

350+ houses already under way 2 miles South of property, with an additional 280+ houses within a 0.5 mile radius proposed

Very rare LA-C C3 UNLIMITED COMMERCIAL zoning WITH close proximity to both city center and Angeles National Forest

No CSD/Design Standards and OUTSIDE of city purview/rules

**29755 BOUQUET CANYON RD**  
7.70 AC  
2813-013-023

**29757 BOUQUET CANYON RD**  
0.31 AC  
2813-013-022

**29753 BOUQUET CANYON RD**  
3.06 AC  
2813-013-021

**FOR LEASE OR SALE**

Contact Broker for Pricing

# BOUQUET CANYON COMMERCIAL PARCELS

29753, 29755, 29757 BOUQUET CANYON RD SANTA CLARITA, CA





# BOUQUET CANYON COMMERCIAL PARCELS

29753, 29755, 29757 BOUQUET CANYON RD  
SANTA CLARITA, CA

## General Summary

This is a rare opportunity to lease up to 10+ acres of Los Angeles County C3-zoned ("Unlimited Commercial") property just minutes from the Santa Clarita city center—offering the regulatory freedom of unincorporated LA County with the geographic advantages of a high-growth suburban corridor.

Located directly on Bouquet Canyon Road, with over 1,000 feet of prime road frontage, these parcels combine visibility, accessibility, and scalability. Each parcel is shovel-ready and boasts infrastructure essential for a wide array of commercial, recreational, and mixed-use developments.

These sites are uniquely positioned to benefit from two major residential developments (totaling ~700 new homes and ~400 acres), including an anticipated signalized intersection upgrade at Bouquet and Vasquez—less than 900 feet from the site. This upcoming transformation means that although the site currently enjoys a quiet, open-space rural feel with panoramic views and stunning sunrises, it's poised to be at the heart of one of Santa Clarita's next major growth zone.



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SANTA CLARITA, CA

## Key Highlights Across All Parcels

- **Zoning:** LA County C3 (Unlimited Commercial) – extremely flexible use cases
- **Infrastructure:**
  - **Water:** Main line installation underway by LA County
  - **Power:** Upgraded Edison 480v power service available
  - **Internet:** Cable high-speed internet service at all parcels
  - **Sewer:** Currently on septic; future sewer line coming within ~3–5 years, at the intersection about 900 feet away
- **Frontage:** Approx. 1,000 feet of direct access on Bouquet Canyon Road
- **Topography:** Flat usable acreage with existing road base/gravel for easy access and drainage
- **Visibility & Traffic:** Minutes from Santa Clarita city center; public bus stop across the street
- **Nearby Neighbors:** Only 2 residential homes adjoining; and across the street is the LARC Ranch DTAC/Adult Day Care center
- **Views:** Unobstructed mountain and sunrise views across all parcels
- **No CSD Restrictions:** Not subject to Santa Clarita design standards or CSD overlays

## Target Tenant Use Ideas

- Automotive, truck, boat, trailer, or RV sales/rentals
- KOA campground, RV park, or glamping/wellness retreat
- Sports complex, soccer fields, or outdoor recreation
- Mixed-use housing or tiny home village
- General retail, warehouse, or movie industry prop storage

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SANTA CLARITA, CA

## Parcel Breakdown

	Parcel 021 29753 Bouquet Canyon Rd	Parcel 022 29757 Bouquet Canyon Rd	Parcel 023 29755 Bouquet Canyon Rd
<b>APN:</b>	2813-013-021	2813-013-022	2813-013-023
<b>Size:</b>	~3 acres	~0.35 acre	8+ acres (majority flat, ~3 acres on sloped hillside)
<b>Current Use:</b>	Active used car dealership	Antique store	Overflow parking for Parcel 021
<b>Improvements:</b>	<ul style="list-style-type: none"><li>• Three structures on site</li><li>• Existing retail storefront facing Bouquet Canyon</li><li>• Covered in coarse road base for vehicle use and drainage</li></ul>	<ul style="list-style-type: none"><li>• Existing retail storefront</li><li>• Bathrooms and interior in need of modernization/upgrades</li><li>• Direct street access</li></ul>	<ul style="list-style-type: none"><li>• No structures</li><li>• Covered in road base/gravel</li></ul>
<b>Ideal For:</b>	Auto-related businesses, construction laydown yard, modular office/retail reuse	Boutique retail, food/beverage kiosk, local service provider, or site office for adjoining parcels	Recreational use (sports fields, glamping, event space), RV park, warehouse development, long-term mixed use
<b>Notes:</b>			Largest of the three parcels; open, flat, and flexible for large-scale outdoor use



# BOUQUET CANYON COMMERCIAL PARCELS

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SANTA CLARITA, CA

Parcel 023

POSSIBLE LAYOUT FOR SOCCER FIELDS/SPORTS COMPLEX

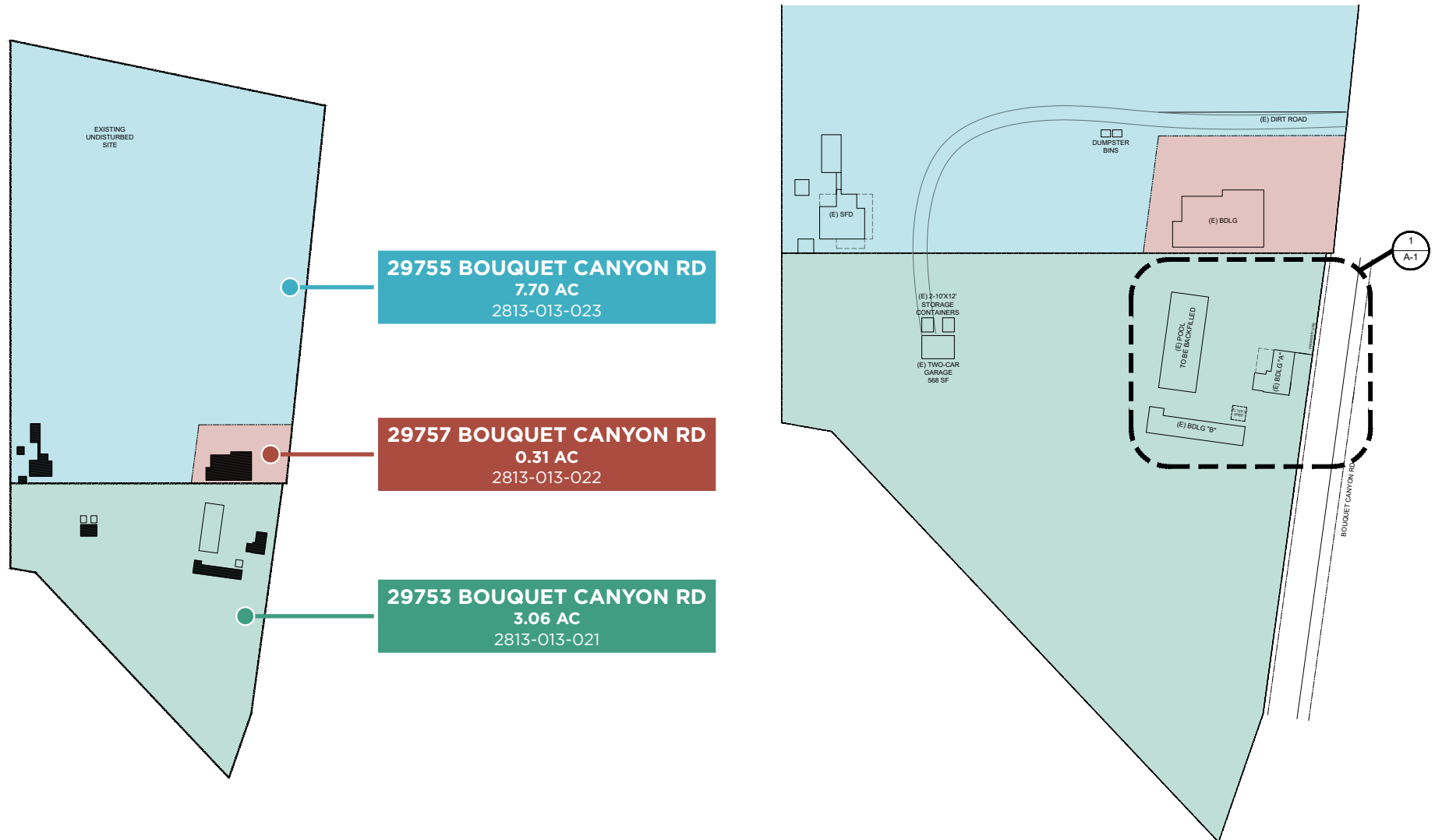




# BOUQUET CANYON COMMERCIAL PARCELS

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SANTA CLARITA, CA

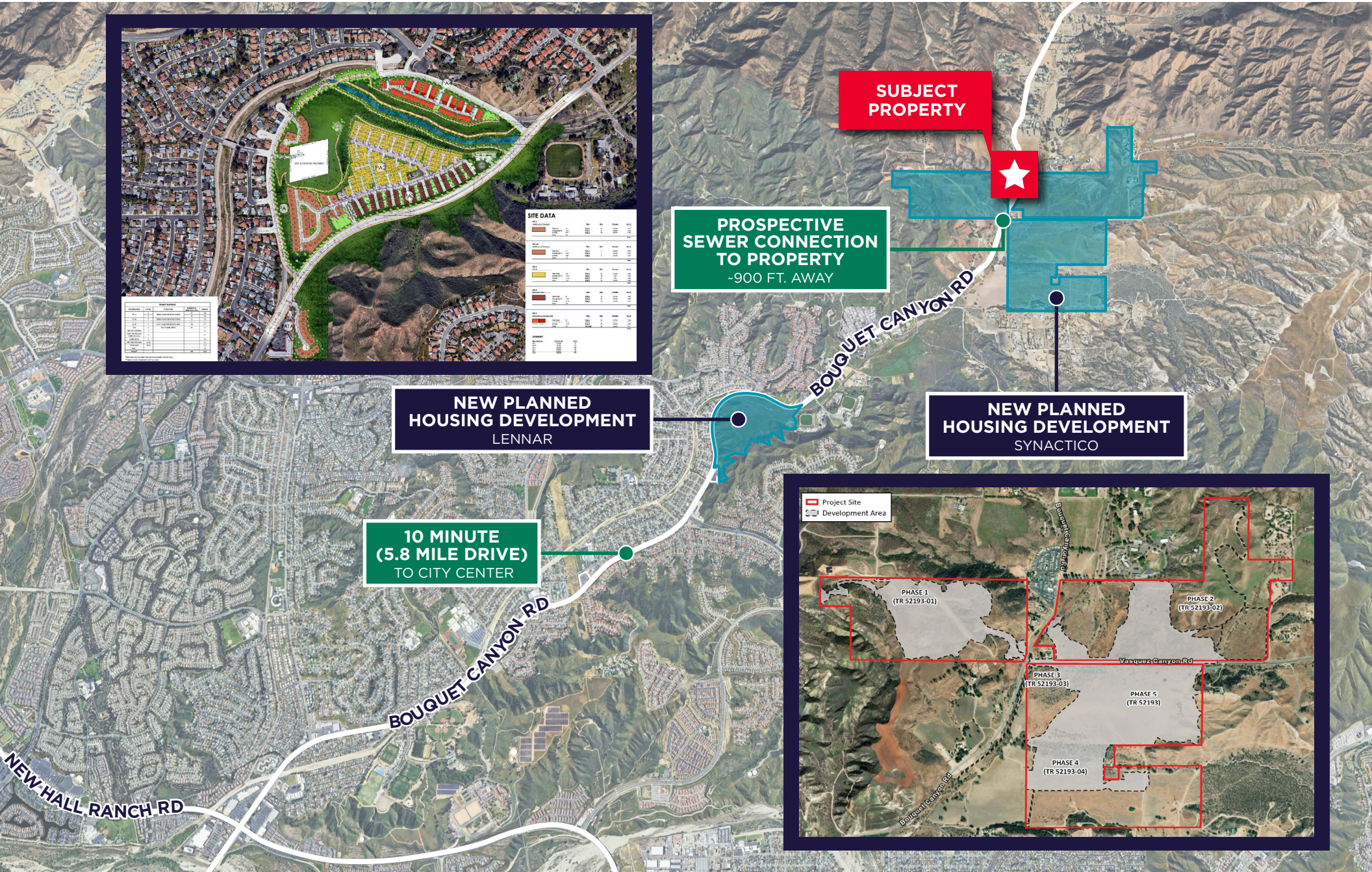
## Existing Key Site Plan





# AERIAL MAP

## SANTA CLARITA, CA





# QUICK FACTS

## SANTA CLARITA, CA

# SANTA CLARITA VALLEY

The Santa Clarita Valley is the 3rd largest city in LA County. It is a growing area within Los Angeles and it encompasses 520 square miles with a population of approximately 300,000 residents.

The Santa Clarita Valley (SCV) encompasses the City of Santa Clarita, which includes Canyon Country, Newhall, Saugus, and Valencia, in addition to the adjacent unincorporated communities of Castaic, Stevenson Ranch, Sunset Pointe, Tesoro, Val Verde, Westridge, FivePoint’s Valencia and Aqua Dulce.

### More than 72% in SCV have attended some college

Educational Attainment In The SCV			
Population 25 years and over	197,211		
No high school diploma	17,946	9.8%	72%
High school diploma	36,168	18.34%	
Some college	46,601	23.63%	
Associate’s degree	20,470	10.38%	
4-year degree or more	75,985	38.53%	

### The majority of residents are of working age

SCV Population by Age		
Total	294,300	
18 - 24	28,841	9.8%
25 - 44	84,758	28.8%
45 - 64	71,220	24.2%
65 and above	43,556	14.8%







SCV’s Median Household Income is among the highest in Los Angeles County

	Santa Clarita Valley	Los Angeles County	California
Median Household Income	\$121,000	\$84,478	\$92,190

58% of SCV households have an annual income of more than \$100,000

	Santa Clarita Valley	
Household Income	# of households	% of households
< \$50,000	20,655	19.9%
\$50,000 - \$100,000	22,419	21.6%
\$100,000 - \$150,000	20,644	19.89%
\$150,000 and above	40,064	38.6%

SCV employment enjoys a diverse mix of occupations

Household Income		
Total Local SCV Jobs	96,720	
Professional and Business Services	15,700	16.31%
Manufacturing	10,588	10.95%
Construction	6,904	7.14%
Healthcare & Education	12,305	12.72%
Wholesale/Retail Trade	15,096	15.61%
Leisure and Hospitality	15,202	15.72%



29753 BOUQUET CANYON

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DEALER



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