

23681 NEWHALL AVE, SANTA CLARITA, CA 91321

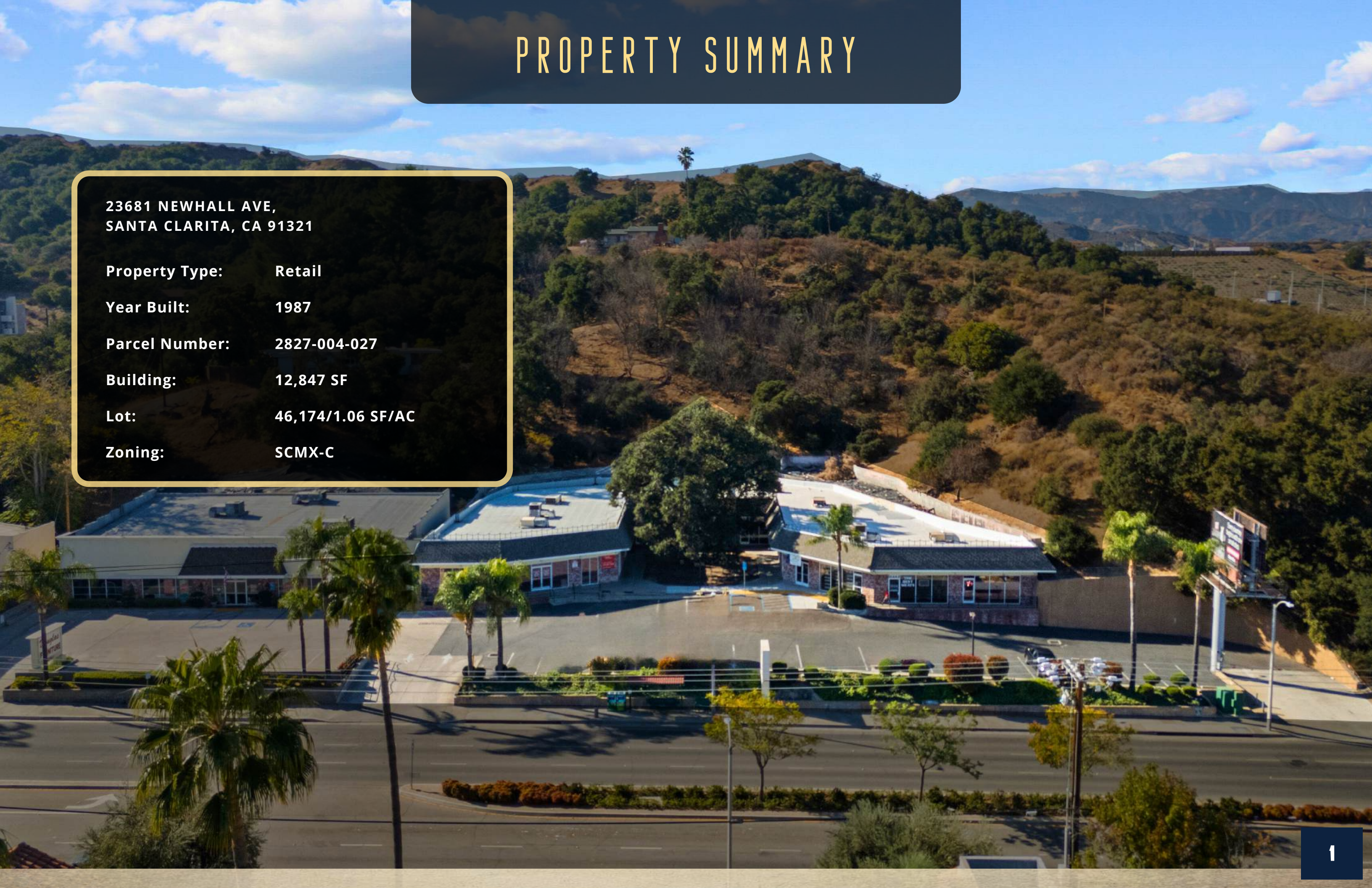
FOR SALE


IKON
PROPERTIES

PROPERTY SUMMARY

**23681 NEWHALL AVE,
SANTA CLARITA, CA 91321**

Property Type: Retail
Year Built: 1987
Parcel Number: 2827-004-027
Building: 12,847 SF
Lot: 46,174/1.06 SF/AC
Zoning: SCMX-C



LOCAL COMMUNITY MAP



boba time
Little Caesars Pizza
Carib Jr. eat real café
juicery • fresh food • bakery
VALLARTA SUPERMARKETS **POPEYES LOUISIANA KITCHEN**

PAPA JOHN'S **Neighborista**
CVS pharmacy
ALDI **TEACISION**
ORCHARD VILLAGE PLAZA



TACOS BURRITOS EL PATO
Las Delicias **Jack in the box**
CLASSICA MEXICANA GRAND AMERICAN TIRES



PANDA EXPRESS CHINESE KITCHEN
Di Marco's Pizza
Taqueria Taco Padre



SUBJECT PROPERTY

Newhall Ave

PROPERTY HIGHLIGHTS

- ✔ Excellent Investment / Owner-User Opportunity
- ✔ Zoned: SCMX-C (Santa Clarita Mixed Use Corridor)
- ✔ Excellent Signage & Street Visibility (Double Sided Monument Signage)
- ✔ Billboard Rental Income
- ✔ Brand New Roof
- ✔ Adjacent to Multiple Developments in a Highly Desirable Location
- ✔ Strong Demographics and Traffic Counts with Easy Access to 14 and 5 Freeways



PROPERTY PHOTOS

23681 - 23661 NEWHALL AVE, SANTA CLARITA, CA



ABOUT SANTA CLARITA

Santa Clarita is a charming Southern California city that blends natural beauty with urban conveniences. Situated about 30 miles north of Los Angeles, it's known for its family-oriented communities, excellent schools, and an active lifestyle. The city offers a diverse array of outdoor recreation, from hiking in the picturesque Placerita Canyon and Vasquez Rocks to boating on Castaic Lake. Santa Clarita is also home to the famous Six Flags Magic Mountain theme park, and its historic Old Town Newhall district is rich in local culture, featuring unique shops, dining, and live events. With a thriving economy, excellent amenities, and beautiful landscapes, Santa Clarita continues to be one of California's most desirable places to live.



ENTERTAINMENT

- ▶ Santa Clarita offers a vibrant mix of entertainment options for all ages, from the thrill of Six Flags Magic Mountain's roller coasters to the community charm of the Canyon Theatre Guild in Old Town Newhall. The Cube Ice and Entertainment Center provides year-round skating fun, while Laemmle Newhall Theatre caters to film enthusiasts with indie and international films. Westfield Valencia Town Center combines shopping, dining, and live events for a lively outing. Each spring, the city also celebrates its Western heritage at the Santa Clarita Cowboy Festival, featuring live music, crafts, and cowboy poetry, adding a unique cultural flair to this Southern California city's diverse entertainment scene.



SHOPPING

- ▶ Santa Clarita's shopping options range from the large Westfield Valencia Town Center with popular retailers and dining to the unique boutiques and antique shops of Old Town Newhall. For an open-air experience, Bridgeport Marketplace offers specialty shops and lakeside restaurants. With a mix of big brands and charming local stores, Santa Clarita has something for every shopper.

OUTDOOR ACTIVITIES

- ▶ Santa Clarita offers a variety of outdoor activities for nature enthusiasts and adventure seekers. Placerita Canyon and Vasquez Rocks Natural Area provide scenic hiking trails with beautiful rock formations and wildlife viewing. Castaic Lake Recreation Area is perfect for boating, fishing, and picnicking, while Central Park has sports fields, walking trails, and outdoor concerts. Whether you're hiking, kayaking, or simply enjoying a picnic, Santa Clarita's outdoor spots cater to all ages and activity levels.



OTHER ATTRACTIONS

- ▶ The Santa Clarita Arts Center is a vibrant cultural hub dedicated to fostering the arts in the community. Located in Newhall, it offers a wide range of art exhibits, workshops, and events, showcasing local artists and providing a space for creativity to thrive. The center also hosts community art programs, including classes for all ages, and features an array of visual and performing arts activities, making it a key destination for art lovers in Santa Clarita.



FINANCIAL SUMMARY

23681 NEWHALL AVE, SANTA CLARITA, CA 91321

CURRENT RENT ROLL

TENANTS	MONTHLY INCOME
Unit 1-4	Owner Occupied
Unit 5 & 6	\$3,600.00
Unit 7	\$1,900.00
Unit 8	\$2,000.00
Unit 9-10	\$4,200.00

TENANTS	MONTHLY INCOME
Unit 11	\$2,185.45
Unit 12	\$1,962.66
Sign	\$375.00
TOTAL	\$16,223.11

*Property information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

DEMOGRAPHICS

23681 NEWHALL AVE, SANTA CLARITA, CA 91321

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	9,012	41,678	156,389
2023 Estimate	9,330	43,108	162,216
2010 Census	9,801	45,086	171,884
Growth 2023 - 2028	-3.41%	-3.32%	-3.59%
Growth 2010 - 2023	-4.81%	-4.39%	-5.62%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	2,521 27.02%	18,919 43.89%	69,079 42.58%
Black	381 4.08%	1,208 2.80%	6,445 3.97%
Am. Indian & Alaskan	193 2.07%	635 1.47%	1,901 1.17%
Asian	672 7.20%	3,660 8.49%	20,259 12.49%
Hawaiian & Pacific Island	2 0.02%	35 0.08%	207 0.13%
Other	5,559 59.58%	18,650 43.26%	64,326 39.65%
U.S. Armed Forces	2	12	59

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	8,261	85,915	240,799
2023 Estimate	8,532	88,202	247,197
2010 Census	8,834	88,715	248,573
Growth 2023 - 2028	-3.18%	-2.59%	-2.59%
Growth 2010 - 2023	-3.42%	-0.58%	-0.55%
Owner Occupied	4,354 51.03%	32,539 36.89%	85,317 34.51%
Renter Occupied	4,178 48.97%	55,663 63.11%	161,880 65.49%

DEMOGRAPHICS DETAILED REPORT

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2023 POPULATION BY OCCUPATION

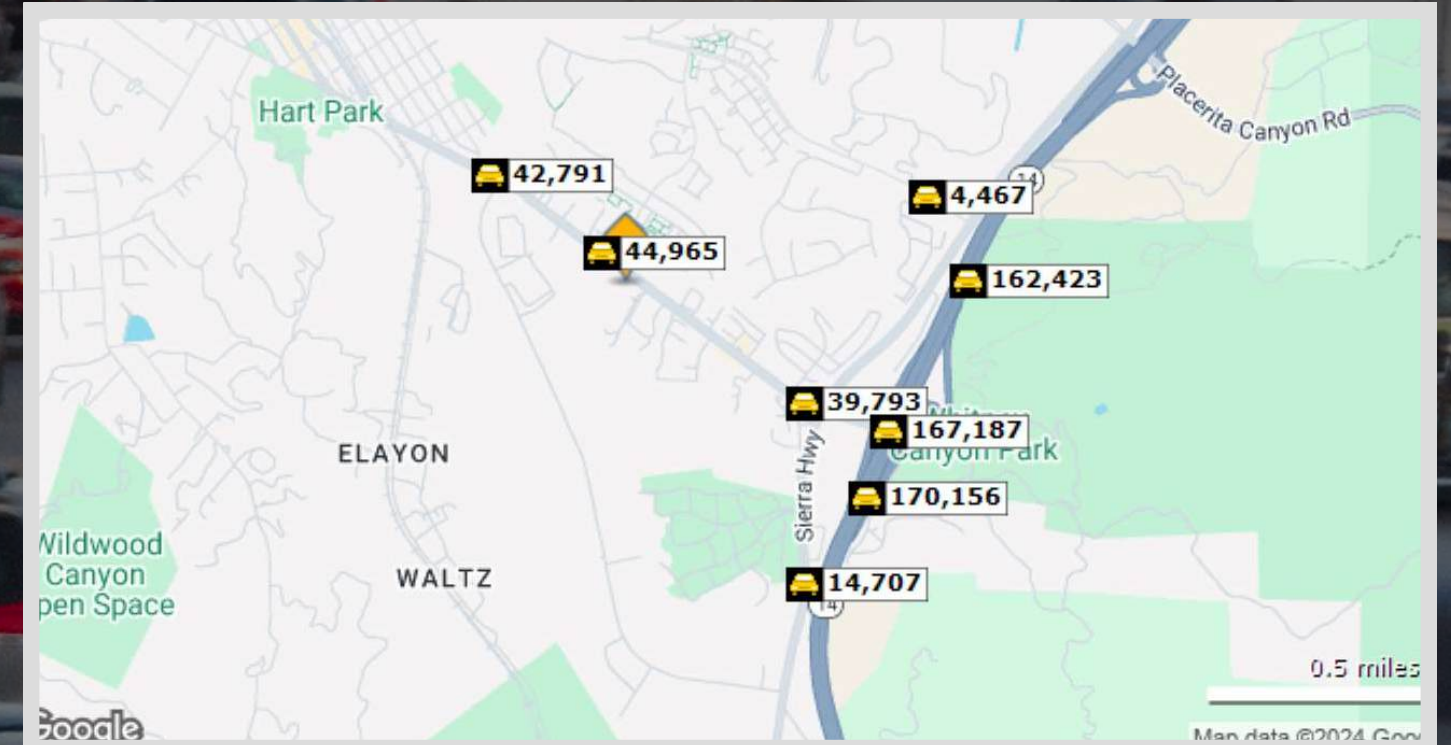
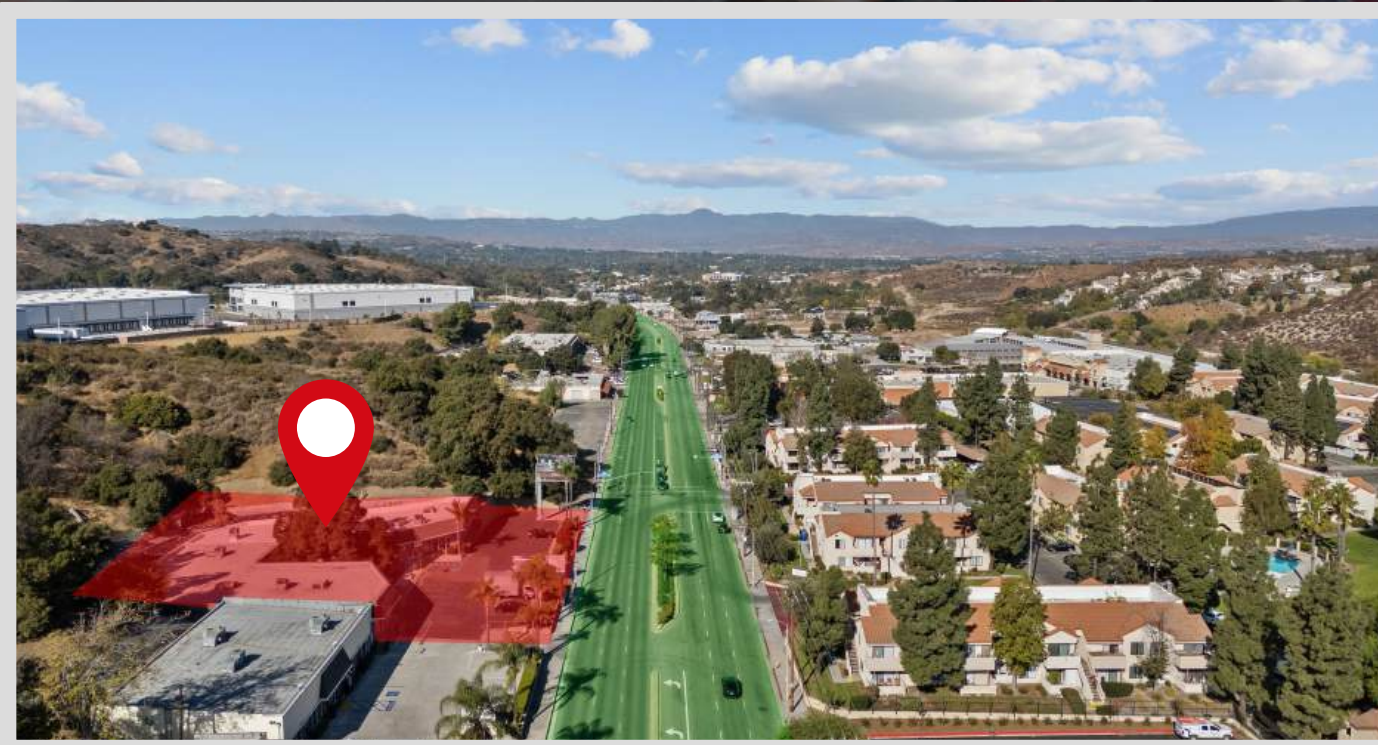
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	248	2.67%	1,380	3.43%	5,348	3.47%
Professional & Management	1,987	21.35%	11,248	27.94%	46,981	30.44%
Public Administration	170	1.83%	1,051	2.61%	4,008	2.60%
Education & Health	783	8.41%	4,481	11.13%	19,093	12.37%
Services	1,199	12.89%	4,653	11.56%	13,721	8.89%
Information	215	2.31%	1,044	2.59%	3,707	2.40%
Sales	1,248	13.41%	4,874	12.11%	18,213	11.80%
Transportation	131	1.41%	440	1.09%	1,940	1.26%
Retail	561	6.03%	1,912	4.75%	8,907	5.77%
Wholesale	128	1.38%	499	1.24%	2,485	1.61%
Manufacturing	636	6.84%	2,053	5.10%	7,646	4.95%
Production	890	9.56%	2,543	6.32%	8,624	5.59%
Construction	502	5.39%	1,613	4.01%	5,658	3.67%
Utilities	125	1.34%	949	2.36%	3,555	2.30%
Agriculture & Mining	6	0.06%	18	0.04%	278	0.18%
Farming, Fishing, Forestry	6	0.06%	10	0.02%	72	0.05%
Other Services	470	5.05%	1,496	3.72%	4,098	2.66%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	425	15.01%	2,812	19.03%	11,635	19.98%
2-Person Households	662	23.38%	4,315	29.20%	16,564	28.45%
3-Person Households	524	18.51%	2,550	17.25%	10,604	18.21%
4-Person Households	555	19.60%	2,662	18.01%	10,509	18.05%
5-Person Households	364	12.86%	1,349	9.13%	5,107	8.77%
6-Person Households	168	5.93%	614	4.15%	2,222	3.82%
7-or more Person Households	133	4.70%	477	3.23%	1,580	2.71%

TRAFFIC COUNT

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TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
Newhall Ave	San Fernando Rd	0.73 NW	44,965	MPSI .09
Newhall Ave	San Fernando Rd	0.42 NW	42,791	MPSI .39
Newhall Ave	San Fernando Rd	1.30 NW	35,232	MPSI .49
Newhall Ave	San Fernando Rd	1.30 NW	39,793	MPSI .49
Antelope Valley Freeway	Sierra Hwy	0.00	167,187	MPSI .69
Dockweiler Dr	Sierra Hwy	0.12 SE	4,600	MPSI .72
Dockweiler Dr	Sierra Hwy	0.12 SE	4,467	MPSI .72
14 Antelope Valley Fwy	Santa Clara Truck Trl	0.00	170,156	MPSI .73
Sierra Hwy	Elsmere Canyon Rd	0.39 SW	162,423	MPSI .78
		0.09 N	14,707	MPSI .79

EXCLUSIVELY REPRESENTED BY



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