



A DIVISION OF



LEE &  
ASSOCIATES

**REALTY  
EXECUTIVES**

**Ground Lease | Build-to-Suit | Sale**

Sierra Highway | Santa Clarita, CA 91321



# Executive Summary

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Lee & Associates and Realty Executives are pleased to share an exciting opportunity nestled in the heart of Canyon Country, Santa Clarita's most populous and fastest-growing community. This exceptional retail pad site on Sierra Highway presents a rare opportunity for national brands and developers seeking a highly visible, drive-thru-ready location. Situated directly next to the landmark Chi-Chi's Pizza, the site offers a dynamic combination of current entitlements, community connectivity, and long-term commercial potential.

This offering is available as either a ground lease or a build-to-suit, providing maximum flexibility for tenants or developers looking to establish a long-term presence in the Santa Clarita Valley. The site comes with double-stack drive-thru approvals already in place, a highly sought-after entitlement that supports high-volume quick-service or coffee-based concepts. The parcel includes significant onsite parking, ideal for accommodating both drive-thru and walk-in traffic, and benefits from current ingress and egress allowing for right turn-in and right turn-out access — with the potential for a signalized corner to further enhance visibility and circulation.

The site shows clear demand for retail and food services in the trade area, reinforcing its strategic value for expanding regional and national brands. Surrounded by dense residential neighborhoods, new master-planned developments, and major commuter corridors, the location draws from a large customer base with strong household incomes and consistent daily traffic.

The surrounding community offers a wide range of family-focused amenities, including schools, parks, youth sports facilities, and growing retail centers. Paired with the area's sustained residential growth and infrastructure investments — including major projects like Sand Canyon Plaza and Vista Canyon — this site is positioned to benefit from both immediate tenant traction and long-term appreciation.

Whether for a national QSR, medical user, or neighborhood-serving retail, this Sierra Highway pad represents a best-in-class opportunity to anchor a high-performing location in one of Los Angeles County's most livable and accessible suburban markets.



# Property Details

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**LOCATION:** 40 ft Frontage Along Sierra Hwy South East of Via Princessa



**APN:** 2836-009-076



**TOTAL LOT SIZE:** ± 3.29 Acres



**MAX FAR:** 0.75



**UTILITIES:** City Utilities will be provided



**PROPOSED GROSS BUILDING SF:** ± 6,400



**PROPOSED PROJECT:** Two (2) Double-Stack Pad Site

## **PAD A**

**Lot Size:** 1.68 acres

**Buildable:** 3,600 sq ft

## **PAD B**

**Lot Size:** 1.6 acres

**Buildable:** 2,800 sq ft



**PARKING:** 70+ Spaces

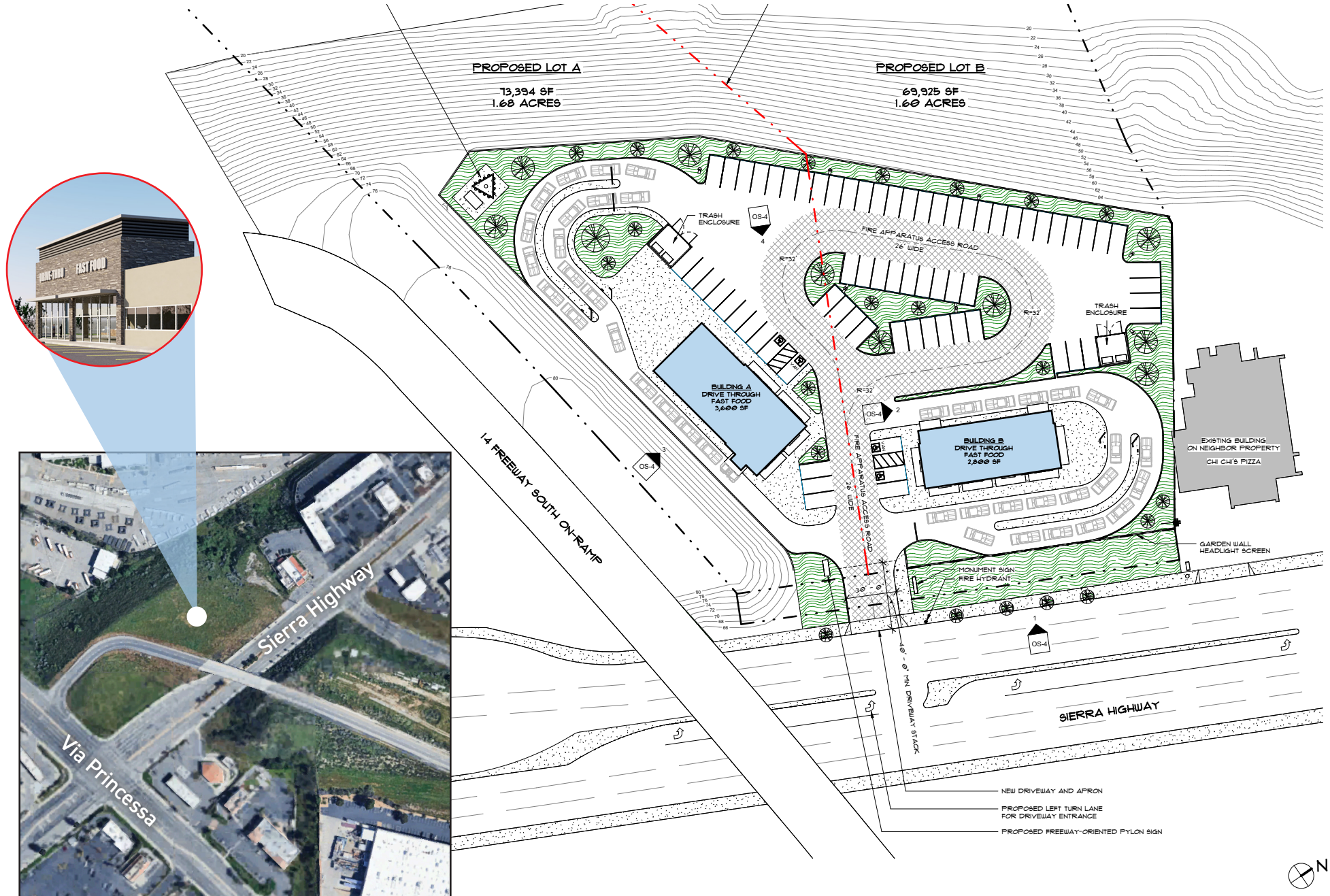


**CITY STATUS:** One-Stop Approved





# Plans





# Proximity Map





## Northern Canyon Country



## Location Overview

Tucked into the scenic foothills of the Santa Clarita Valley and bordered by sweeping views of the Angeles National Forest, this Canyon Country location offers a blend of small-town charm and modern convenience. Just off Sierra Highway and minutes from major freeways, the site provides easy access to the greater Los Angeles area while maintaining a laid-back, family-friendly atmosphere. Whether you're catering to daily commuters, young families, or longtime locals, this area continues to grow as a vibrant hub of activity and opportunity. It's no wonder Canyon Country is considered one of Santa Clarita's hidden gems!

## Why Canyon Country?

- Quality of Life: Crime on average is 20-35% lower than CA Average
- Well-positioned: Direct freeway access to Downtown LA and Burbank
- Business Friendly: No Gross Receipts Tax & More Economic Incentives!

## Demographics



### Walk Score

67

Via Walkscore.com



### Traffic Count

60,000+ /day

Via Costar Data



### Population

161,000

5 mile Radius from Subject Property



### Housing

\$740,000

2024 Median Home Value



### Median Age

38

2024



### Households

\$103,200

2024 Median Income Income

## Canyon Country Community Center





# Area Retail







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