Easy access to the 5 and 14 freeways



DEMOGRAPHIC SUMMARY

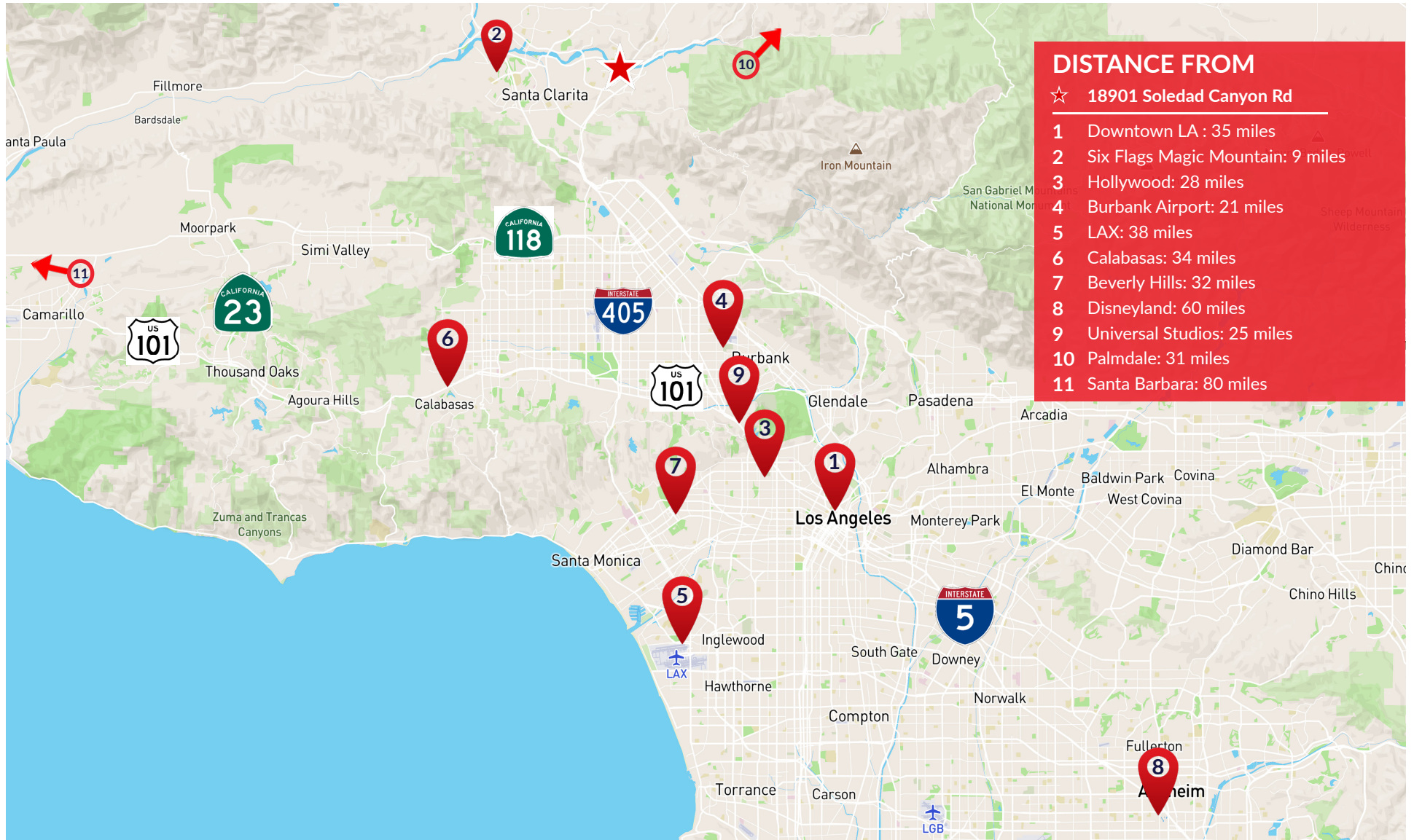
2022 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	33,671	75,044	95,829
Number of Households	11,129	24,561	31,028
Average Household Size	3.00	3.00	3.10
Average Household Income	\$87,242	\$106,134	\$115,430
Growth Projection (2021-2026)	2.55%	2.60%	2.97%
Total Businesses	945	1,786	2,747
Total Employees	6,165	12,020	18,937

2022 TRAFFIC COUNTS	SOLEDAD CANYON	WHITES CANYON RD	SIERRA HWY
VEHICLES PER DAY	± 46,133	± 34,399	± 36,950

AERIAL VIEW



PROXIMITY MAP



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