



52.45 Acre Site

For sale

14500 Soledad Canyon Rd | Santa Clarita, CA

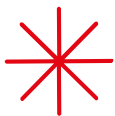
Property Overview



Rare 52.45 gross acre land site within Los Angeles County



Current Zoning is Heavy Agricultural Adjacent
Zoning is Industrial potential zone change with a clear path



Located at the Northern edge of Santa Clarita in Los Angeles County, also within the Film Industry's "TMZ", and immediate freeway access



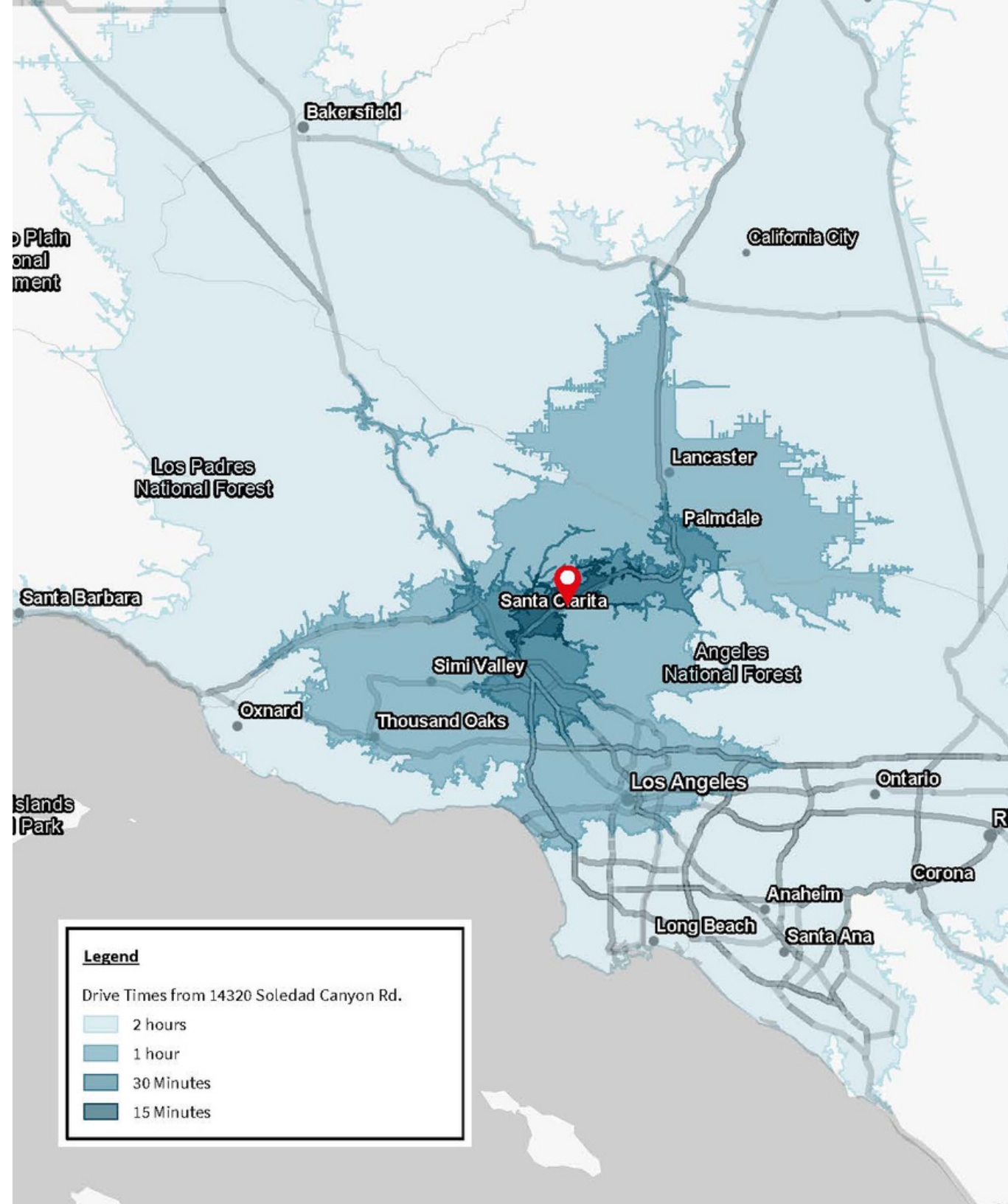
Demographics





| | 2 mile | 5 miles | 10 miles |
|-------------------------------|-----------|-----------|-----------|
| Estimated population | 8,951 | 48,549 | 251,397 |
| Estimated households | 2,801 | 15,447 | 77,290 |
| Est. Average HH income | \$146,771 | \$122,616 | \$121,458 |

Property Location

The property at 14500 Soledad Canyon Road in Santa Clarita, CA offers a convenient access to North LA County and Southern Kern County. Situated on a major road, it benefits from high visibility and accessibility. With nearby amenities and a growing commercial footprint, this property presents an excellent opportunity for industrial conversion in the future.

**Within immediate proximity to
Antelope Valley Freeway (CA-14)**



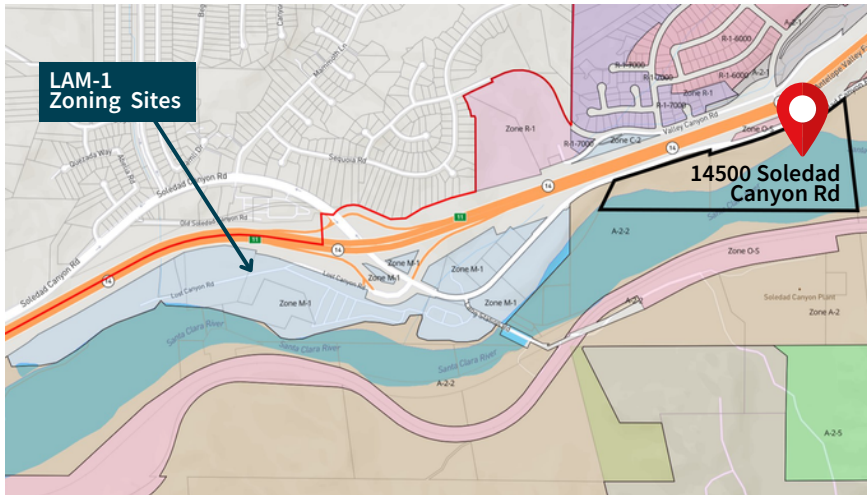
| Legend | |
|---|------------|
| Drive Times from 14320 Soledad Canyon Rd. | |
|  | 2 hours |
|  | 1 hour |
|  | 30 Minutes |
|  | 15 Minutes |

Zoning Capabilities

Current Zoning | LCA-2-1

LCA21, or heavy agricultural zone, is established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities.

Permitted uses are intended to encourage agricultural activities and other such uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, outdoor recreational uses, and public and institutional facilities.



Potential Zoning | LAM-1 | What We've Done

Several discussions and meetings have been completed by the ownership to convert a portion of the Site to Light Industrial M-1. It appears that approximately 8.5 acres of usable land can be created and developed.

The current property owner has met with County officials and presented a proposed site plan (see next page) for development that, while not approved, was not rejected by the county.

County zoning shows several neighboring properties to be “M-1 Industrial” and a Nexus can be made to allow for the zone change. The Site is not impacted by residential uses and surrounded by Industrial and land buffers to make the connection in allowing the use.

Please conduct your own investigations and do not rely on these statements. Seller will provide all contacts, maps, and professionals used to establish their proposed site plan to the successful buyer.

For more information about LA County Industrial Zone uses, please [click here](#).

Contemplated Site Plan



| SITE STATISTICS | |
|------------------------------------|-------------------------|
| PROJECT AREA | |
| LOT AREA | 28.42 AC |
| NET LOT AREA (DEVELOPMENT PORTION) | 8.97 AC (391,499 SF) |
| PROPOSED BUILDING AREA: | |
| BUILDING #1 | 100' x 140' = 14,000 SF |
| BUILDING #2 | 100' x 140' = 14,000 SF |
| BUILDING #3 | 100' x 200' = 20,000 SF |
| BUILDING #4 (EROKA - 9V FALLET CG) | 174' x 174' = 30,256 SF |
| TOTAL BUILDING AREA: | 68,256 SF |
| PROPOSED PARKING: | 2/1000 |

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**PROPOSED INDUSTRIAL
 MASTER PLAN DEVELOPMENT**
 14500 SOLEDAD CANYON ROAD
 CANYON COUNTRY, CA 91387
 [APN's 3210-017-54 & 3210-017-055]

A PROJECT FOR
EROZA PROPERTIES, LLC
 21540 NORDHOFF STREET, CHATSWORTH, CA 91311

| REVISIONS | |
|------------------------|---------|
| CONCEPTUAL MASTER PLAN | 7/24/23 |
| | |
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| | |
| | |

SHEET TITLE
MASTER PLAN

| DATE | BY | NO. |
|------|----|-----|
| | | |
| | | |
| | | |
| | | |

A1.1

Aerial Photos



About JLL

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