



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

PROPERTY PHOTOS



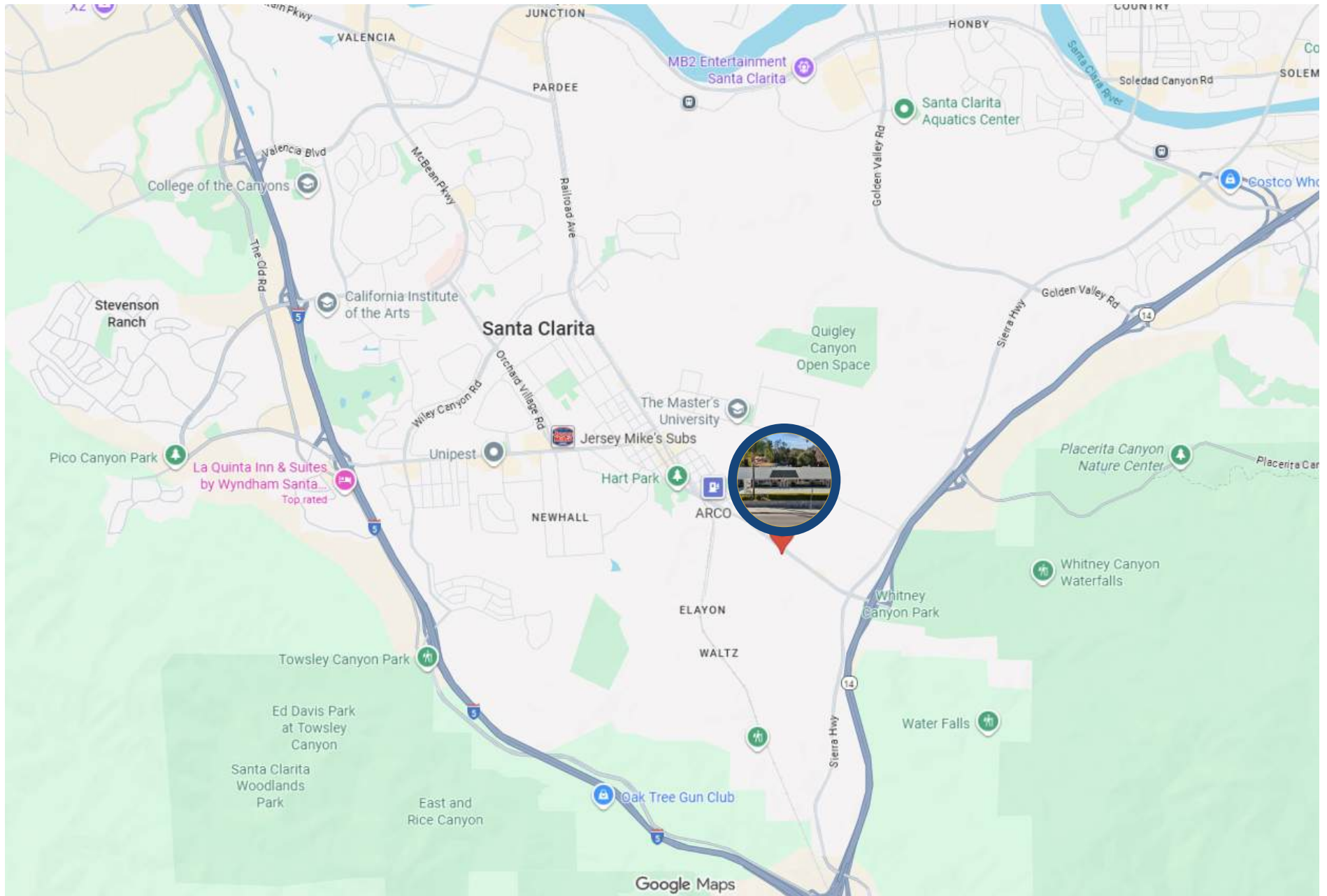
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



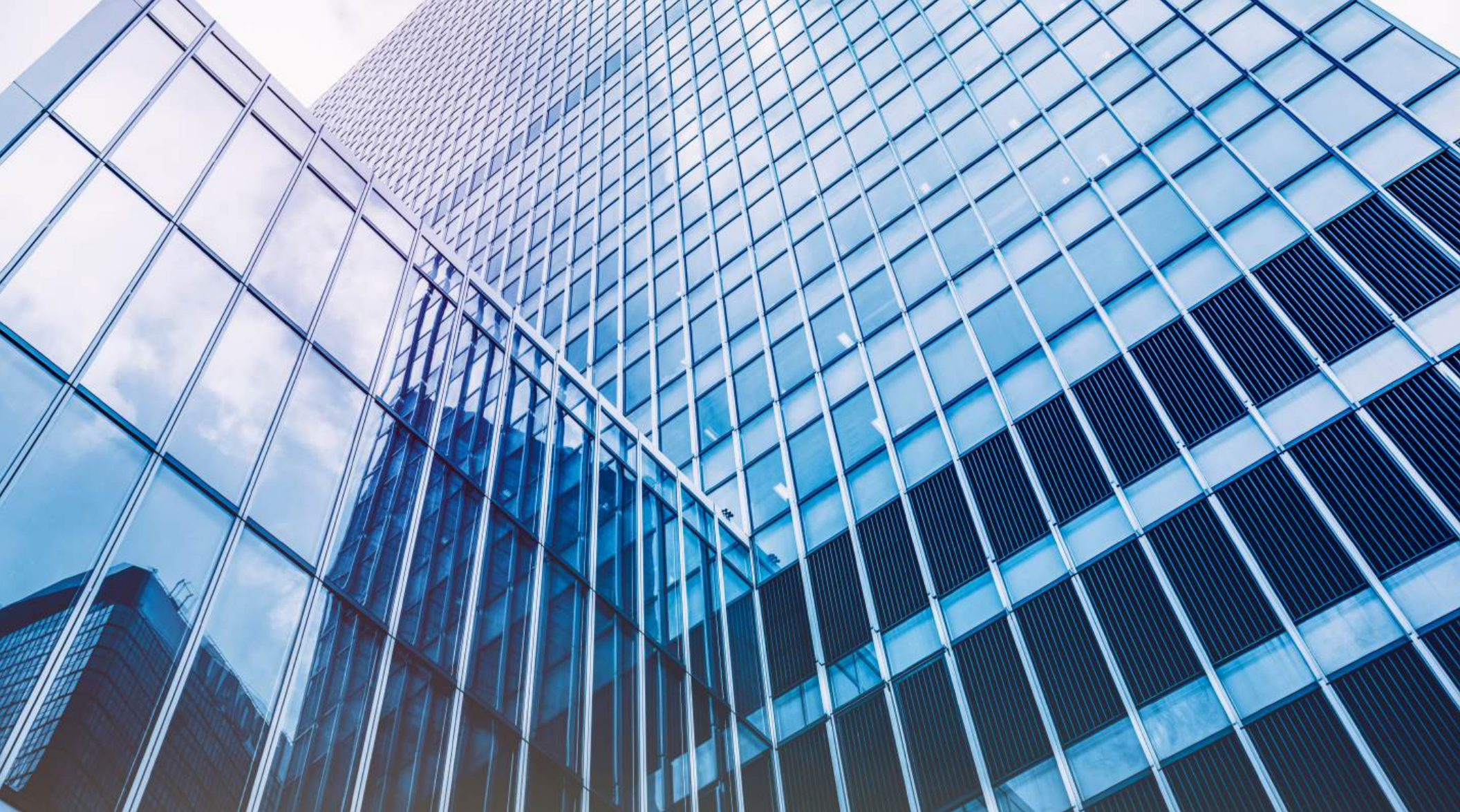


Category	1 Mile	3 Mile	5 Mile
2024 Total Population	9,330	43,108	162,216
2029 Population	9,012	41,678	156,389
Pop Growth 2024-2029	-3.41%	-3.32%	-3.59%
Average Age	35.20	39.60	39.70
2024 Total Households	2,672	14,014	54,536
HH Growth 2024-2029	-3.63%	-3.55%	-3.81%
Median Household Income	\$72,899	\$96,085	\$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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