

FOR SALE **NEIGHBORHOOD CENTER**

Listed Exclusively by:

BOB LONER
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17718-17734 SIERRA HWY, SANTA CLARITA, CALIFORNIA 91321



BOB LONER CalBRE 00648540

Realty Executives Commercial Division

661-250-8670

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24106 Lyons Ave, Santa Clarita, CA 91321

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NEIGHBORHOOD CENTER SANTA CLARITA, CALIFORNIA 91351

Executive Summary

PROPERTY TYPE:	Investment or Portion Owner User
CURRENT USE:	Office / Service / Retail - 100% OCCUPIED
BUILDING TYPE:	Multi-Tenant Divisible / Currently 10 Suites
CITY:	Santa Clarita, CA 91351
COUNTY:	County of Los Angeles
LOCATION:	17718-17734 Sierra Highway
AGE:	Built in 1978 / Renovated & Modernized 2022
BUILDINGS SIZE:	12,960 Square Feet (Tax Assessor)
LAND SIZE:	Approximately 180' X 140' or 25,200+- Square Feet (3 separate legal parcels)
TAX PARCEL NUMBERS:	2839-014-034, 035 & 036 (3 separate tax parcels)
ZONING:	City of Santa Clarita CC (Community Commercial) & with Mixed Use Overlay (MU)
OFFERING PRICE:	\$3,999,999
PRICE PER SQUARE FOOT:	\$308.64
SALE TYPE:	Standard 1031 / Non - Contingent Seller

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Property Description:

- Ideal Multi-Tenant Investment Property. Building of approximately 12,960+- square feet with 9,815+- square feet being Ground Level Retail / Service/ Office storefronts and 3,145+- square feet being 2nd Level Office Space.
- Ground Floor is currently comprised of 8 rentable suites / storefronts ranging in an assortment of sizes from 755 sq ft to 2,323 sq ft with each their own restroom and HVAC system. One Suite on second Floor of 800 sq ft and another of 2,345 sq ft. (divisible). Currently Ten (10) suites total.
- Entirely Renovated and Modernized in 2022, New Roof, HVAC's, ADA Restrooms, Doors, Windows, Electrical, Plumbing, Exterior Siding & Décor, Asphalt Parking Lot & Striping w/ADA Stalls&Stripe
- 180 feet of Street Frontage on major thoroughfare Sierra Hwy - Extremely street visible Building.
 - New asphalt Parking Lot with 29 exclusive parking stalls plus abundant street parking.
 - Great opportunity for an owner / user who may want to occupy a portion of the property.



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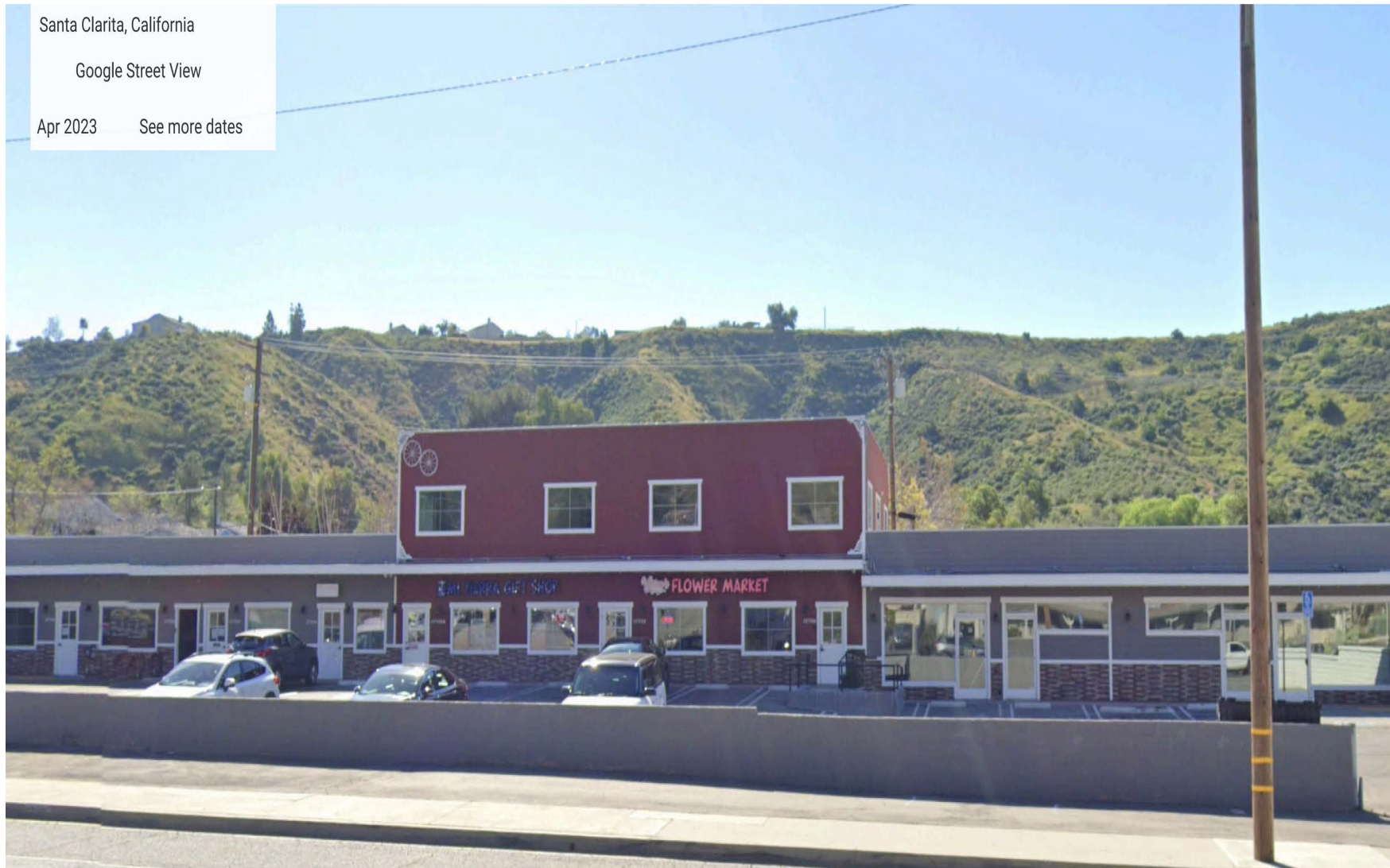
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Santa Clarita, California

Google Street View

Apr 2023

See more dates



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FINANCIAL SUMMARY

OFFERING PRICE	Proforma
Purchase Price	\$3,999,999
Cap Rate	6.00%
INCOME REVENUE	Proforma
Annual Base I Rent (Actual Income Today)	\$262,645
Expense Reimbursements [1]	\$70,668
Total Gross Income	\$333,313
Vacancy Factor 3%	100% Occupied
Effective Gross Income	\$333,313
OPERATING EXPENSES [2]	Proforma
Property Taxes [3]	\$54,500
Insurance	\$18,000
Water & Trash Disposal	\$6,000
Property Management	\$8,000
Landscaping Groundsman	\$1,800
Maintenance, Repairs	\$4,660
Total Expenses	\$92,960
NET OPERATING INCOME	\$240,353

FOOTNOTES

[1] **Expense Reimbursements Projected** – Second floor tenants (2) 17728-S and 17728 currently on a Gross lease basis – Bottom floor tenants are all NNN. **Expense Reimbursements Proforma** assumes proportional tenant pass-thru of RE Tax increase upon sale to all tenants that are NNN leases.

[2] **Operating Expense** - Based upon 2023 actual expenses. Includes new ReTax increase upon sale with tenant pass-thru .

[3] **Property Taxes Proforma** – Reassessed upon sale at 1.18% of purchase price plus voted indebtedness with RE tax increase pass thru to NNN tenants.

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PROFORMA* RENT ROLL: 17718-17734 SIERRA HWY SANTA CLARITA,CA 91351

Property: 177 / 06-01-2024

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Annual Rec.	Annual Misc	Security Deposit
								Per Area	Per Area	Per Area	Per Area	Per Area		
177 - Sierra HWY1 LLC														
Current Leases														
177	17718	TENANT OCCUPIED	Retail 3 Net	793.00	12/1/2020	mo-mo TBD	38.00	1,472.26	1.86	17,667.12	22.28	7.08	0.00	1,505.32
177	17720	TENANT OCCUPIED	Retail 3 Net	814.00	3/1/2021	mo-mo TBD	37.00	1,252.62	1.54	15,031.44	18.47	7.08	0.00	1,594.50
177	17722	TENANT OCCUPIED	Retail 3 Net	810.00	3/1/2024	5/31/2028	51.00	1,620.00	2.00	19,440.00	24.00	7.08	0.00	2,016.00
177	17724	TENANT OCCUPIED	Retail 3 Net	620.00	8/1/2021	7/31/2024	36.00	1,249.74	2.02	14,996.88	24.19	7.08	0.00	1,510.14
177	17726	TENANT OCCUPIED	Retail 3 Net	1,708.00	2/14/2023	2/13/2028	60.00	3,348.00	1.96	40,176.00	23.52	7.08	0.00	4,471.28
177	17726A	TENANT OCCUPIED	Retail 3 Net	1,316.00	8/15/2022	10/14/2027	62.00	2,507.49	1.91	30,089.88	22.86	7.08	0.00	3,290.00
177	17728-S	TENANT OCCUPIED	Gross	800.00	2/1/2024	1/31/2025	12.00	1,100.00	1.38	13,200.00	16.60	0.00	0.00	0.00
177	17730	TENANT OCCUPIED	Retail 3 Net	2,323.00	7/15/2023	7/31/2028	61.00	4,646.00	2.00	55,752.00	24.00	7.08	2.64	6,779.97
177	17734	TENANT OCCUPIED	Retail 3 Net	755.00	2/15/2023	7/15/2028	65.00	1,510.00	2.00	18,120.00	24.00	7.08	0.00	2,083.58
177	17728	TENANT OCCUPIED	Gross	2,345.00	6/1/2024	8/31/2029	63.00	3,181.00	1.36	38,172.00	16.36	0.00	0.00	3,844.00
Total Current				12,960.00				21,887.11		262,645.32		.59 SF NNN	0.50	27,094.79
Total Units		Total Area Percentage		Monthly	Annual Rent									
Occupied	10.00	12,960.00	100.00	21,887.11	262,645.32									
Vacant (projected)		0.00	0.00	0.00	0.00									
Total	10.00	12,960.00	100	21,887.11	262,645.32		*(Difference in Proforma/Actual Rent Roll is pass-thru of RE Tax increase to NNN Tenants upon Sale)							


ACTUAL* IN PLACE RENT ROLL 17718-17734 SIERRA HWY SANTA CLARITA,CA 91351

Property: 177 / 06-01-2024


Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Annual Rec.	Annual Misc	Security Deposit
								Per Area	Per Area	Per Area	Per Area	Per Area		
177 - Sierra HWY1 LLC														
Current Leases														
177	17718	TENANT OCCUPIED	Retail 3 Net	793.00	12/1/2020	1/31/2024	38.00	1,472.26	1.86	17,667.12	22.28	5.04	0.00	1,505.32
177	17720	TENANT OCCUPIED	Retail 3 Net	814.00	3/1/2021	3/31/2024	37.00	1,252.62	1.54	15,031.44	18.47	5.04	0.00	1,594.50
177	17722	TENANT OCCUPIED	Retail 3 Net	810.00	3/1/2024	5/31/2028	51.00	1,620.00	2.00	19,440.00	24.00	5.04	0.00	2,016.00
177	17724	TENANT OCCUPIED	Retail 3 Net	620.00	8/1/2021	7/31/2024	36.00	1,249.74	2.02	14,996.88	24.19	5.04	0.00	1,510.14
177	17726	TENANT OCCUPIED	Retail 3 Net	1,708.00	2/14/2023	2/13/2028	60.00	3,348.00	1.96	40,176.00	23.52	5.04	0.00	4,471.28
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177	17728	TENANT OCCUPIED	Gross	2,345.00	6/1/2024	8/31/2029	63.00	3,181.00	1.36	38,172.00	16.36	0.00	0.00	3,844.00
Total Current				12,960.00				21,887.11		262,645.32		.42 SF NNN	0.50	27,094.79
Total Units		Total Area Percentage		Monthly	Annual Rent									
Occupied	10.00	12,960.00	100.00	21,884.26	262,611.12									
Vacant	0.00	0.00	0.00	0.00	0.00									
Total	10.00	12,960.00	100	21,884.26	262,611.12		*(Difference in Proforma/Actual Rent Roll is Pass-thru of RE Tax increase to NNN Tenants upon Sale)							

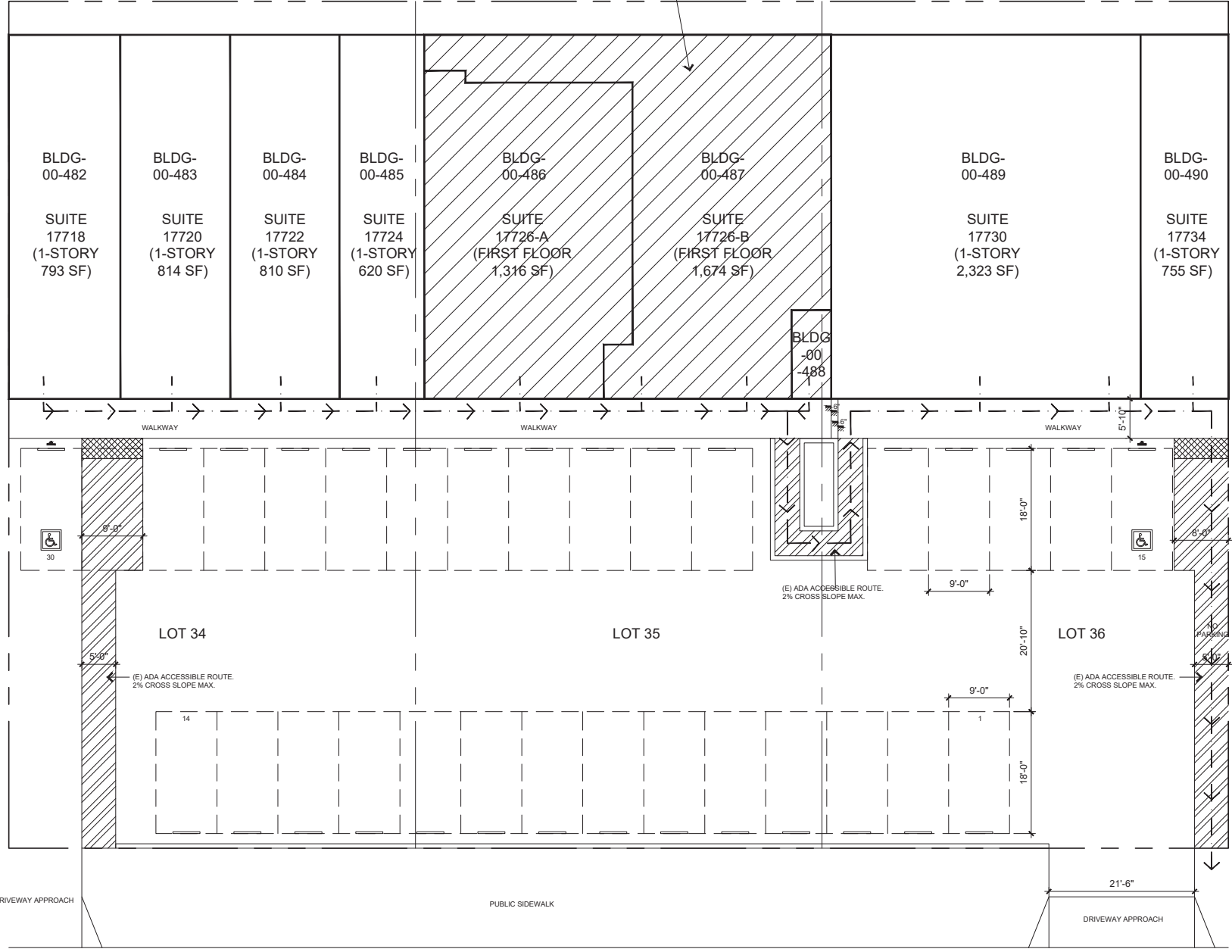
LEGEND

←←← PATH OF TRAVEL

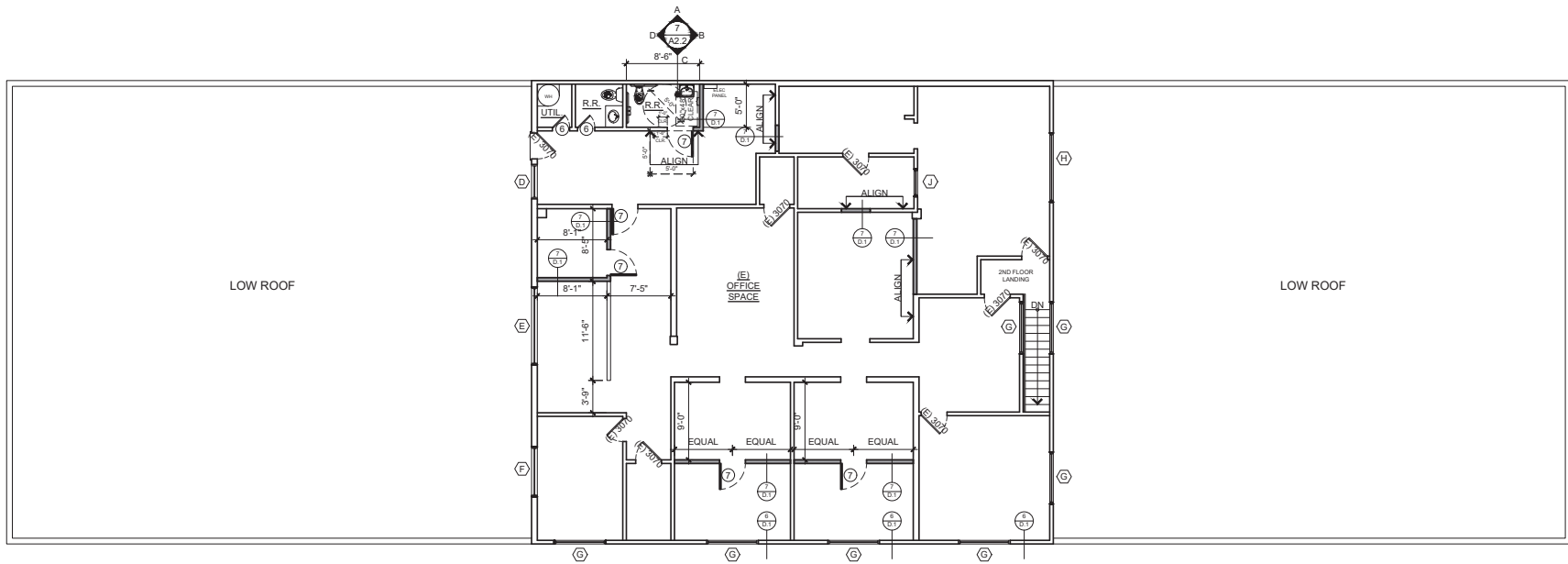
 PAINTED ACCESSIBLE PATH OF TRAVEL ($\pm 5\%$ SLOPE W/ 2% MAX CROSS SLOPE)

BLDG-00-488

 SUITE 17728 (2ND FLOOR 3,145 SF)



SIERRA HIGHWAY

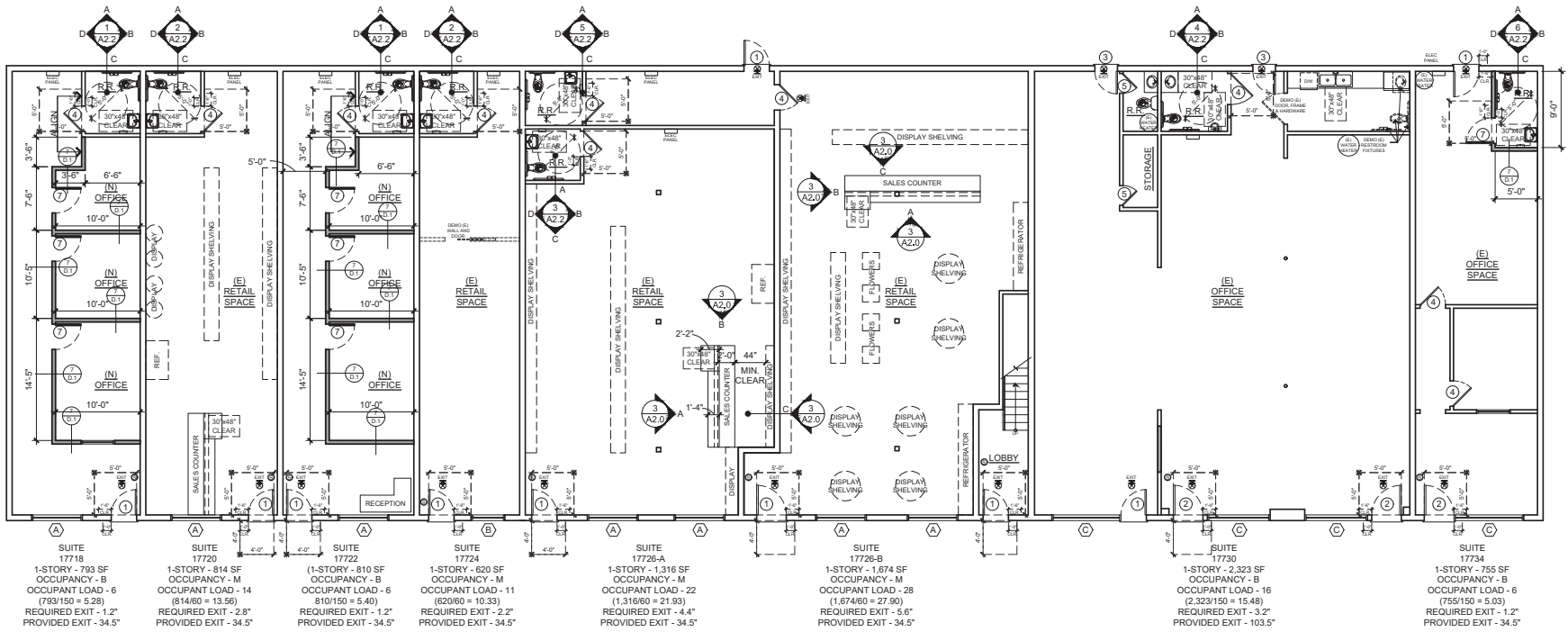


SUITE
17728
1-STORY - 3,145 SF
OCCUPANCY - B
OCCUPANT LOAD - 21
(3,145/150 = 20.96)
REQUIRED EXIT - 4.2"
PROVIDED EXIT - 34.5"

2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

3,258 SF



SUITE
17718
1-STORY - 793 SF
OCCUPANCY - B
OCCUPANT LOAD - 6
(793/150 = 5.28)
REQUIRED EXIT - 1.2"
PROVIDED EXIT - 34.5"

SUITE
17720
1-STORY - 814 SF
OCCUPANCY - M
OCCUPANT LOAD - 14
(814/60 = 13.56)
REQUIRED EXIT - 2.8"
PROVIDED EXIT - 34.5"

SUITE
17722
1-STORY - 810 SF
OCCUPANCY - B
OCCUPANT LOAD - 6
(810/150 = 5.40)
REQUIRED EXIT - 1.2"
PROVIDED EXIT - 34.5"

SUITE
17724
1-STORY - 620 SF
OCCUPANCY - M
OCCUPANT LOAD - 11
(620/60 = 10.33)
REQUIRED EXIT - 2.2"
PROVIDED EXIT - 34.5"

SUITE
17726-A
1-STORY - 1,316 SF
OCCUPANCY - M
OCCUPANT LOAD - 22
(1,316/60 = 21.93)
REQUIRED EXIT - 4.4"
PROVIDED EXIT - 34.5"

SUITE
17726-B
1-STORY - 1,674 SF
OCCUPANCY - M
OCCUPANT LOAD - 28
(1,674/60 = 27.90)
REQUIRED EXIT - 5.6"
PROVIDED EXIT - 34.5"

SUITE
17730
1-STORY - 2,323 SF
OCCUPANCY - B
OCCUPANT LOAD - 16
(2,323/150 = 15.48)
REQUIRED EXIT - 3.2"
PROVIDED EXIT - 103.5"

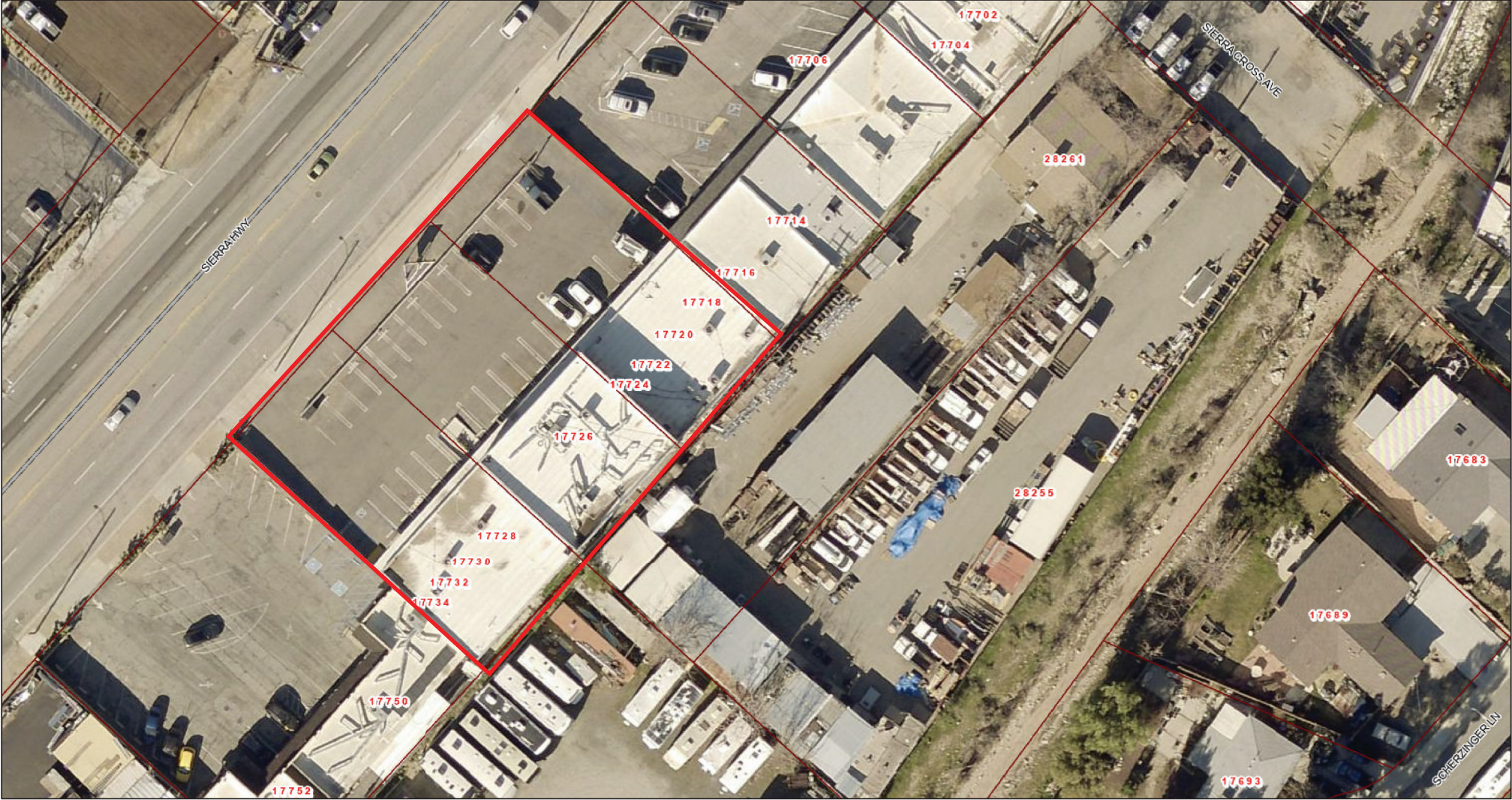
SUITE
17734
1-STORY - 755 SF
OCCUPANCY - B
OCCUPANT LOAD - 6
(755/150 = 5.03)
REQUIRED EXIT - 1.2"
PROVIDED EXIT - 34.5"

1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

9,754 SF

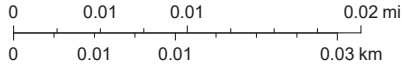
ArcGIS Web Map



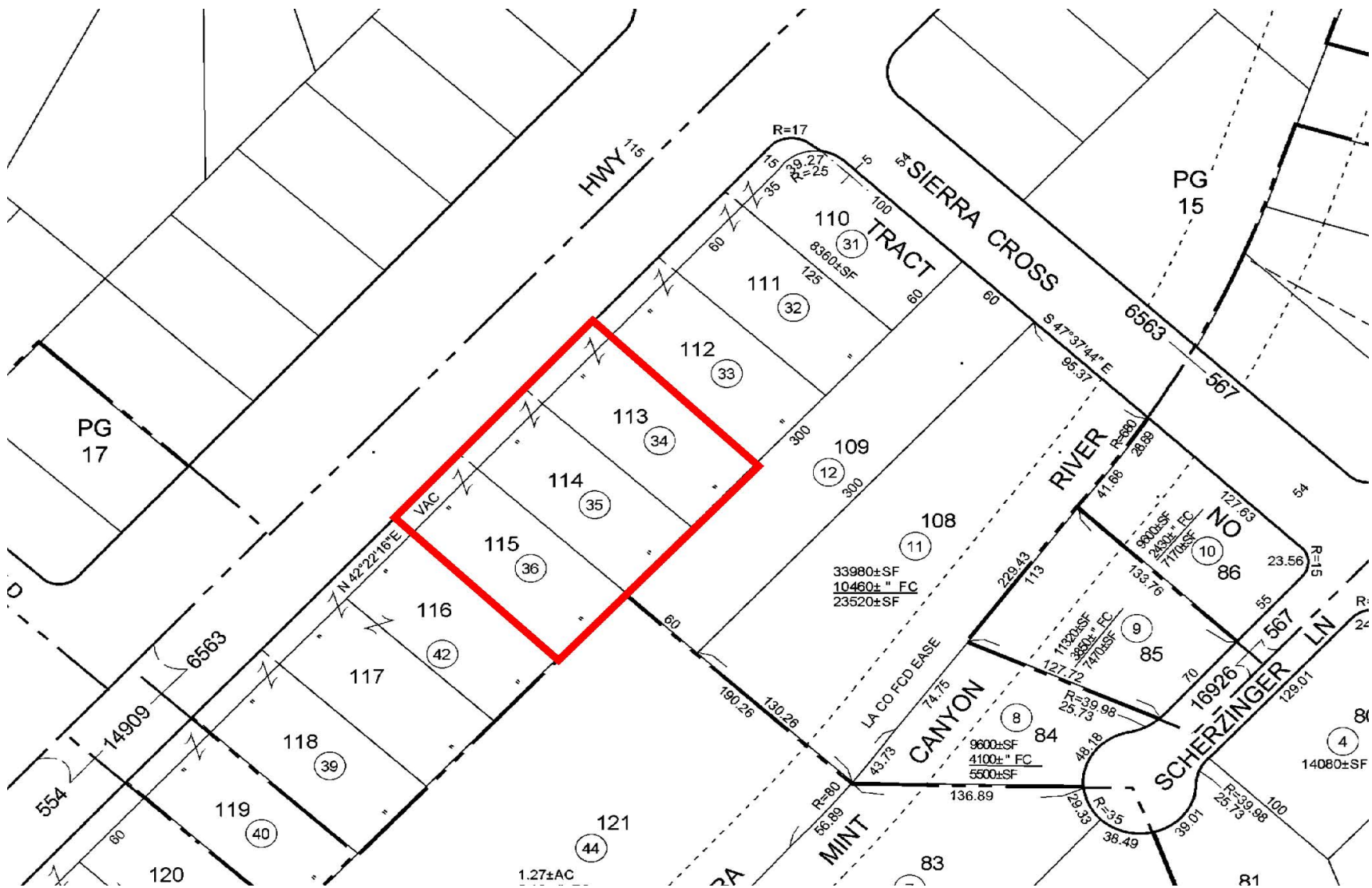
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Parcel Outlines Street Centerlines Minor
Primary
Site Address

1:564



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



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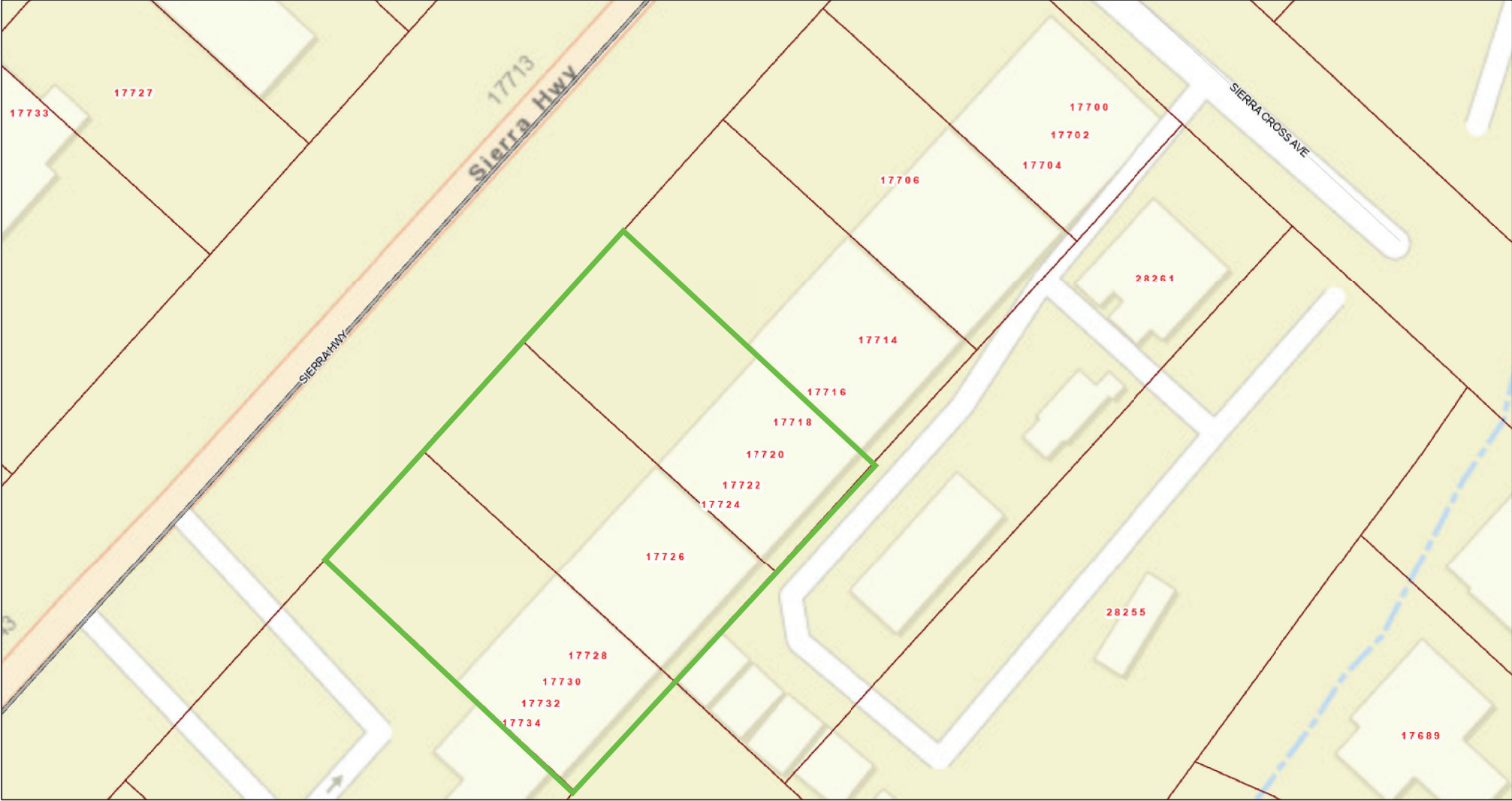
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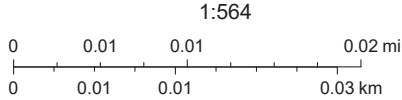
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ArcGIS Web Map



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Parcel Outlines Street Centerlines Minor
Primary
Site Address



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