

OFFERING MEMORANDUM



27565–27567
SIERRA HWY

CANYON COUNTRY, CA 91351

*2.37-Acre Redevelopment Opportunity
Unpriced Receivership Sale — Property
To Be Sold To The Highest Qualified
Bidder, Subject To Court Approval*



Exclusively listed by

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THE OFFERING

Unpriced Receivership Sale — Property To Be Sold To The Highest Qualified Bidder, Subject To Court Approval

Kidder Mathews and Highland Partners Corp are pleased to exclusively offer for sale 27565-27567 Sierra Hwy, Canyon Country (Santa Clarita Valley), CA 91351, a unique 2.37-acre infill redevelopment opportunity offered through a receivership sale, subject to Court approval. The property is offered without a published asking price and will be sold to the highest qualified bidder in accordance with the terms and procedures of the receivership sale.

The property is improved with an approximately 5,656-square-foot fire-damaged automotive repair building, approximately 1,533-square-foot existing car wash, and a billboard. The property's oversized land parcel relative to the existing improvements provides multiple potential value-creation strategies, including reconstruction of the existing automotive facility, development of additional improvements on the excess land, lease repositioning, and broader redevelopment.

The automotive building has sustained significant fire damage and requires substantial reconstruction. A

new owner may have the opportunity to reconstruct the existing facility while utilizing the substantial excess land to add additional buildings or improvements, subject to applicable zoning, parking, access, permitting, and governmental approvals.

The existing car wash is subject to a long-term lease scheduled to expire in January 2048. The tenant is currently in default and an eviction process is underway, providing an opportunity for a new owner to evaluate the tenancy and determine the optimal long-term strategy, subject to the existing lease, legal proceedings, and Court approval.

The existing billboard is leased at below-market rent through July 31, 2027, with no renewal options, providing a potential near-term opportunity to increase rental income upon expiration.

The property is prominently located along Sierra Highway at a high-traffic intersection generating over 64,000 vehicles per day. The surrounding 2-mile trade area has a population exceeding 61,000 and average

household income exceeding \$129,000, providing strong visibility and access to an established and relatively affluent customer base.

The combination of substantial land, high traffic exposure, strong demographics, existing income-producing components, and potential for additional development on the oversized land parcel makes this an attractive opportunity for investors, developers, owner-users, and automotive operators.

Prospective purchasers should independently investigate all aspects of the property, including physical and environmental conditions, title, leases, zoning, permitted uses, development potential, parking, access, and governmental requirements. Prospective purchasers should verify zoning and permissible uses directly with the City of Santa Clarita Planning Department and should not rely solely on information contained in this offering memorandum regarding zoning, permissible uses, or development potential.



INVESTMENT HIGHLIGHTS

UNPRICED RECEIVERSHIP SALE

- Offered without a published asking price.
- To be sold to the highest qualified bidder, subject to Court approval.
- Sale subject to the applicable receivership terms and procedures.

2.37-ACRE INFILL OPPORTUNITY

- Approximately 2.37 acres in an established Santa Clarita market.
- Oversized land parcel relative to the existing improvements.
- Potential to add additional buildings or improvements on the excess land, subject to zoning and governmental approvals.
- Attractive opportunity for investors, developers, owner-users, and automotive operators.

5,656 SF FIRE-DAMAGED AUTOMOTIVE FACILITY

- Approximately 5,656 SF automotive repair building requiring substantial reconstruction.
- Opportunity to reconstruct the existing automotive facility.
- Substantial excess land provides potential for additional buildings or improvements.

- Existing automotive use may support continued automotive-related operations.

CAR WASH – REPOSITIONING OPPORTUNITY

- Lease scheduled to expire January 2048.
- Tenant currently in default; eviction process underway.
- Opportunity to evaluate lease restructuring, continued operation, replacement, or future redevelopment.

BILLBOARD – NEAR-TERM INCOME UPSIDE

- Existing billboard leased below market.
- Lease expires July 31, 2027, with no renewal options.
- Potential opportunity to increase rental income upon expiration.

HIGH-TRAFFIC LOCATION & STRONG DEMOGRAPHICS

- 83,000+ vehicles per day at the intersection.
- 61,000+ population within 2 miles.
- \$129,000+ average household income within 2 miles.
- Strong visibility along Sierra Highway and access to an established surrounding trade area.

VALUE-CREATION OPPORTUNITIES

- **RECONSTRUCT:** Reconstruct the existing fire-damaged automotive facility.
- **DEVELOP:** Utilize the oversized land parcel for additional buildings or improvements, subject to approvals.
- **REPOSITION:** Resolve and reposition the car wash tenancy.
- **INCREASE INCOME:** Capture potential billboard rental upside.
- **REDEVELOP:** Evaluate broader redevelopment of the 2.37-acre site.

ZONING & DEVELOPMENT DISCLAIMER

Prospective purchasers should independently verify zoning, permitted and conditional uses, development standards, parking, access, signage, and other applicable land-use requirements directly with the City of Santa Clarita Planning Department. All potential uses and development concepts are subject to applicable zoning, permitting, governmental approvals, existing leases, legal proceedings, and other requirements.

2.37-ACRE INFILL *REDEVELOPMENT* *OPPORTUNITY* IN SANTA CLARITA

PRICING

Unpriced Receivership Sale — Property To Be Sold To The Highest Qualified Bidder, Subject To Court Approval

PROPERTY OVERVIEW

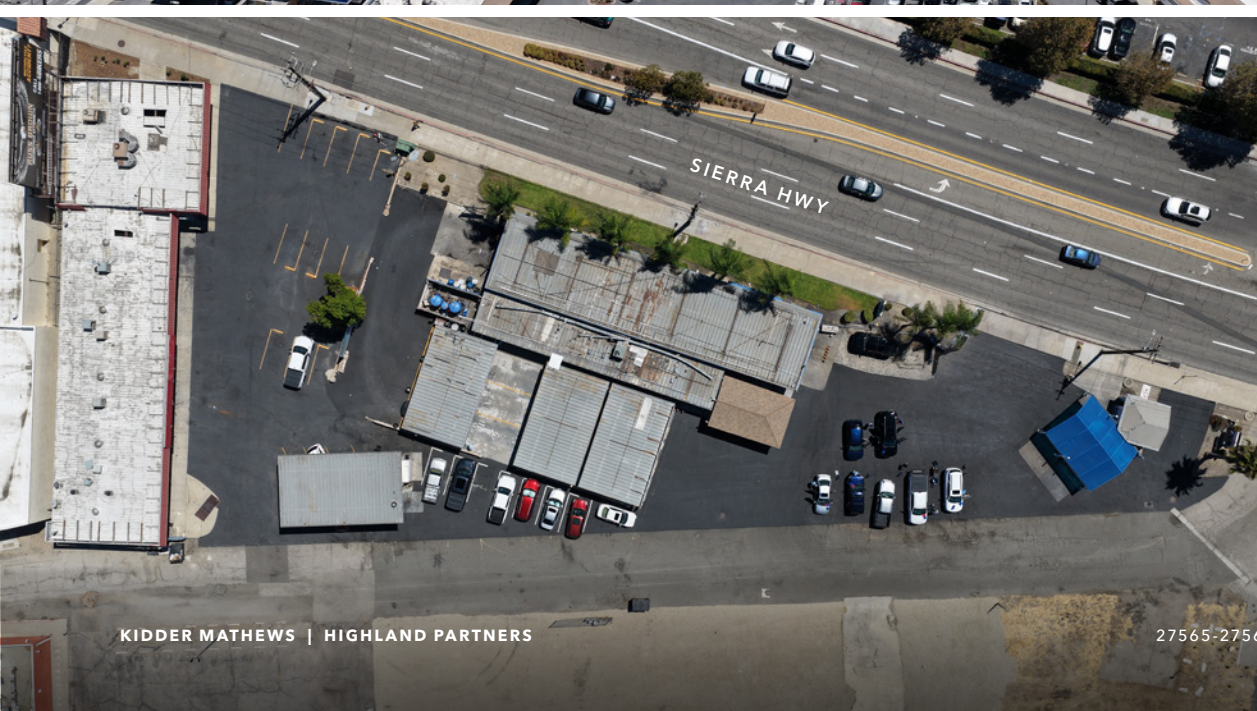
ADDRESS	27565-27567 Sierra Hwy, Canyon Country, CA 91351
YEAR BUILT	1971
BUILDING SIZE	5,656 SF Automotive Repair Building
CAR WASH SIZE	1,533 SF Car Wash
LAND AREA	103,237 SF (2.37 Acres)
APN	2803-028-011 and 012
ZONING	LCC3
SIGNAGE	Building & Monument

2.37 AC
LAND AREA

5,656 SF
AUTOMOTIVE REPAIR BLDG

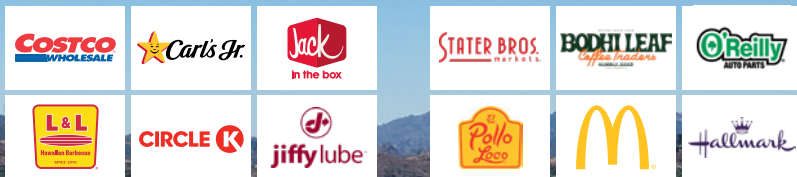
1,533 SF
CAR WASH





LOCATION OVERVIEW





14

Public Storage



±32,693 VEHICLES
Average Daily Traffic

DUNKIN'



SUBJECT
PROPERTY



CANYON COUNTRY SHOPPING CTR



±50,268 VEHICLES
Average Daily Traffic



CANYON SQUARE PLAZA

DEMOGRAPHICS

INCOME

	1 Miles	3 Miles	5 Miles
ESTIMATED MEDIAN HOUSEHOLD INCOME (2026)	\$102,693	\$124,755	\$123,869
ESTIMATED AVERAGE HOUSEHOLD INCOME (2026)	\$125,962	\$155,564	\$158,218
ESTIMATED PER CAPITA INCOME (2026)	\$43,116	\$52,152	\$52,516

POPULATION

	1 Miles	3 Miles	5 Miles
ESTIMATED POPULATION (2026)	30,663	88,501	150,769
PROJECTED POPULATION (2031)	30,773	88,448	148,568
CENSUS POPULATION (2020)	29,088	86,768	152,105

HOUSEHOLDS

	1 Miles	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2026)	10,496	29,664	49,998
PROJECTED HOUSEHOLDS (2031)	10,678	29,942	49,688
CENSUS HOUSEHOLDS (2020)	9,559	28,274	48,781

Data Source: ©2026, Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RFULL9

SANTA CLARITA, CA CITY OVERVIEW

228K
CITY
POPULATION

\$167K
AVG HOUSEHOLD
INCOME

38.8
MEDIAN
AGE



CITY OF SANTA CLARITA OVERVIEW

Santa Clarita is a suburban city in northwestern Los Angeles County, situated within the Santa Clarita Valley along the Santa Clara River.

The city is composed of the communities of Canyon Country, Newhall, Saugus, and Valencia, which retain distinct local identities. Its setting is defined by surrounding mountain and canyon landscapes, with the Santa Clarita Valley providing a transition between the developed suburban areas and the surrounding natural terrain.

The city has strong regional transportation connections through I-5, which forms its western boundary and provides access toward the greater Los Angeles area and the Central Valley. California State Route 14 crosses the eastern portion of the city and connects Santa Clarita with the Antelope Valley, while State Route 126 follows the Santa Clara River toward Ventura County. These routes make Santa Clarita an important transportation and commuting center within northern Los Angeles County.

Santa Clarita is also served by commuter rail and local bus transportation. Metrolink's Antelope Valley Line connects the community with destinations including Los Angeles and the Antelope Valley, with stations serving Newhall, Saugus, and Canyon Country. Local transit provides connections between residential neighborhoods, commercial areas, schools, and regional transportation hubs. The city also contains an extensive network of bicycle routes, walking paths, and pedestrian paseos, particularly around Valencia and the Santa Clara River.

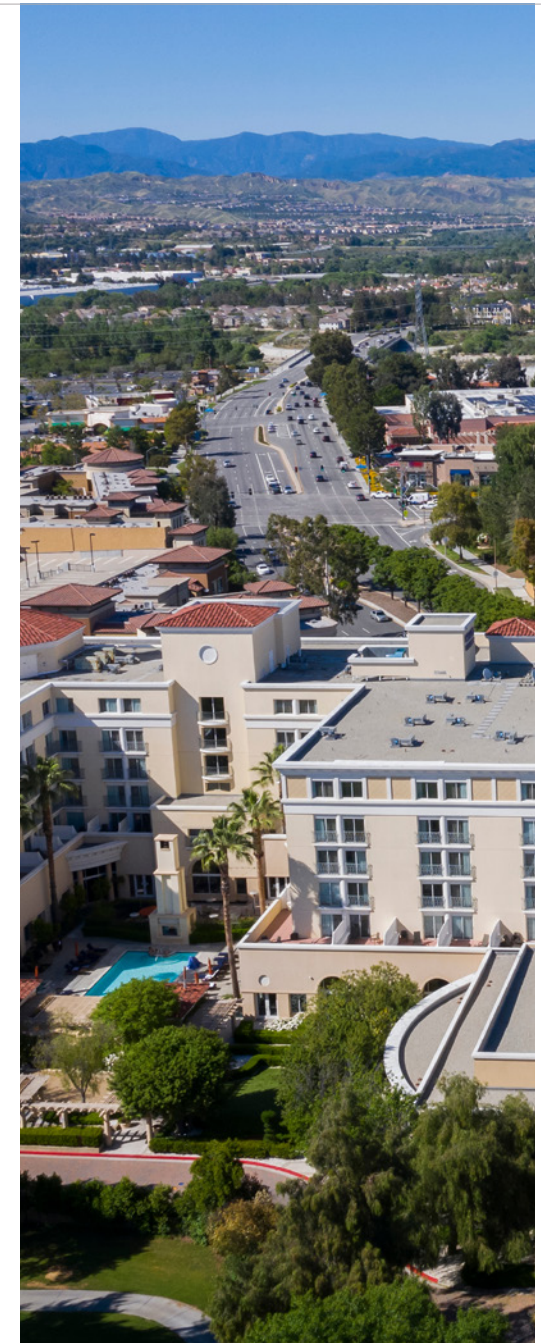
EDUCATION

The city's educational system includes public schools serving the individual communities of the Santa Clarita Valley, with elementary education provided through several local school districts and secondary education primarily associated with the William S. Hart Union High School District. Schools are distributed throughout communities such as Saugus, Canyon Country, Newhall, and Valencia, supporting the city's suburban residential character.

Santa Clarita also has a higher-education presence through College of the Canyons, California Institute of the Arts, and The Master's University. College of the Canyons operates its main campus in Valencia as well as a campus in Canyon Country, while California Institute of the Arts provides an arts-focused university environment in Valencia.

RETAIL

Santa Clarita functions as a major commercial center for the surrounding valley, with retail and business activity distributed throughout Valencia, Newhall, Saugus, and Canyon Country. Valencia in particular contains established commercial and employment areas, while other communities provide neighborhood shopping, restaurants, and local services, serving nearby residential districts.



MARKET OVERVIEW



Mobil **SUSHI** **VALERIA**
CANYON SQUARE PLAZA



bb.q CHICKEN **ameci** **Arbys**
CANYON COUNTRY SHOPPING CTR



**SUBJECT
PROPERTY**

SOLEDAD CANYON RD

SIERRA HWY

±50,268 VEHICLES
Average Daily Traffic

±32,693 VEHICLES
Average Daily Traffic

CITY OF SANTA CLARITA OVERVIEW CONT.

Commercial development is closely connected to the city's transportation network, with major roads and freeways linking residential neighborhoods to shopping areas and employment centers. The combination of suburban neighborhoods, commercial districts, entertainment destinations, and regional transportation gives Santa Clarita the characteristics of an edge city and a major suburban center within the Los Angeles metropolitan area.

RESIDENTIAL

Santa Clarita is predominantly suburban, with residential communities extending across the Santa Clarita Valley. Canyon Country, Newhall, Saugus, and Valencia each have distinct neighborhood identities while functioning together as parts of the incorporated city. Residential development is closely integrated with schools, parks, commercial areas, transportation routes, and the surrounding foothill and canyon landscape.

The city's residential character reflects planned suburban development alongside older communities that predate incorporation. Valencia is particularly associated with planned neighborhoods and pedestrian-oriented pathways, while Canyon Country, Newhall, and Saugus contain established residential areas connected to their own local commercial and institutional centers.

VALENCIA

Valencia is one of Santa Clarita's principal communities and is characterized by planned residential

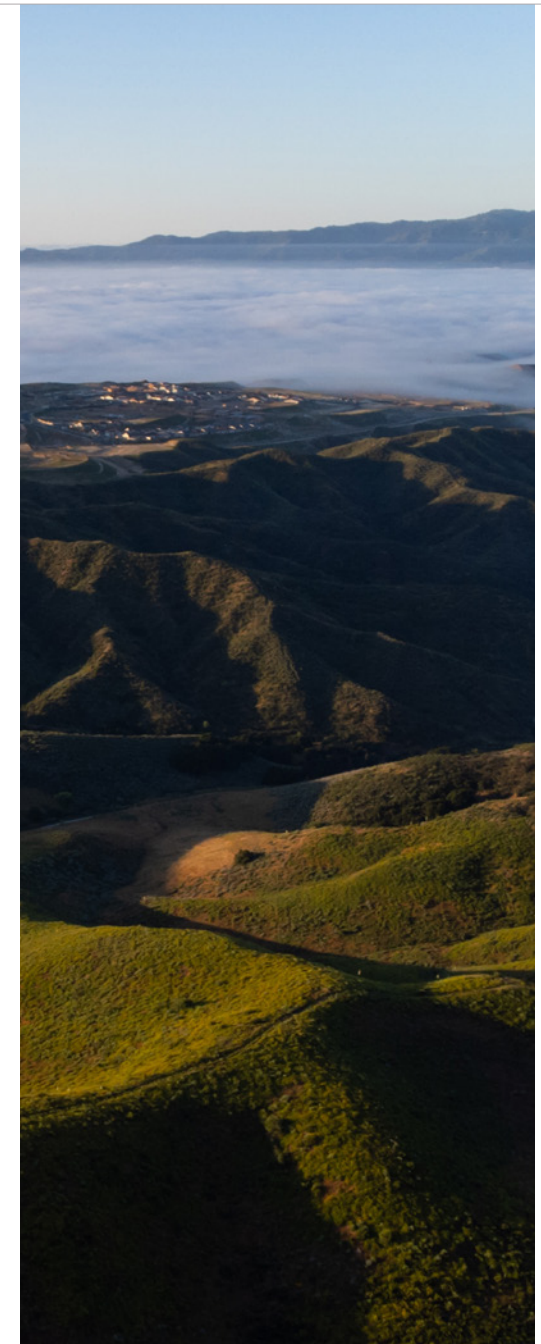
neighborhoods, commercial districts, employment areas, and an extensive system of pedestrian paseos and bicycle paths. The community is closely associated with College of the Canyons and California Institute of the Arts, as well as a concentration of companies and business activity. Its planned street and pathway network connects residential areas with commercial and institutional destinations while maintaining separation between pedestrians and automobile traffic in many areas.

CANYON COUNTRY

Canyon Country occupies the eastern portion of Santa Clarita and is characterized by residential neighborhoods set among the foothills and canyon landscapes. Sierra Highway and other major routes provide connections through the community, while local bus service links neighborhoods with commercial areas and Metrolink. The community also contains educational facilities, including a campus of College of the Canyons, reinforcing its role as a residential and institutional part of Santa Clarita.

NEWHALL AND SAUGUS

Newhall and Saugus form established communities within Santa Clarita with strong historical and residential identities. Newhall developed around the region's early settlement and transportation history, while Saugus grew as a separate community before becoming part of the incorporated city. Both areas contain residential neighborhoods, schools, local businesses, and transportation connections that integrate them into the broader Santa Clarita Valley.



WHY SANTA CLARITA VALLEY?

GOOD LOCATION

The business-friendly Santa Clarita Valley is conveniently located next to Interstate 5 and Highway 14 and is home to the 3rd largest city in Los Angeles County, the City of Santa Clarita. The SCV is a growing area encompassing 520 square miles with a population of approximately 300,000 residents.

Just 30 miles north of downtown Los Angeles, the Santa Clarita Valley enjoys access to 23 interstate and local highways and enjoys easy access to LAX, Burbank Hollywood Airport, and the Ports of Los Angeles and Long Beach. The SCV is ideally situated to help companies grow.

- **Business Friendly:** Santa Clarita is recognized as LA County's Most Business-Friendly location
- **Live, Work, Play:** No other city offers such a uniquely favorable combination of factors that allow you to live, work and play right outside your doorstep
- **Safest City:** The City of Santa Clarita consistently ranks as one of the safest cities of its size in the nation
- **City Of The Future:** fDi Magazine recognizes the City of Santa Clarita as a "City of the Future" for foreign investment

→ [VIEW MORE BY SCVEDC](#)

BUSINESS FRIENDLY

The Santa Clarita Valley is the low cost option for highly competitive businesses in Southern California.

With NO gross receipts tax and NO utility user taxes the SCV's pro-business climate makes it one of Los Angeles County's fastest growing hubs for technology and innovation.

MAJOR INDUSTRIES

The Santa Clarita Valley is home to companies in each of its target industry clusters, and each cluster is supported by an industry coalition, customized workforce training programs, and other support services. SCVEDC is dedicated to growing businesses.

AVAILABLE SPACE

The largest collection of master planned business parks and residential neighborhoods in Los Angeles County are in the SCV.

- Nearly **30M SF** of industrial and commercial facilities
- **8M SF** of future land development is approved
- **2M SF** currently under construction
- Planned residential growth with new homes to suit a variety of budgets

TALENT

92,228 – SCV Employed Population

Of those employed in the Santa Clarita Valley, over 43% hold a professional occupation working in management, business, science or the arts.

70% – High Caliber Talent

More than 2/3 of our residents have completed at least some college making us one of the highest educated populations in the SoCal region.

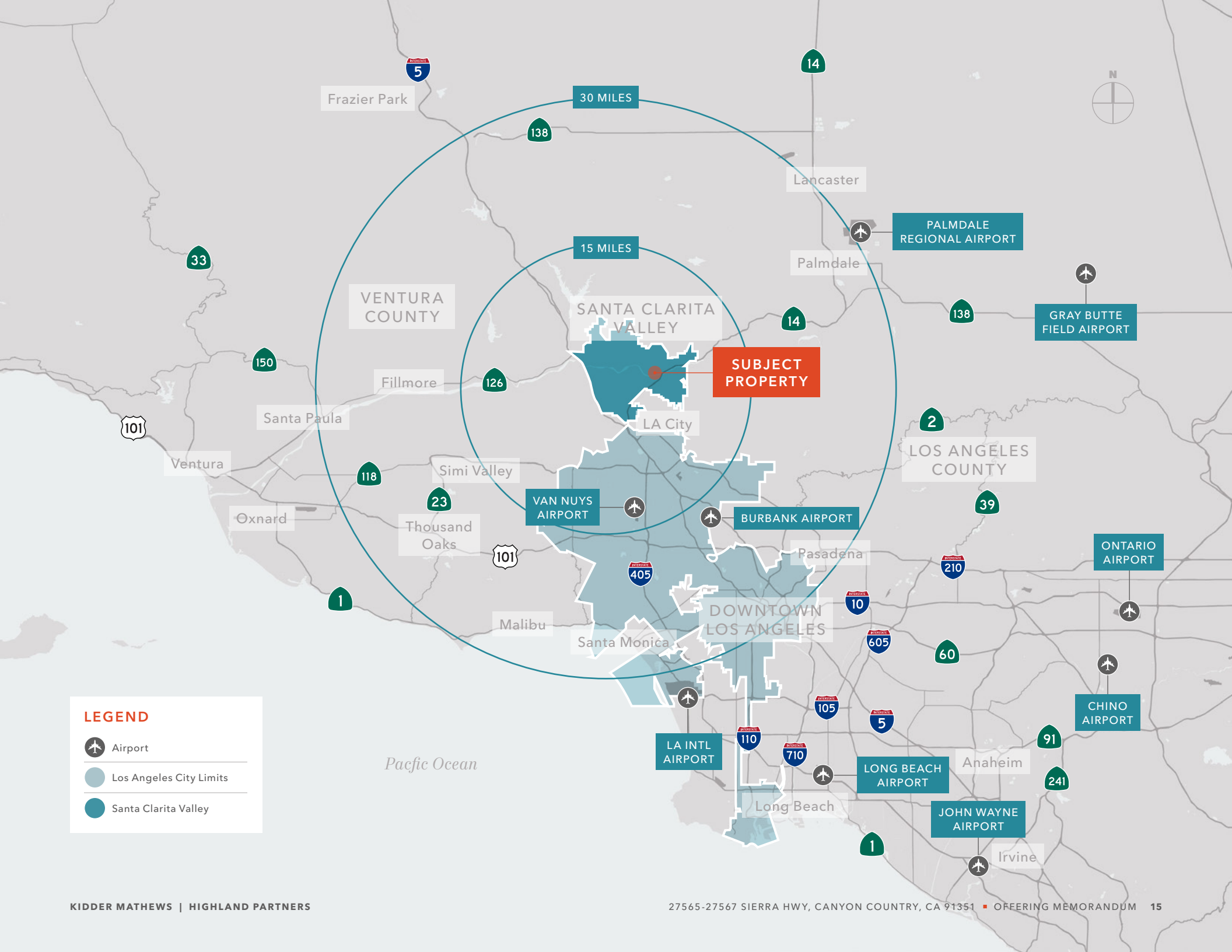
\$104,000 – Median Household Income

Median household income is one of the highest in the State of California. A high percentage of SCV's population work in high-paying fields.

QUALITY OF LIFE

SCV residents enjoy the benefits of thriving civic centers, world-class recreational facilities, top-performing schools and colleges, and impressive dining and shopping amenities. From the nearly 10,000 acres of protected open space and 80 miles of hiking and biking trails to the Six Flags Magic Mountain theme park, the Santa Clarita Valley is home to some of Southern California's best outdoor recreation spots.

Source: (WHY SCV?) by the Santa Clarita Valley Economic Development Corporation



LEGEND

-  Airport
-  Los Angeles City Limits
-  Santa Clarita Valley

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