



PRIME INFILL COMMERCIAL SITE | OFFERS CONSIDERED

16805 Sierra Highway | Canyon Country, CA 91351

OVERVIEW

Rare infill commercial opportunity located along Sierra Highway, a primary arterial serving Canyon Country. This is not raw land—key infrastructure and environmental work are already complete, offering a streamlined path for redevelopment or owner-user acquisition.

PROPERTY HIGHLIGHTS

- Zoning: LCC3 – Community Commercial
- Utilities: Water, sewer, and power on-site & operational
- Environmental: Phase I & Phase II completed
- Existing improvements considered value-neutral / redevelopment
- High-visibility frontage on a major commercial corridor

POTENTIAL USES (Buyer to Verify)

Retail • Office • Medical • Mixed-Use • QSR (subject to approval)

OFFERING DETAILS

Pricing: Call for Pricing and Additional Details

Delivery: Vacant

Cassidy Cook

Coldwell Banker Commercial

661-231-5783 | ccookre@gmail.com

DRE #01180999

Information deemed reliable but not guaranteed. Buyer to independently verify all information including zoning, permitted uses, utilities, environmental status, and development feasibility. Property sold AS-IS, WHERE-IS.