

OFFERING MEMORANDUM

HASLEY CANYON ROAD @ ROMERO CANYON ROAD | CASTAIC, CA 91384



PRESENTED BY

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LAND FOR SALE HASLEY CANYON ROAD @ ROMERO CANYON ROAD

Castaic, CA 91384

Executive Summary



ECONOMIC DATA

SALE PRICE: \$1,600,000

PROPERTY INFORMATION

COUNTY: Los Angeles
MARKET: Santa Clarita Valley
SUBMARKET: Castaic
APN: 3247-043-002
SQ. FOOTAGE: 3,174,908+/-
ARCES: 83.39
ZONED: LCA22*

PROPERTY OVERVIEW

83 +/- acres in Hasley Canyon adjacent to single family homes with utilities close by. •

LOCATION OVERVIEW

The subject property is located just west of Williams Ranch Development, it is close to the Hasley Canyon Equestrian Park, Valencia Commerce Center, Interstate 5 and CA Hwy 126. One exit north on the 5 freeway is Castaic High School, part of the William S. Hart Union High School District.

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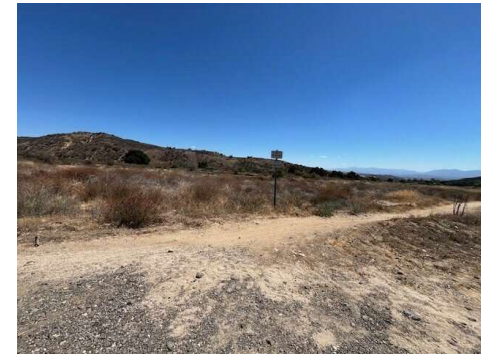
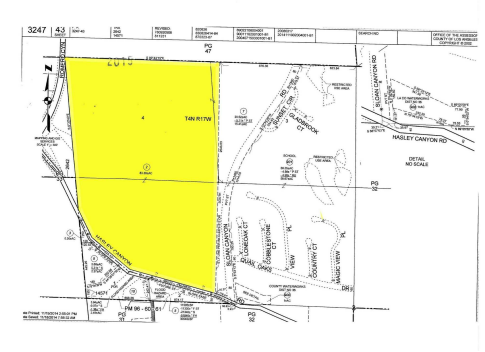
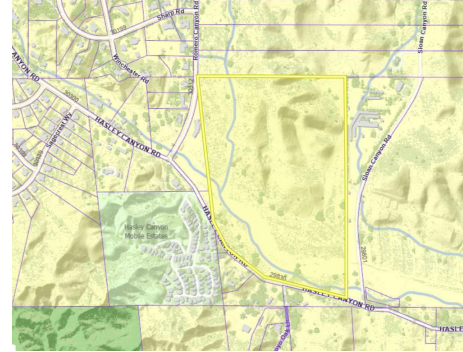
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INVESTMENT SERVICES

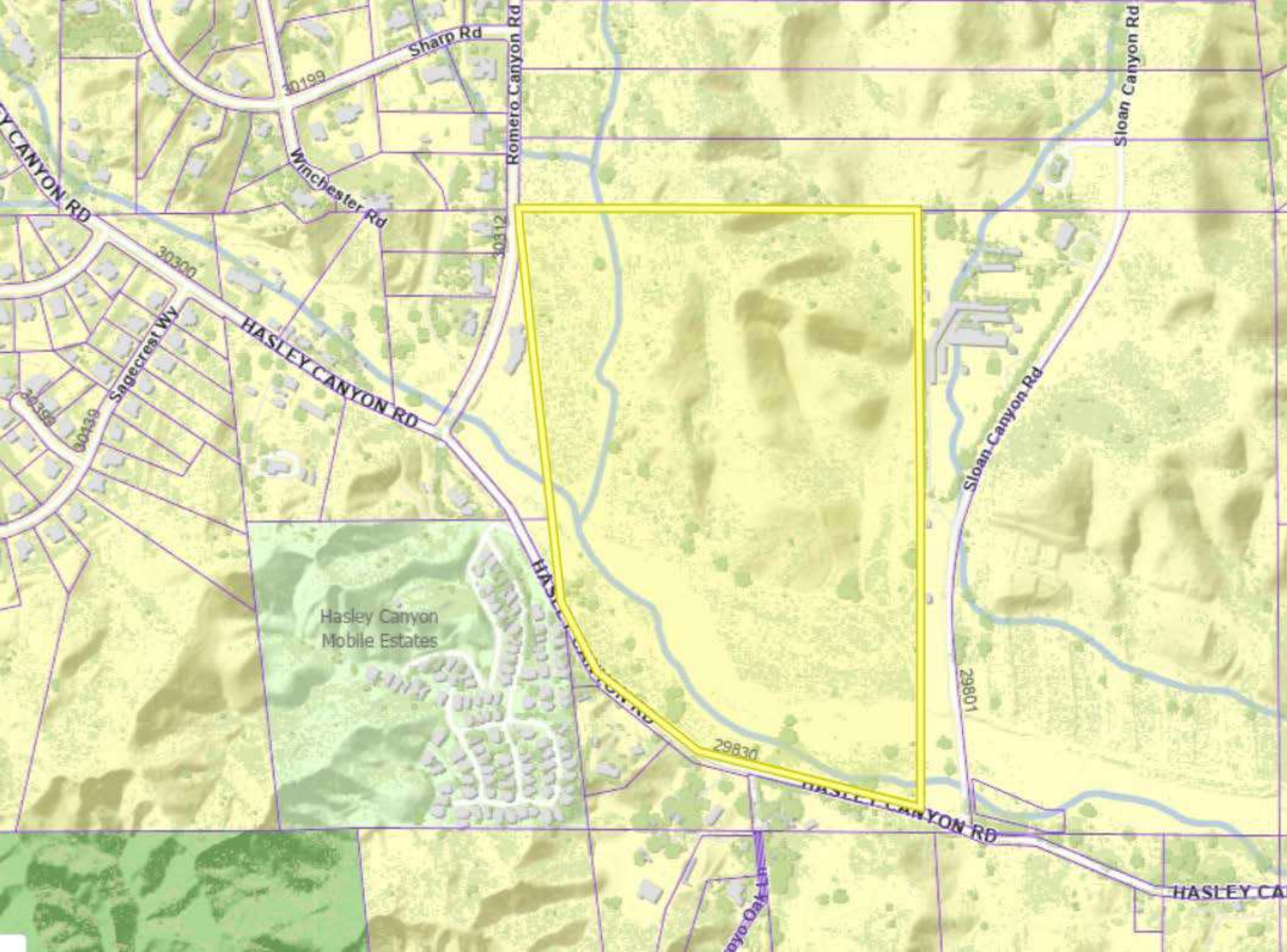
Additional Photos



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Sharp Rd

30199

Winchester Rd

30312

Romero Canyon Rd

Y CANYON RD

30300

Sageseal Wy

HASLEY CANYON RD

30399

30439

Hasley Canyon
Mobile Estates

HASLEY CANYON RD

29830

HASLEY CANYON RD

Sloan Canyon Rd

29801

Sloan Canyon Rd

HASLEY CA

oyo Oak Ln



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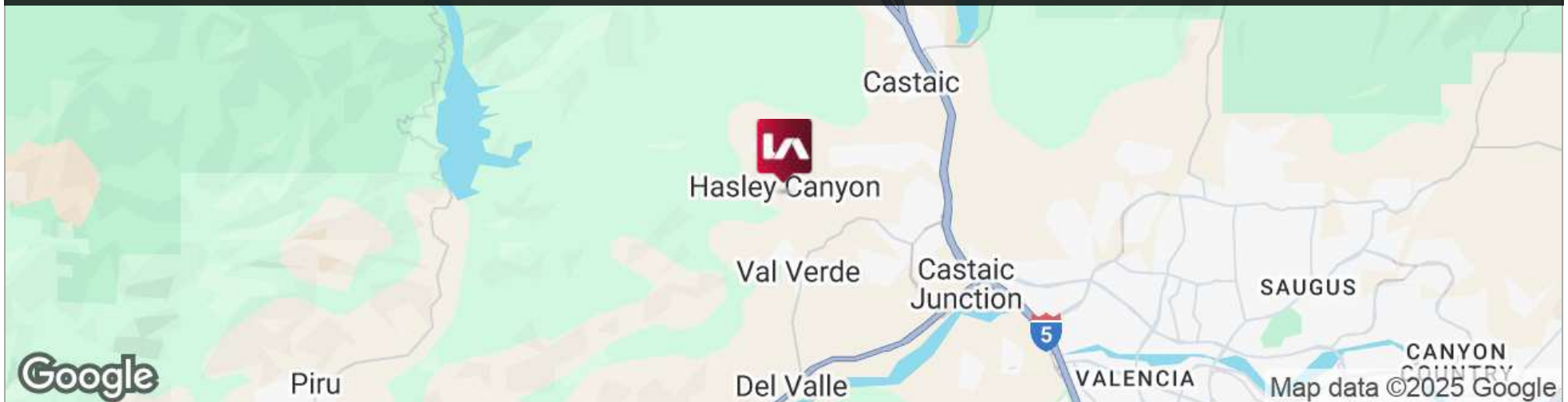
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Location Maps

Caption 1



Caption 2



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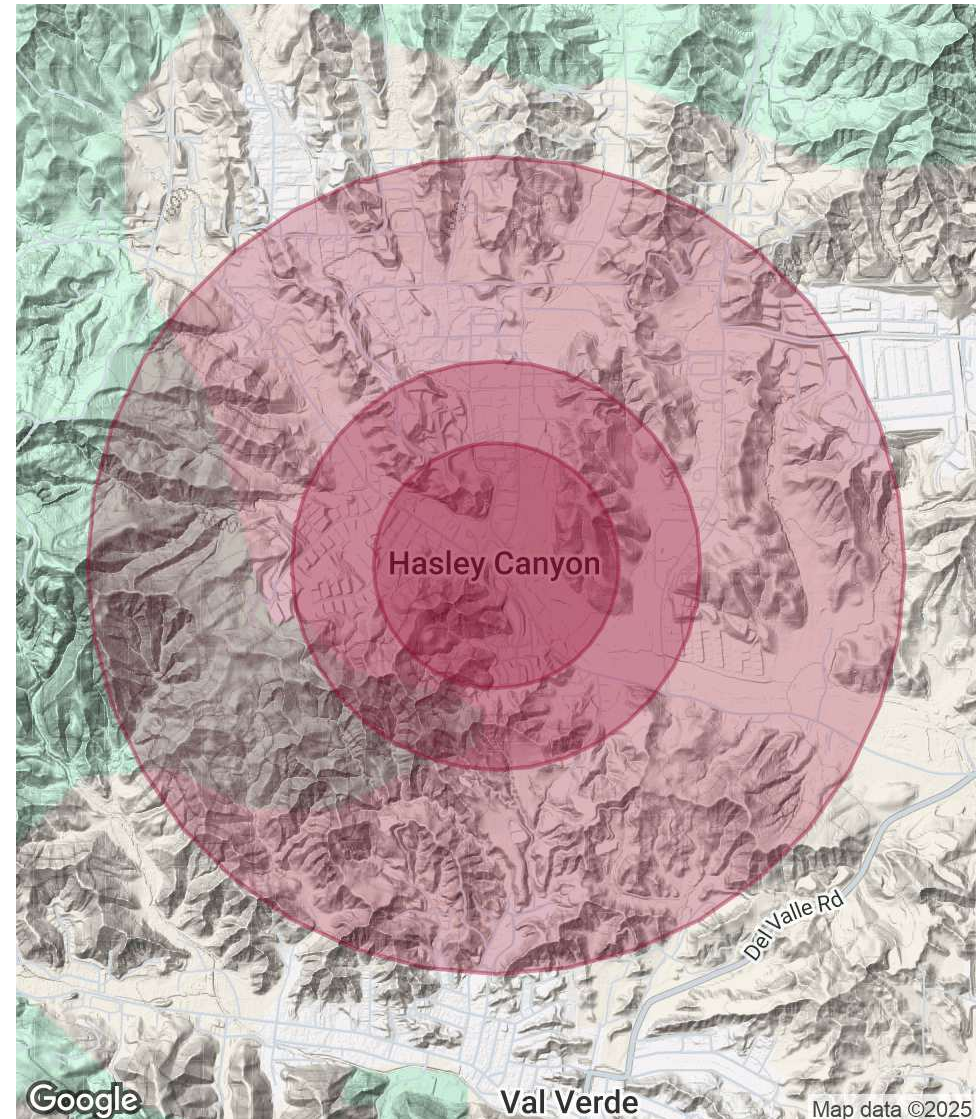
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	234	592	1,487
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	178	444
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$142,325	\$146,226	\$167,070
Average House Value	\$755,700	\$769,512	\$848,066

Demographics data derived from AlphaMap



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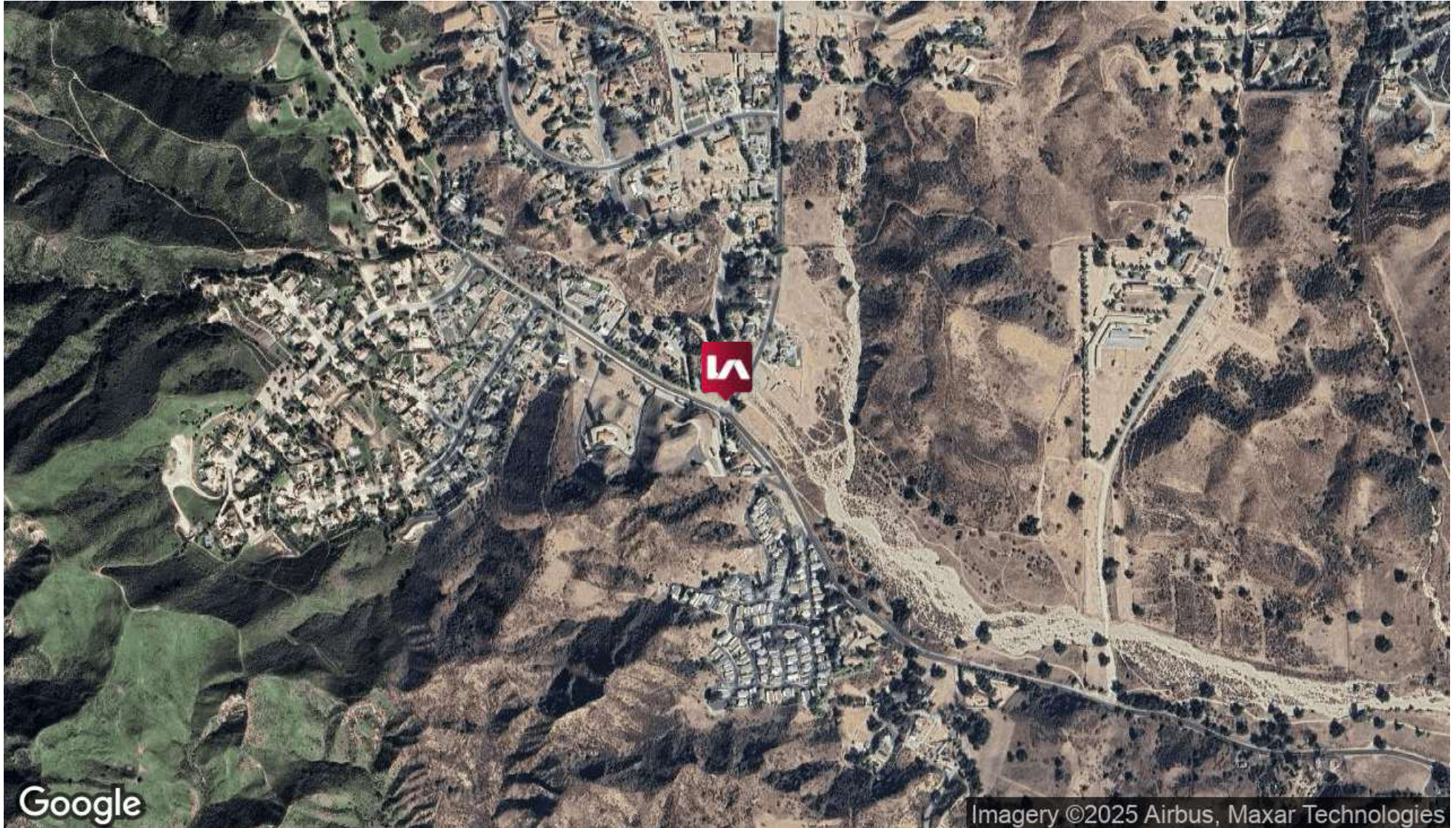
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Aerial Map



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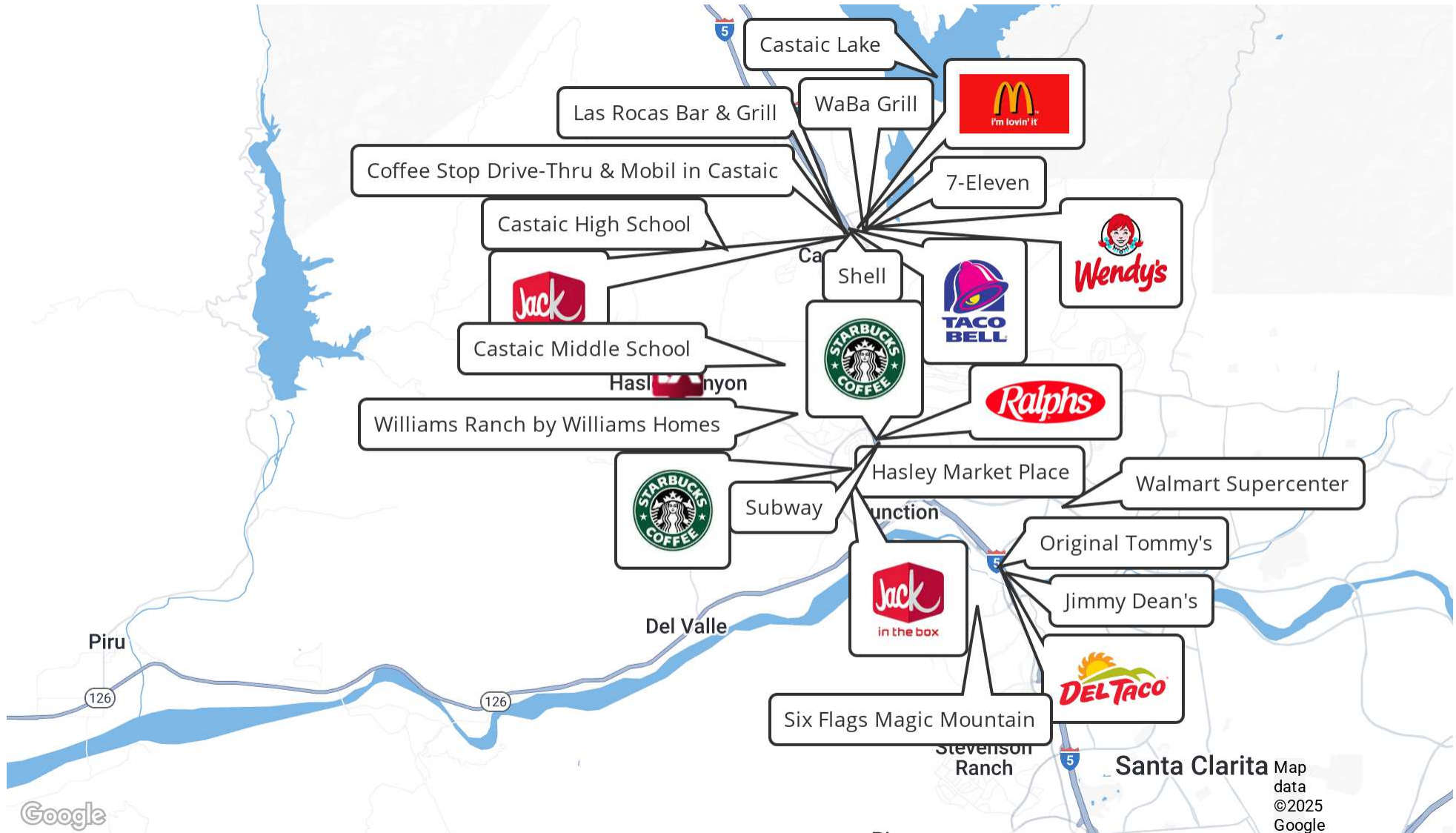
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Retailer Map



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