



**24522**

**Chestnut Street**

Newhall, California

**FOR SALE**



8 Unit Apartment Building

**CRH**  
Realty Group

# Property Summary

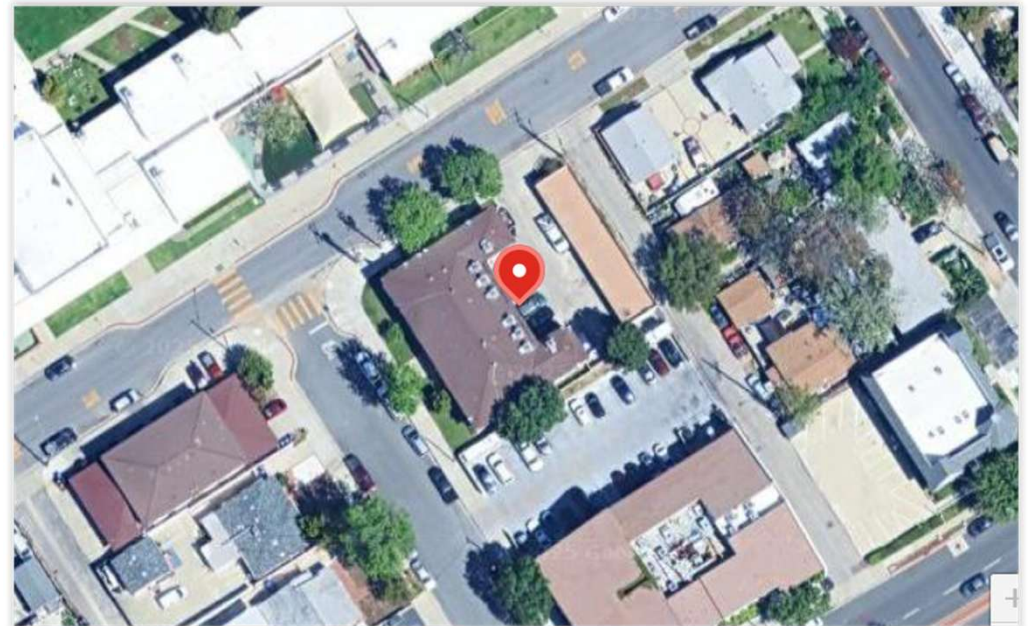
## Exceptional 8-Unit Multifamily Investment in the Heart of Newhall

**CRH Realty Group** is pleased to present **24522 Chestnut St.**, a prime multifamily investment opportunity located in the heart of **Newhall**, just steps from **Santa Clarita's rapidly redeveloping Old Town Newhall District** — one of the city's most vibrant and in-demand rental markets.

This well-maintained, eight-unit apartment building was constructed in **1979** and features **spacious two-bedroom, one-bathroom units** averaging approximately **1,091 square feet**. Each unit offers a comfortable living space that appeals to long-term tenants seeking proximity to **schools, shopping, dining, and entertainment** in a central, walkable location.

Notably, the property is **not subject to the Los Angeles Rent Stabilization Ordinance (RSO)** due to its construction date and is instead governed by **California's AB 1482**, which allows for more favorable annual rent increases compared to older, rent-controlled assets.

Offering Price	\$2,950,000 ALL CASH
CAP Rate	5.25%
APN	2831-005-034
Lot Size	.028 Acres
Building Size	8,730 SF Total
Units	8
Year Built	1979
Parking	8 Garage Spaces



# Income & Expenses

## Prime Location Benefits

Situated just minutes from **Old Town Newhall's thriving entertainment and arts scene**, including theaters, restaurants, and nightlife, the property is perfectly positioned to attract **young professionals, creatives, and families**. With **easy access to the 5 and 14 freeways** and close proximity to **Metro Rail Lines**, tenants enjoy seamless connectivity throughout Santa Clarita and beyond.

The surrounding area is undergoing a wave of new development and infrastructure investment, fueling continued rental demand and strong appreciation potential.

Expenses	Monthly	Annually
Property Tax	\$2,939	\$35,268
Insurance	\$583	\$7,000
Sewage	\$58	\$696
Electricity	\$200	\$2,400
Water	\$300	\$3,600
Gas	\$375	\$4,500
Repair Estimate	\$300	\$3,600
Vacancy Estimate	\$400	\$4,800
Trash	\$58	\$700
Income	Monthly	Annually
Rent	\$17,676	\$212,112
Laundry	\$450	\$5,400
<b>Total Income</b>	<b>\$18,126</b>	<b>\$217,512</b>
<b>Total Expenses</b>	<b>\$5,213</b>	<b>\$62,564</b>

**Net Income: \$154,948**

# Rent Roll

Unit Type	Current Rent	SF
2+1	\$2,122	+/-1,091
2+1	\$2,122	+/-1,091
2+1	\$2,251	+/-1,091
2+1	\$2,251	+/-1,091
2+1	\$2,122	+/-1,091
2+1	\$2,214	+/-1,091
2+1	\$2,251	+/-1,091
2+1	\$2,343	+/-1,091

*\* As of October 2025, the average apartment rent in Newhall, CA is \$1,636 for a studio, \$1,799 for one bedroom, \$2,319 for two bedrooms, and \$2,974 for three bedrooms. Apartment rent in Newhall has increased by 1.4% in the past year.*

# Property Photos

## Key Property Features

- Eight (8) large 2BR / 1BA units ( $\pm$ 1,091 SF per unit)
- Built in 1979 – Exempt from LA RSO
- Subject to AB 1482 – Increased rent flexibility
- One-car garage per unit
- Updated dual-pane windows
- Newer AC units (replaced within the last 2–5 years)
- Well-maintained with stable tenancy and rental upside



# Property Photos



# Neighborhood Photos



# Market Overview



# Location Overview

## Schools

- Newhall Elementary School 0.1 mile
- Placerita Middle School 0.7 miles
- William S. Hart High School 0.4 miles
- College of the Canyons 4.8 miles

## Parks

- William S. Hart Regional Park 0.8 miles
- Ed Davis Park (Towsley Canyon) 4.1 miles
- William S. Hart High School 0.4 miles

## Shopping

- The Oaks Plaza 0.2 miles
- Newhall Crossings 0.2 miles
- Wayman Court Center 0.4 miles

## Transportation

- Newhall Metrolink 0.5 miles
- Santa Clarita Metrolink 4.4 miles

## Hospitals

- Henry Mayo Newhall Hospital 1.9 miles



# Newhall, CA Overview



Welcome to the southernmost, oldest part of Santa Clarita, California known as Newhall! This charming city creates a unique suburban experience for its residents with a variety of eclectic shops, restaurants, and entertainment options such as the local performing arts theater. Whether you're interested in big-time retailers or locally-owned businesses, Newhall is the place to be.

The Newhall train station is a great travel-based amenity for its residents, along with the easy access to major roads such as Interstate 5. In Newhall, you'll appreciate safe suburban streets, abundant conveniences, and the Vista Valencia Golf Course. Surrounded by mountainous terrain, residents of Newhall have beautiful views from their apartments, single-family homes, condos, and townhomes, all available for rent in this one-of-a-kind city!



Population

**29,416**



Median age

**37**



Avg. hh income

**\$114,322**

**If you would like more  
information on this offering,  
please get in touch.**

**Chris Habitz**

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The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by CRH Realty Group

