



23661 NEWHALL AVE, SANTA CLARITA, CA 91321

RETAIL



**FOR SALE**

OFFERING MEMORANDUM



# PROPERTY HIGHLIGHTS

- Owner-User / Investment
- Excellent Signage & Street Visibility
- Located in a Highly Desirable Location on Newhall Ave in Santa Clarita
- Brand New Roof
- Strong Demographics and Traffic Counts with Easy Access to 14 and 5 Freeway

**PROPERTY TYPE**  
Retail

**BUILDING**  
7,000 SF

**PARCEL NUMBER**  
2827-004-016

**LOT**  
20,767 SF

**YEAR BUILT**  
1983

**ZONING**  
SCMX-C

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

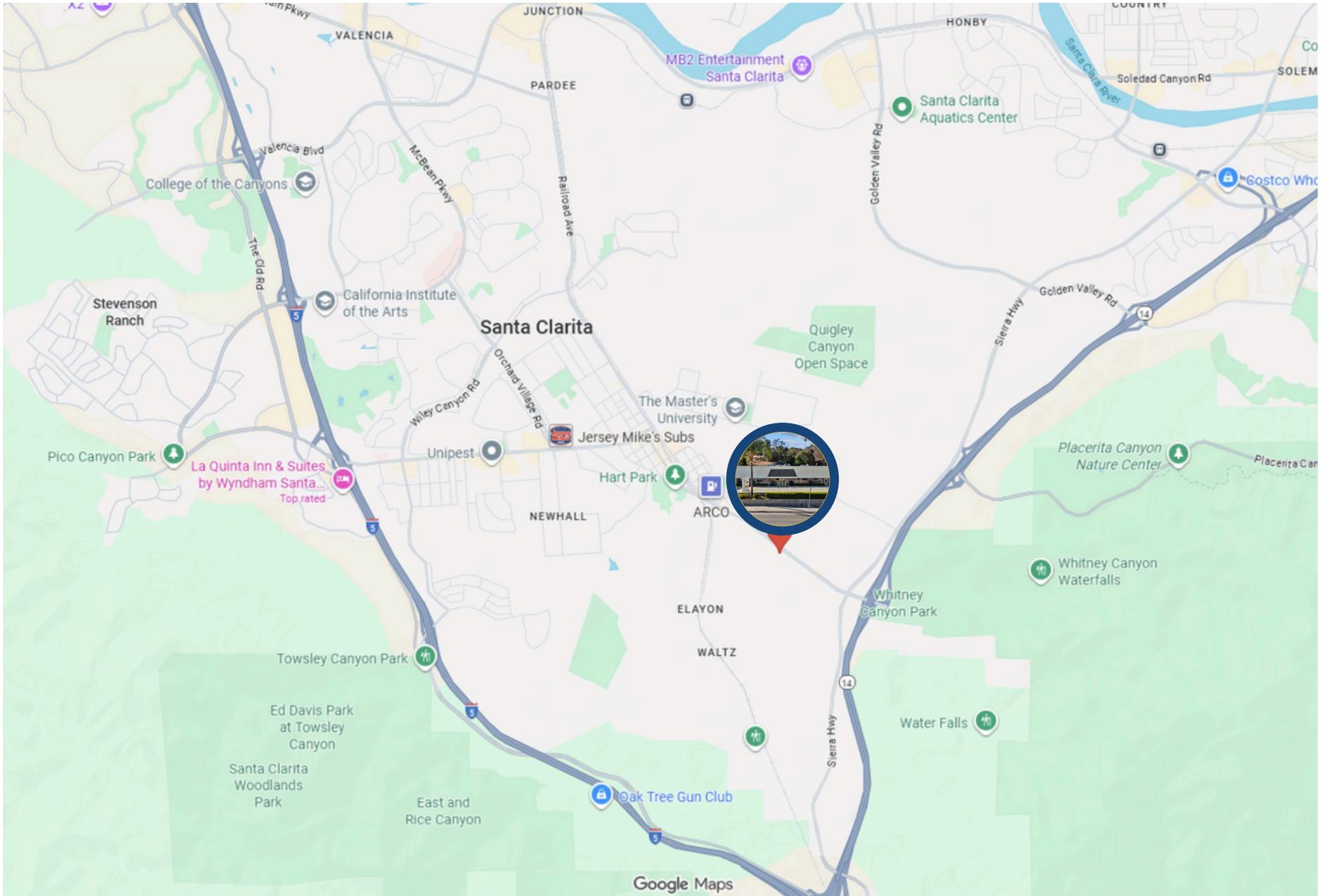
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# RETAIL MAP



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	9,330	43,108	162,216
2029 Population	9,012	41,678	156,389
Pop Growth 2024-2029	-3.41%	-3.32%	-3.59%
Average Age	35.20	39.60	39.70
2024 Total Households	2,672	14,014	54,536
HH Growth 2024-2029	-3.63%	-3.55%	-3.81%
Median Household Income	\$72,899	\$96,085	\$99,462
Avg Household Size	3.30	2.90	2.90
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$673,936	\$723,832	\$696,714
Median Year Built	1985	1978	1986



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