



NEWCOMB'S RANCH

LA CAÑADA FLINTRIDGE, CA

Destination Restaurant & Hospitality Opportunity on ±10.17 Acres

KENNEDY WILSON

BROKERAGE

COMPASS

NEWCOMB'S RANCH

LA CAÑADA FLINTRIDGE, CA

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Property Video



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Legendary 10-Acre Destination Property 45 Minutes from Pasadena

The only privately-owned property in the Angeles National Forest, adjacent to the region's best hiking, camping and mountain biking opportunities



Rich History

Built in 1939, Newcomb's Ranch is a roadhouse at 5,340 feet in elevation in the Angeles National Forest, near Los Angeles, and is the only private property along the Angeles Crest Highway (CA-2).

The property was settled by the Newcomb family, who also created the Mount Waterman ski area, using the Land Revision Act of 1891. Over the years it has served as a restaurant, hotel, general store, gas station, and brothel.

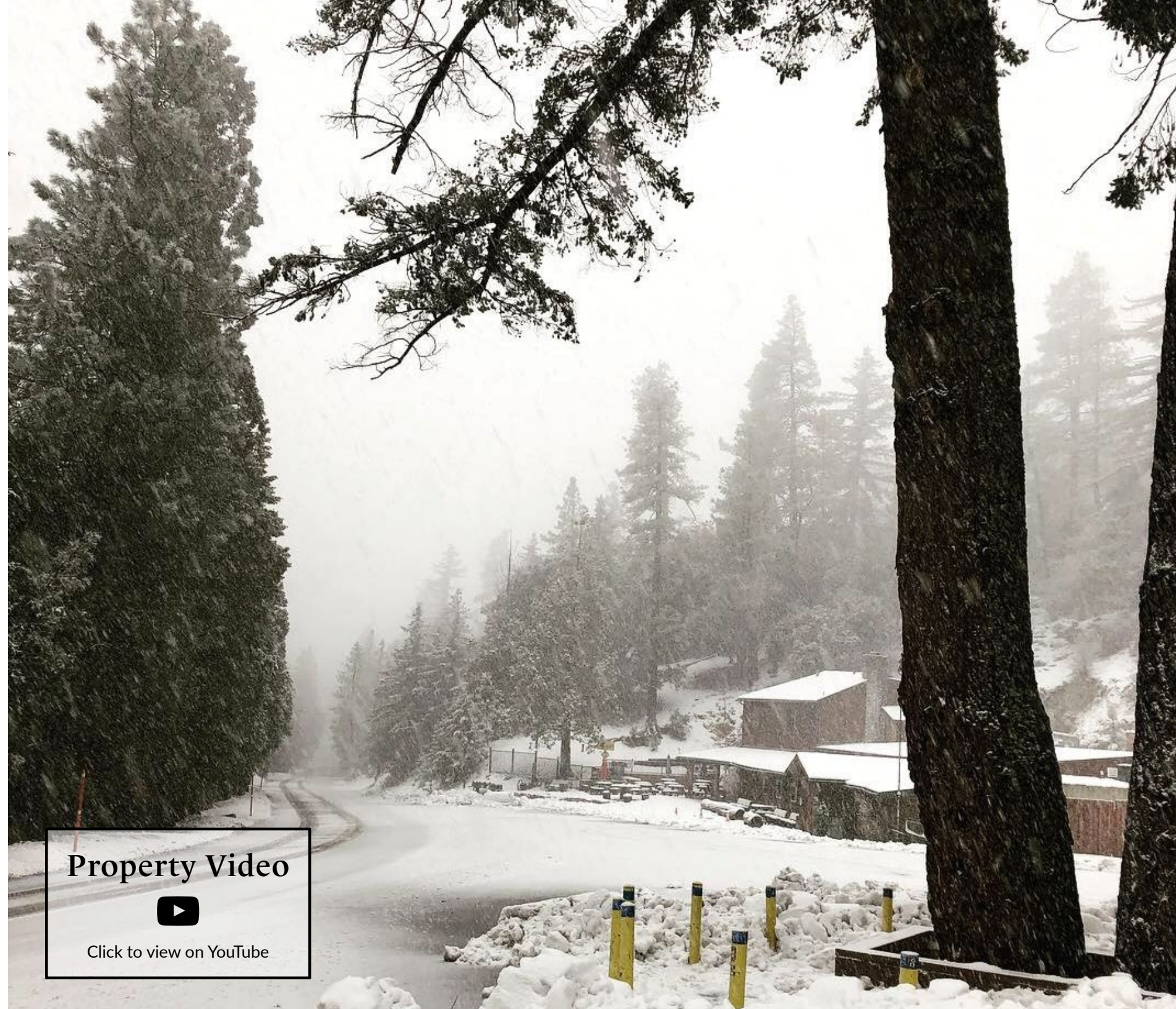
INVESTMENT SUMMARY

Address:	CA-2 Mile Marker LA 50.93 La Cañada Flintridge, CA 91011
Asking Price:	\$5,185,000
Land Size:	±10.17 Acres
Main Building:	±7,426 SF Cabin: ±2,600 SF
Occupancy:	Vacant APN: 3066-011-033
Zoning:	A-2-2

Legendary Roadhouse

Newcomb's Ranch is very popular with motorcyclists and car enthusiasts, with thousands of visitors coming through each weekend. It was called "the informal headquarters for riders" by the Los Angeles Magazine and "one of Southern California's most famous Rickey Racer Roadhouses" by Motorcyclist.

Over the years it has hosted many formal and informal automotive events, drawing patrons, celebrities and industry sponsors.



Property Video



Click to view on YouTube

Large Parcel for Development

±10.17 acres with development potential for a boutique hotel or glamping style destination.

Flexible Existing Improvements

Existing structures include a large restaurant and bar in the main building with huge outdoor dining patios and massive front driveway to accommodate large gatherings of exotic cars or motorcycles as well as events and concerts.

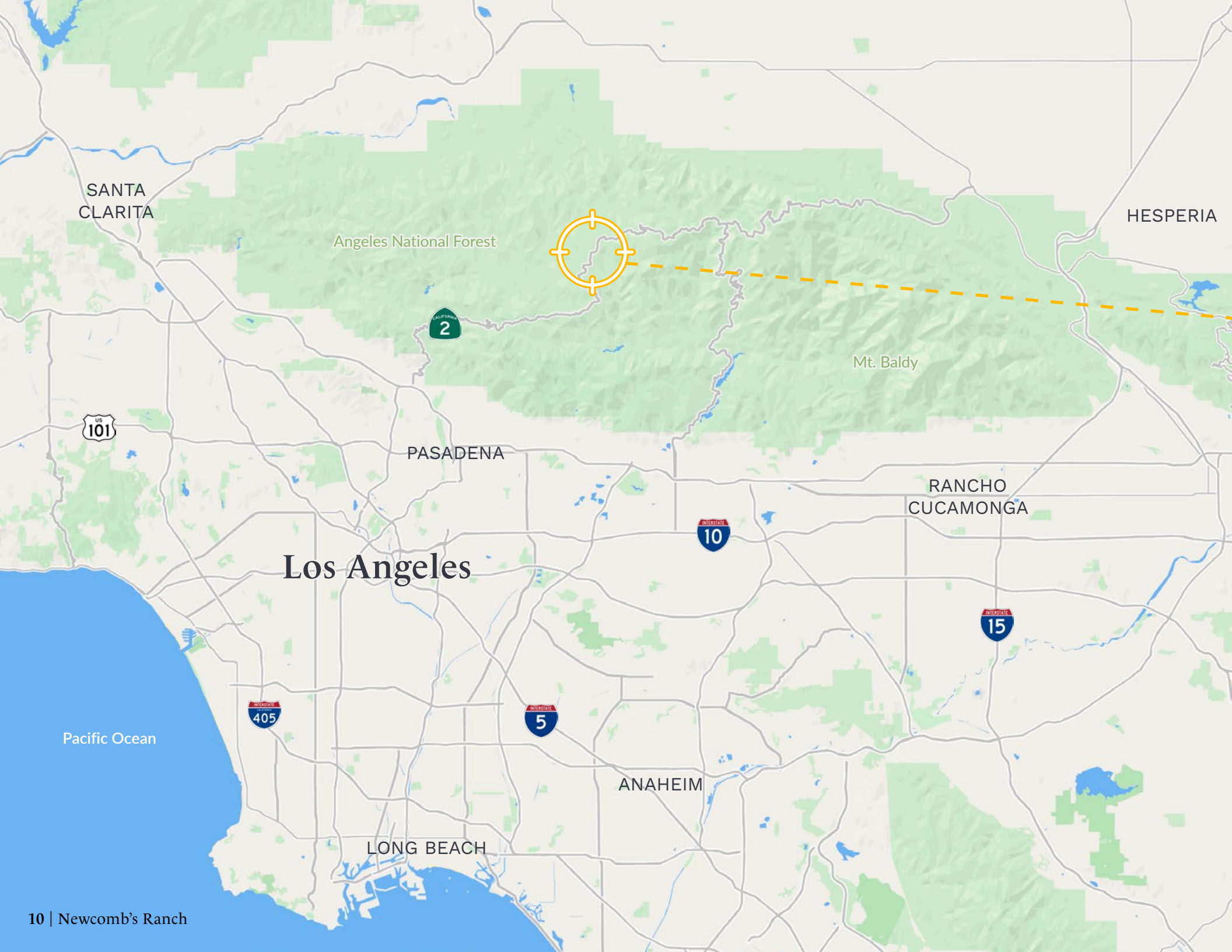
Lodging on site for overnight guests currently includes six guest rooms in the main building and a three-bedroom cabin located a short walk up the road to the northeast.

“The informal headquarters for riders”

- LOS ANGELES MAGAZINE

Gorgeous Mountain Setting

Located in the San Gabriel Mountains outside Los Angeles, Newcomb's Ranch has a destination feel but is located only 45 minutes from Pasadena. The winding drive along the Angeles Crest Highway (CA-2) is picturesque and visitors are surrounded by large pine and fir trees. The area receives snow in winter and is a popular summer camping destination. Newcomb's Ranch is a short, 10-minute drive from Mt. Waterman Ski Lifts.



NEWCOMB'S RANCH

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Two Turnkey Structures

The property's Main Building and nearby Cabin are fully operational and both present repositioning opportunities

±850 feet between Main Building and Cabin



Cabin

Size: ±2,600 SF
Notes: Currently used as lodging for restaurant employees, the two-story living quarters consists of three bedrooms and two baths, front balcony and parking area. The ground floor is used for storage



Main Building

Size: ±7,426 SF
Notes: On the ground floor, the property's main building consists of a fully built-out kitchen, two bar areas, seated restaurant, restrooms, office, former retail/dealer shop, and eating patios.

There are six total guest rooms located on the second floor with two baths



Main Building Features

The property's Main Building offers a fully built-out kitchen, restaurant seating, bar areas, restrooms and ample patio space.



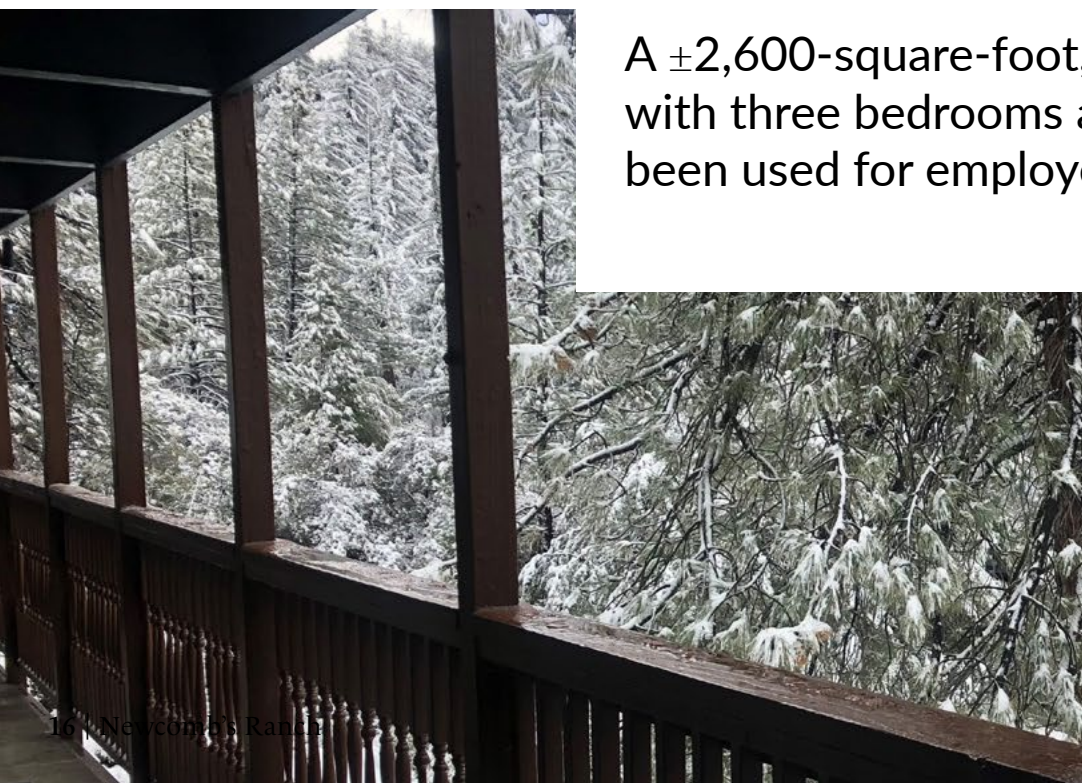
[Click to View Property Video](#)



Cabin Features



A ±2,600-square-foot, two-story building with three bedrooms and two baths has been used for employee lodging.



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Own a Piece of History

Built in 1939, Newcomb's Ranch has served as a restaurant, hotel, general store, gas station, and brothel.



The Story of Newcomb's Ranch Inn

In 1888, an adventurous man visited Chilao* by the name of Louie Newcomb, a master trailblazer and cabin builder. Louie built his first cabin about a quarter mile Northeast of the present day Newcomb's Ranch. From this small, but cozy cabin, a steady stream of hunters, hikers and friends visited Louie.

A frequent guest and friend of Newcomb's was William "Sturdes" Sturtevant. A plan was hatched between the two to create a toll trail and charge users 25 cents. Louie spent years developing a trail from Sturde's Camp in the Upper Santa Anita Canyon leading into Chilao high country and beyond. The toll trail never really worked, as there was no way to patrol and collect fees from the many miles of trail.

Louie soon found an alternative occupation as one of the first Forest Rangers in the newly created "San Gabriel Timber Reserve". He served for 13 years, building many cabins and trails still used today. Eventually Louie Newcomb settled down, got married and bought a home in Sierra Madre. He sold most of his land to his cousin Lynn Newcomb Sr. in 1929, leaving the high country for good in 1940 feeling that the newly created Angeles Crest Highway "ruined the place".

Newcomb's Ranch Inn was built in 1939 and the ranch has changed many times over the last several decades, serving as a restaurant, brothel, hotel, general store and gas station. Much of the original two story structure was destroyed from a fire in 1976. The building was rebuilt and opened as a restaurant for many years by Lynn Newcomb Jr.

Today, Newcomb's Ranch is owned by Frederick H. Rundall, a lover of nature with a passion for the mountains. His father, Dr. Frederick Rundall, was an oncologist for 30 years in the Greater Los Angeles area who also had a deep passion for the San Gabriel Mountains and hiking.

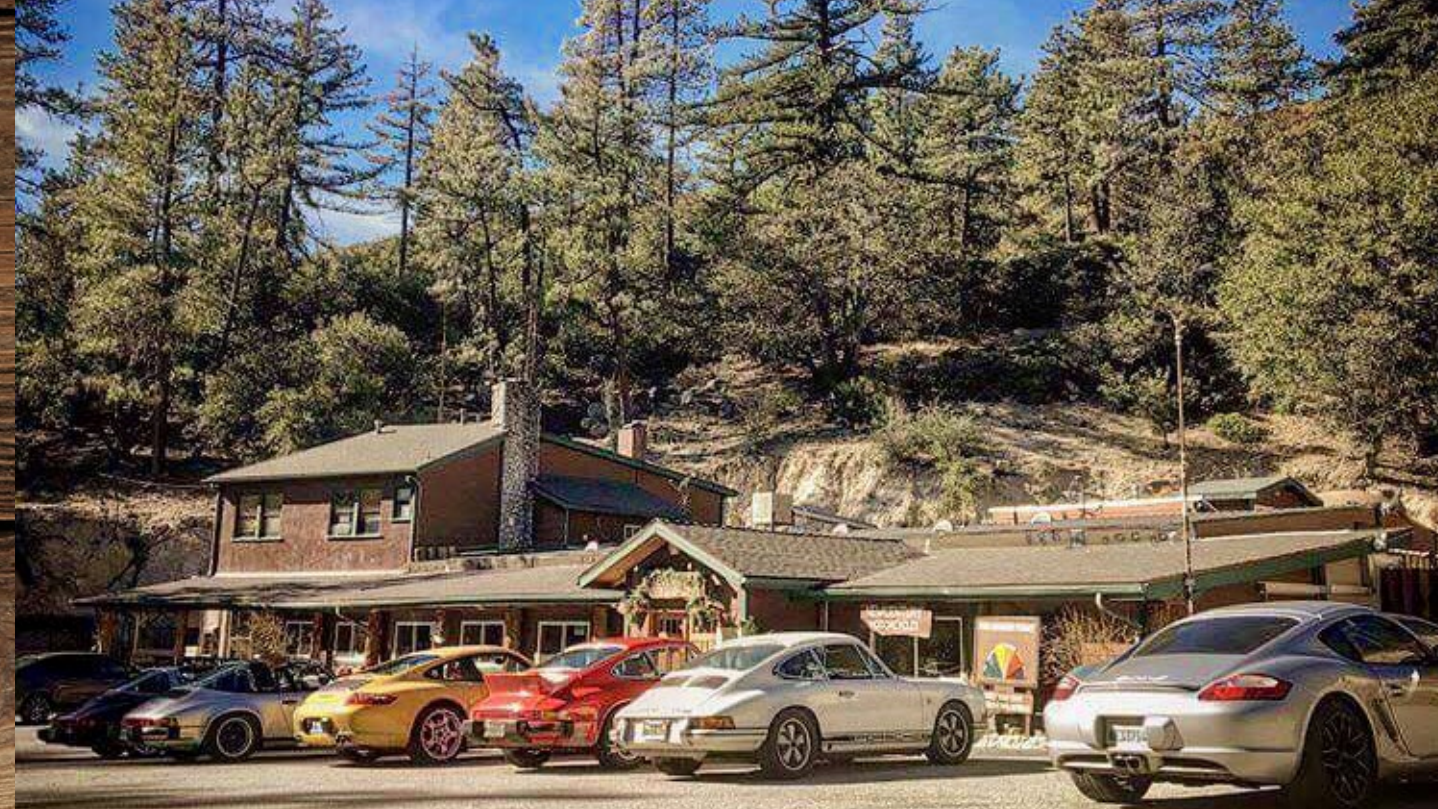
* The region within Angeles National Forest where Newcomb's Ranch is located is known as Chilao.

Legendary Location

Newcomb's Ranch is well-known to car and motorcycle enthusiasts for its perfect setting along the Angeles Crest Highway's scenic and winding road.

*"Angeles Crest Highway to Angeles Forest Highway to Upper Big Tujunga Canyon Road, back to Angeles Crest and up to Newcomb's Ranch near the crest of the San Gabriel Mountains, a total of 65 miles of **some of the best roads in Southern California.**"*

- AUTOWEEK, SEPTEMBER 8, 2020



"The informal headquarters for riders"

- LOS ANGELES MAGAZINE



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Prior to submitting an offer to acquire the fee interest in Newcomb's Ranch, CA-2 Mile Marker LA 50.93, La Cañada Flintridge, CA 91011 (the "Property"), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an "As Is, Where Is" basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

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