

# COLBY CANYON RANCH

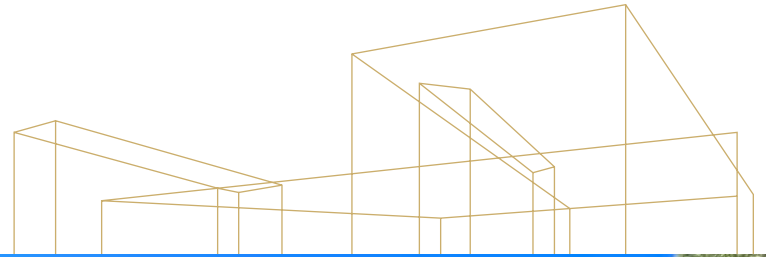
±331 AC Retreat & Campground  
Just North Of Pasadena, CA



FEE SIMPLE INTEREST OPPORTUNITY

# COLBY CANYON RANCH

23828 ANGELES FOREST HWY, PALMDALE, CA 93550



## Executive Summary

As an exclusive advisor, Kidder Mathews is pleased to present the opportunity to acquire fee simple interest in the Camp Colby Ranch ("the Property"), a fully functional campground and retreat center.

The property is located just north of Interstate 210, twenty miles (30 minutes) from La Canada Flintridge on the Angeles Crest Highway in the beautiful Angeles National Forest.

**±14,173 SF**

**BUILDING SQUARE FOOTAGE\***

**±331 AC**

**LAND AREA**

\*See Disclosure on the following pages regarding the building and land area.



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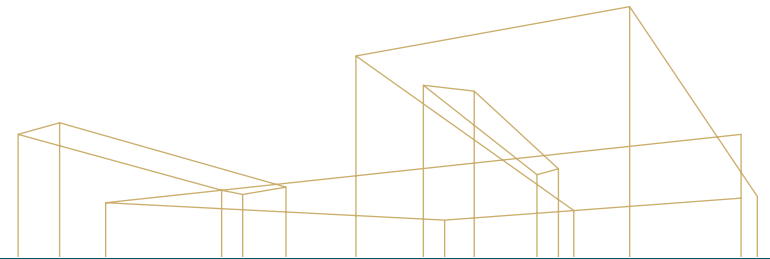
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## Improvements throughout the years.



**2020-2023**

Fire mitigation continues



**2019**

Leech Field on Soccer Field, Kitchen Septic System, & Lift Station with new Tank



**2019**

Dining Hall Ceiling - Insulation and Tongue and groove panels



**2019**

Retaining Wall Behind Kitchen



**2017**

Two Yurts, Conversion of Cabin to Kitchen Station with new Tank and Leech Field on Soccer Field



**2012**

Swimming Pool - completely remodeled and plumbed

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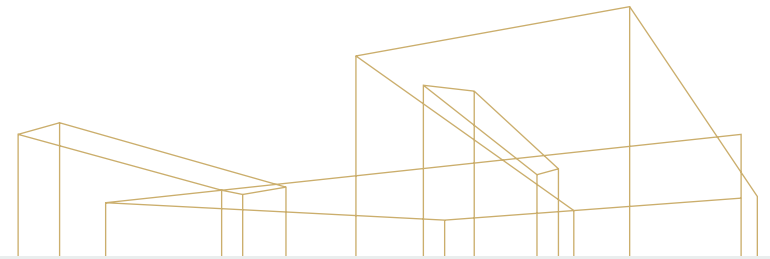




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## Property Summary

Address	23828 Angeles Forest Highway, Palmdale, CA 93550
Parcel No.	3066-020-005 & 5862-001-003
Land Area*	±331 AC
Building Area	±14,173 SF
Access	The site can be accessed from Camp Colby Ranch Rd, off Angeles Crest Hwy and Upper Big Tujunga Canyon Rd
Street Improvements	The property is maintained by the National Forest Service from Upper Tujunga Canyon Road to the bridge at Colby Bridge Trailhead
No of Cabins	15 and one camp office
Water	Horizontal well (gravity fed), 60,000 gallon storage tank, 20,000 gallon backup storage tank, 2 booster pumps
Electrical	Sourced by lines maintained by Edison
Gas	Propane is trucked in to 10 tanks, 5,000 gallon total capacity
Amenities	Swimming pool, fire circle, volleyball court, basketball, hiking, archery, and sports field
Kitchen Accommodations	Walk-in fridge (broken), walk-in freezer (broken), double convection oven, stove, single pot burner, griddle, dishwasher, food warmer

\*According to the Angeles National Forest Service, a small portion of the site encroaches on the Forest Service land. The owner and the Forest Service are in discussions to resolve.

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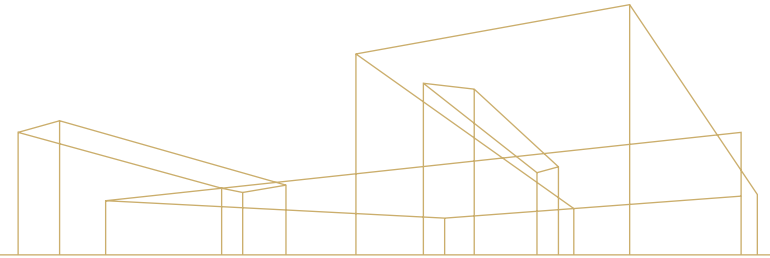
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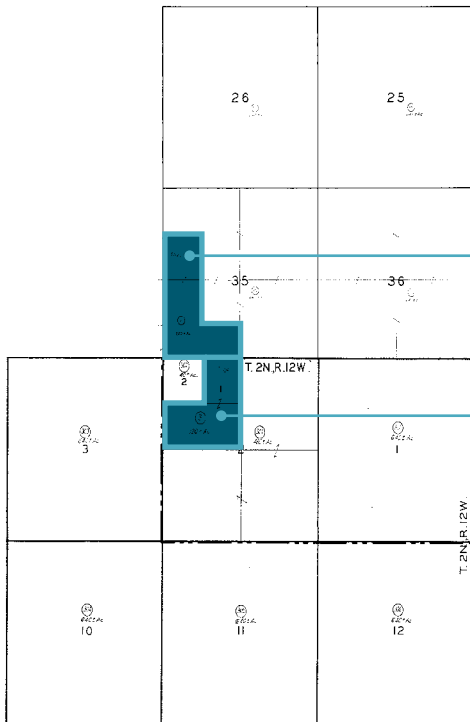
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## Heavy Agriculture (A-2) Zoning

Uses permitted include animal hospitals, dairies, dog kennels, livestock feedlots, manure spreading, oil wells, parks, farms, playgrounds, & community centers to name some of the obvious uses. In addition, most of the permitted uses in the A-1 zone.



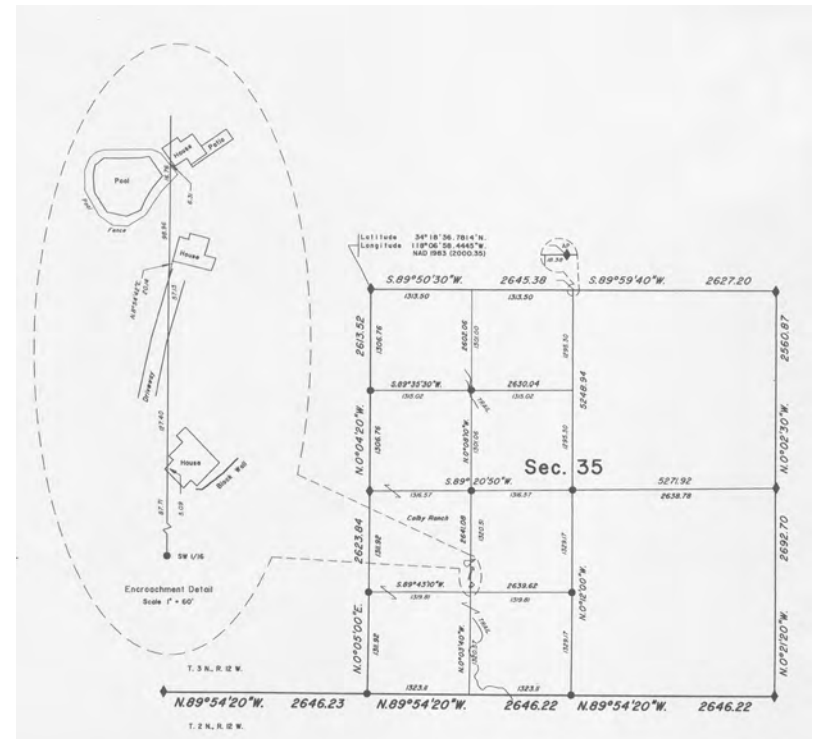
3066-020-005  
±200 AC

3066-020-005  
±131 AC



## Forest Service Encroachment

According to the Angeles National Forest Service, a small portion of the site encroaches on the Forest Service land. The owner and Forest Service are in discussions to resolve.



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Colby Ranch offers private, secluded retreats for family getaways and retreat groups, from 1 to 200 guests. It is designed so that smaller groups have private use of their own housing and meeting areas; for larger groups, areas can be combined and customized to fulfill your needs.

## HOWARD RETREAT HOUSE

**CAPACITY:** 28 guests. With additional cabins, up to 94 guests

This newly renovated ranch house sleeps 28 guests in 5 bedrooms. The upper floor holds 4 bedrooms and 3 full baths. The main floor includes 1 additional bedroom, 1 full bath, household-size kitchen, living room with fireplace, dining room, and additional meeting space.

### Amenities include:

- WiFi
- TV, DVD player
- Stereo system
- Fireplace
- Linens (optional; Howard House only)
- Outdoor BBQ patio

## MCGIFFEN LODGE

**CAPACITY:** 22 guests  
With additional cabins, up to 82 guests

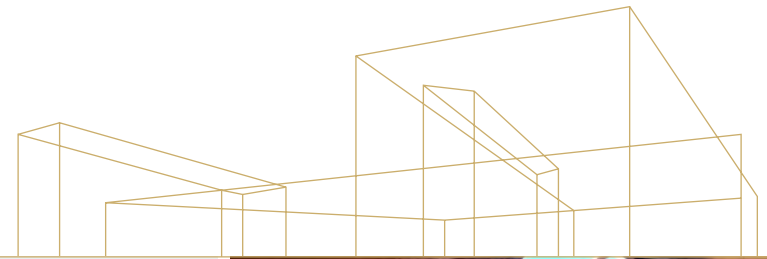
McGiffen Lodge is ideal for small to medium retreats. With semi-private bedrooms, a spacious meeting hall and full kitchen, McGiffen easily serves adults, youth or mixed ages. Bedrooms are on the upper floor; each room provides 2 single beds, a closet, private sink, and shares a bathroom and shower with one other room. The meeting room, kitchen, and 2 restrooms are on the ground floor.

### Amenities include:

- Portable projector, screen, and sound
- Wireless Internet
- Linens (optional; in McGiffen only)

McGiffen meeting hall comfortably accommodates 40 guests for meeting and meals. For larger groups, Stevens Hall is available for dining, activities and meeting at no additional cost.

Neighboring cabins may be added for expanded sleeping space. Each of the three Point Cabins holds 6 bunk beds (12 beds each), and Vista cabin is divided into 3 rooms with 30 total beds. Vista includes 2 full bathrooms, and there are adjacent bathhouses for men and women to serve the Point Cabins.



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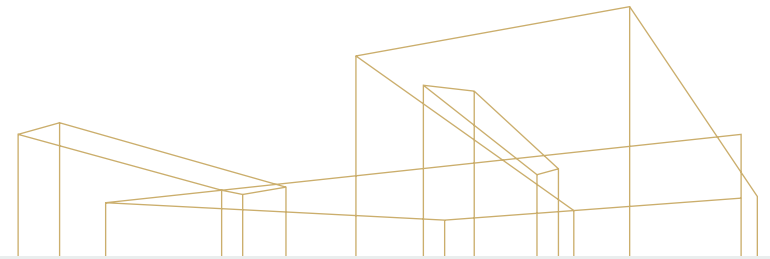
**km** Kidder Mathews



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## STONE MANOR

**CAPACITY:** 20 Guests

Stone Manor is set on the hillside overlooking Colby. Stone Manor can be reserved as part of a larger retreat for anyone wishing additional privacy, or as a standalone retreat house. With 10 bunk beds, 2 bathrooms & showers, living room area, and kitchen, it's ideal for family getaways and small retreat groups.

## POINT CABINS & VISTA DORM

The Point Cabins (3 cabins; 36 beds total) and Vista Dorm (30 beds) are perfect for large-group youth and adult camping adventures. They are commonly reserved alongside McGiffen Lodge, Steven's Hall, and/or Howard House.

## STEVENS HALL

Stevens Hall is a 250-person dining hall. Its cathedral ceilings and wood-paneled walls provide a spacious area for indoor activities with a comfortable, woody ambiance.

Lower Stevens Hall is on the ground floor and offers one large and two smaller meeting/activity rooms. The main room includes an elevated stage with lighting, as well as a projector, screen, and sound system. All rooms also include freestanding tables and chairs.

## UPPER TREE CABINS

Each of these cabins contains 12 bunk beds and community space. These cabins may be reserved on their own (using Steven's Hall for dining and group activity space), or coupled with use of Howard House and/or McGiffen Lodge.

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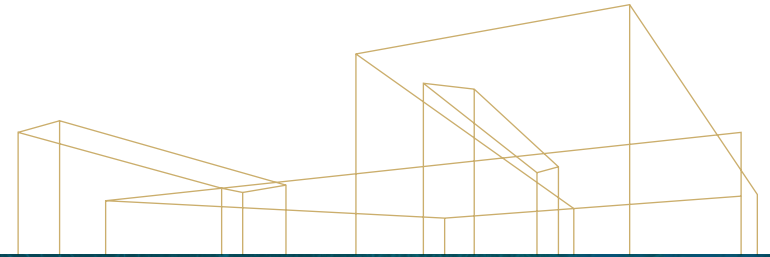




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All offers submitted for the proposed sale of Colby Canyon Ranch should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



## PRICE

Stipulate total price  
Evidence of funds



## DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement  
Indicate timing and amounts of additional deposits



## ESCROW CLOSING DATE

Specify for all scenarios



## OFFER STRUCTURE

Investor or User



## TITLE AND ESCROW

First American Title  
Insurance Company



## PROPOSED USED OF SITE

List proposed used



## CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period  
Specify all conditions necessary to trigger closing

If offering on an entitled basis, provide a projected entitlement timeline with major requirements



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Traffic Times

**43 MIN**

26.4 MILES TO PASADENA

**53 MIN**

33.5 MILES TO LOS ANGELES

**58 MIN**

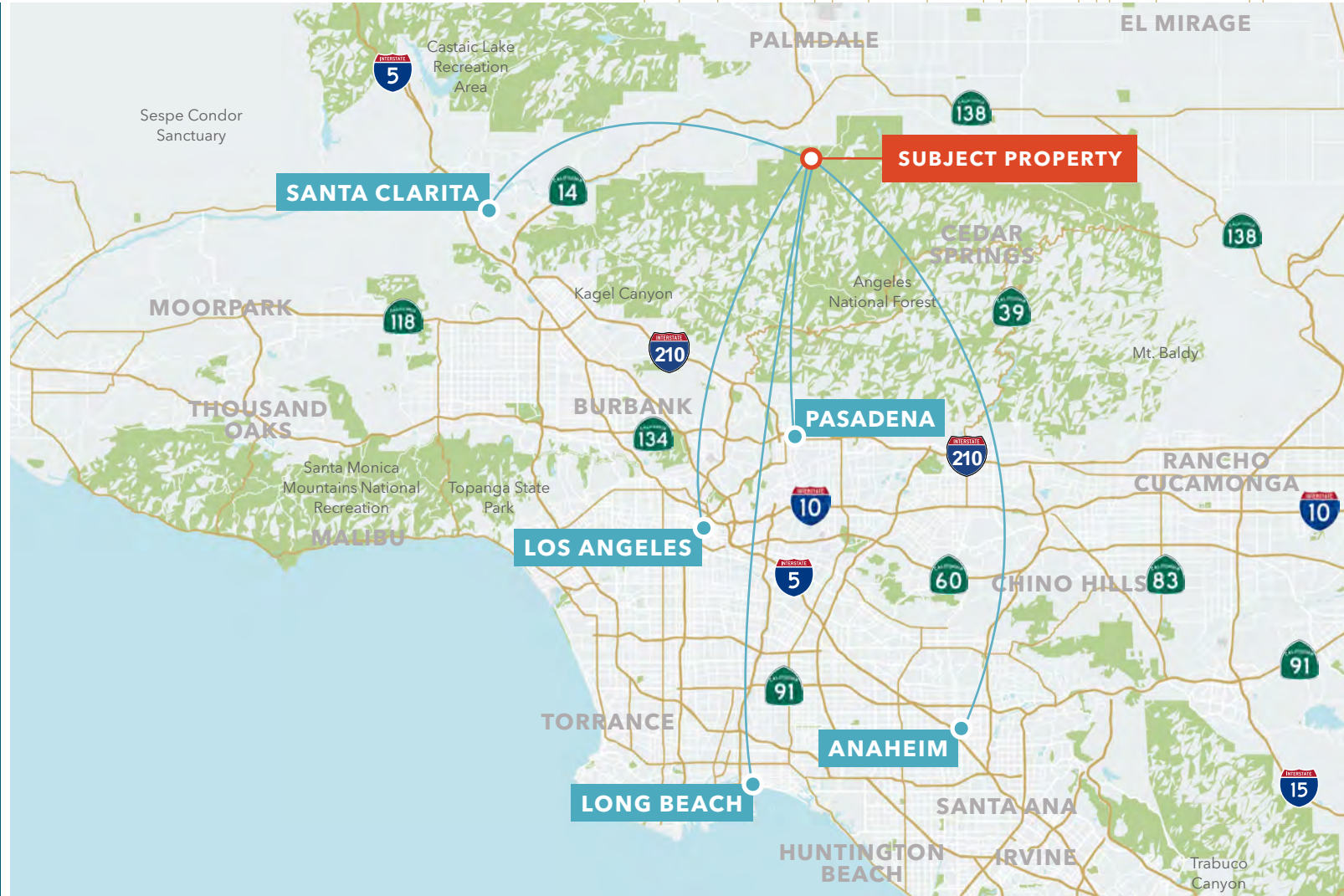
40.3 MILES TO SANTA CLARITA

**79 MIN**

58.2 MILES TO LONG BEACH

**90 MIN**

69.1 MILES TO ANAHEIM



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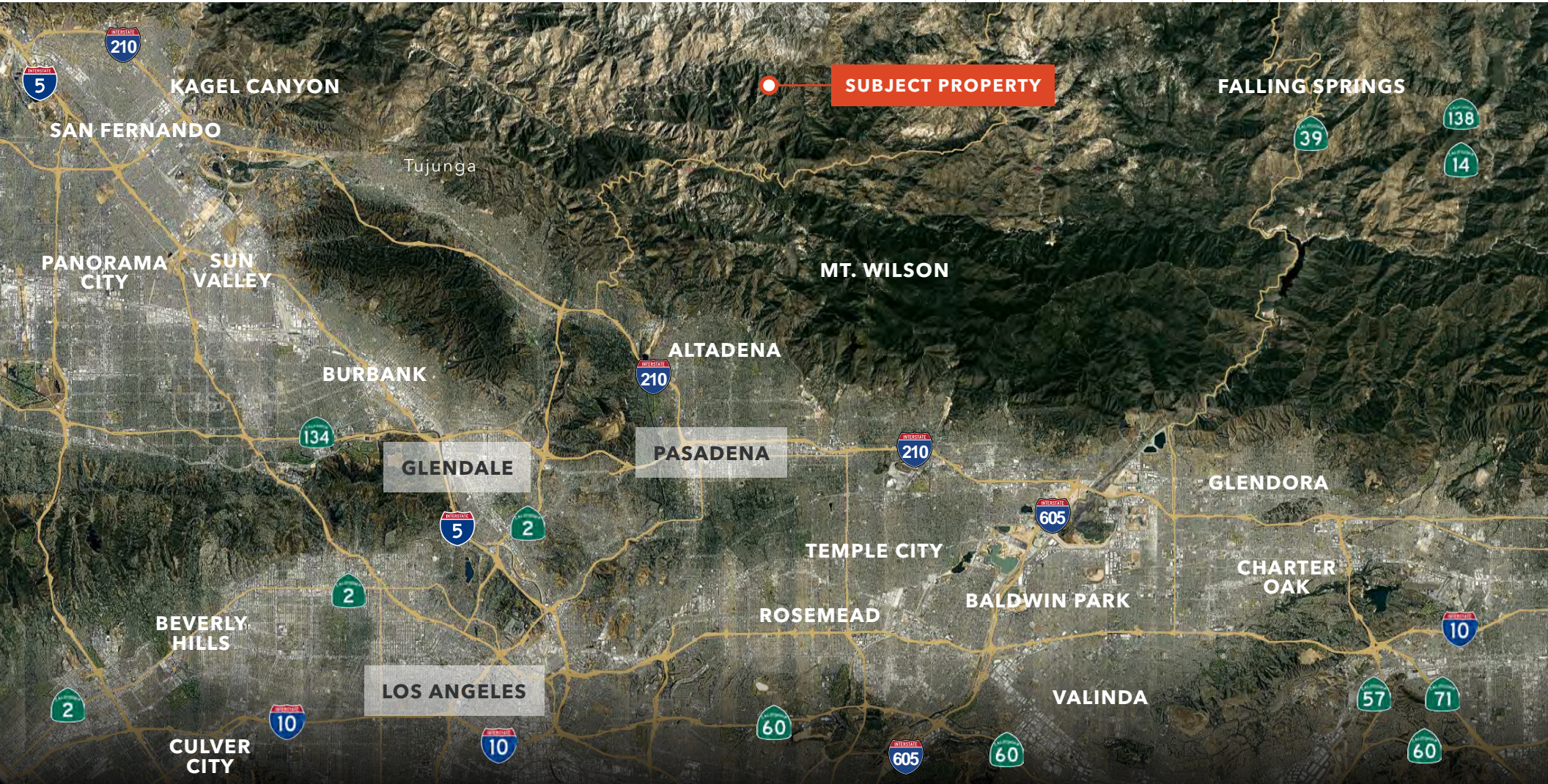
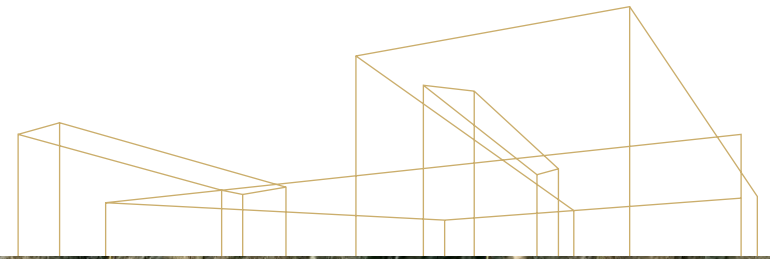




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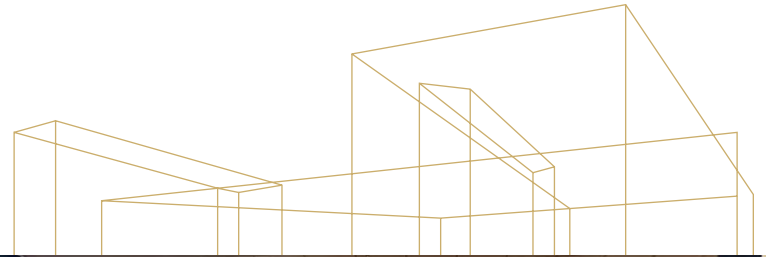




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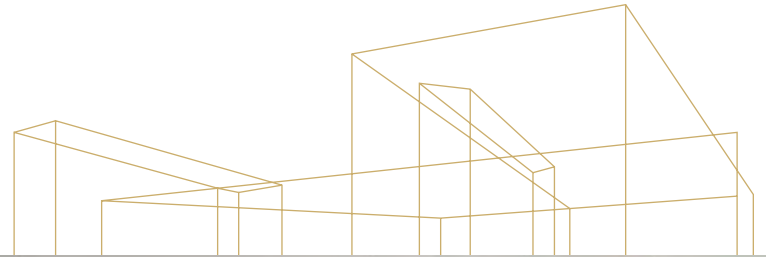




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A wide-angle photograph of a dirt road winding through a lush, wooded area. Tall trees with green foliage line the road, and a building is visible in the distance under a clear blue sky. The bottom of the image is overlaid with a white banner containing the title 'CAMP COLBY RANCH' and contact information.

# CAMP COLBY RANCH

## For additional information contact

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