



OFFERING MEMORANDUM | ENTITLED SENIOR LIVING DEVELOPMENT

Copper Hill Senior Living

A Fully Entitled 101-Unit Assisted Living & Memory Care Development

24555 Copper Hill Drive, Valencia, California 91354

EXCLUSIVELY OFFERED BY

Jonathan Griffin 805.390.3436 **Bill Moran** 818.404.9783

ASKING PRICE

\$7,950,000



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EXCLUSIVELY LISTED BY

Jonathan Griffin jonny@enablrealty.com | **Bill Moran** (Owner/Broker) bill@enablrealty.com | Enabl Realty

Executive Summary

Enabl Realty, as exclusive advisor, is pleased to present the opportunity to acquire Copper Hill Senior Living — a fully entitled, 101-unit assisted living and memory care development on ±2.15 acres at 24555 Copper Hill Drive in the Valencia community of Santa Clarita, California. The approved plan comprises 72 assisted living units and 29 memory care units totaling ±109,631 gross square feet across two residential levels over a garden level.

Situated along Copper Hill Drive at Camino Del Arte, the site anchors a newly constructed neighborhood commercial center and benefits from excellent access to Interstate 5 and regional transportation corridors, healthcare providers, retail and dining amenities, and the established master-planned residential neighborhoods that surround it.

The Santa Clarita Valley continues to experience sustained population growth with a steadily expanding senior demographic, strong household incomes, and limited new senior housing supply in the immediate trade area — fundamentals that position the project to capture significant and growing unmet demand.

The community has been thoughtfully designed to promote independence, wellness and quality of life, featuring well-appointed resident accommodations, restaurant-style dining, activity and social gathering spaces, landscaped outdoor courtyards, and a distinct, secured environment dedicated to memory care residents.

OFFERING SUMMARY

\$7,950,000

Address	24555 Copper Hill Dr, Valencia
APN	2810-136-005 & -006
Land Area	±93,858 SF (±2.15 AC)
Zoning	Neighborhood Commercial (CN)
Units	101 (72 AL + 29 MC)
Building	±109,631 GSF
Parking	54 spaces



Investment Highlights

101

TOTAL UNITS

±2.15 AC

SITE AREA

±109,631

GROSS SF

\$7.95M

ASKING PRICE

01

Fully Entitled & Approved

Approved 101-unit senior living plan with completed architectural design review submittal — carry the project forward without entitlement risk.

02

Premier Valencia Location

Prominent Copper Hill Drive frontage within a brand-new neighborhood commercial center, surrounded by established master-planned residential communities.

03

Compelling Demographics

A steadily expanding senior population and strong household incomes across the Santa Clarita Valley drive deep, durable demand for quality senior care.

04

Limited Competing Supply

Minimal new assisted living and memory care inventory in the immediate trade area positions the project to capture significant unmet demand.

05

Purpose-Built Design

Restaurant-style dining, wellness amenities, landscaped courtyards and a dedicated, secured memory care wing — designed for long-term operational success.

06

Regional Accessibility

Convenient access to Interstate 5, regional healthcare providers, retail centers and community services for residents, families and staff.

The Vision



Artistic renderings of the approved elevations — a Mediterranean-inspired, two-story community organized around landscaped interior courtyards.



Street Perspectives

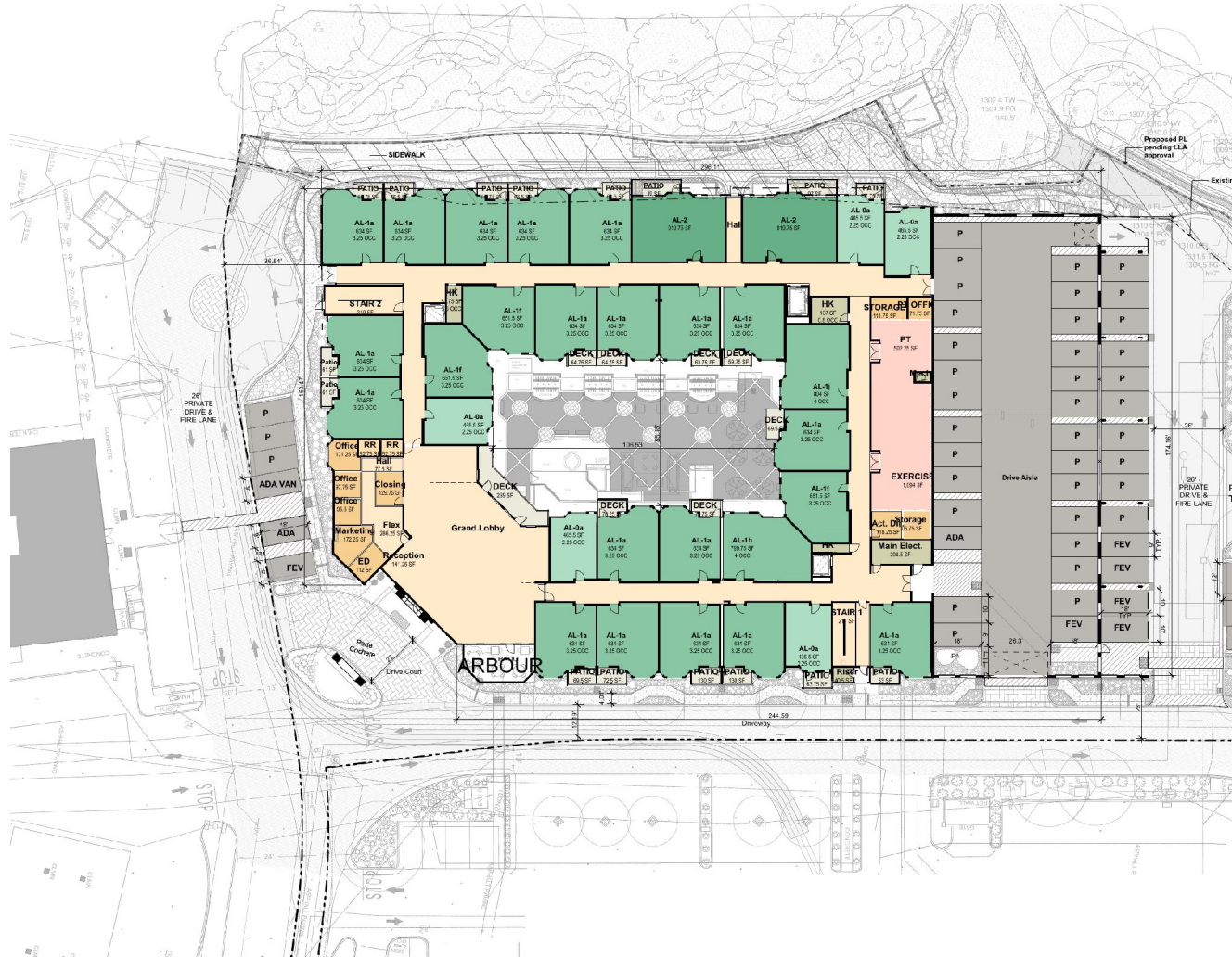


MAIN ENTRY



RESIDENT TERRACES & OUTDOOR DINING

Artistic renderings — final exterior finishes subject to construction documents.



Site Area	±93,858 SF (±2.15 AC)
Zoning	Neighborhood Commercial (CN)
Stories	Two levels over garden level
Parking	54 spaces
Access	Copper Hill Dr & Camino Del Arte
Frontage	Copper Hill Drive

For a closer review of the entitled building plans, copies of all entitled materials including entitled architecture, landscape plans, and civil engineering are available by request.

The Site — Aerial View



Site Context



AERIAL OF THE DEVELOPMENT PAD WITHIN COPPER HILL PLAZA RETAIL



AERIAL FROM HILLSIDE LOOKING DOWN INTO COPPER HILL PLAZA RETAIL

A ready to develop pad within the newly delivered Copper Hill Plaza neighborhood commercial center.

Exterior Elevations



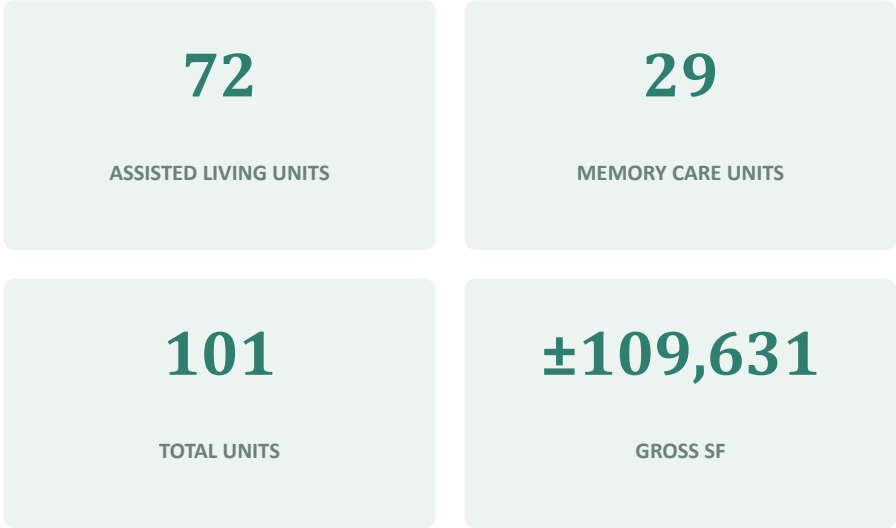
EAST ELEVATION — COPPER HILL DRIVE



WEST ELEVATION

Building Data & Unit Mix

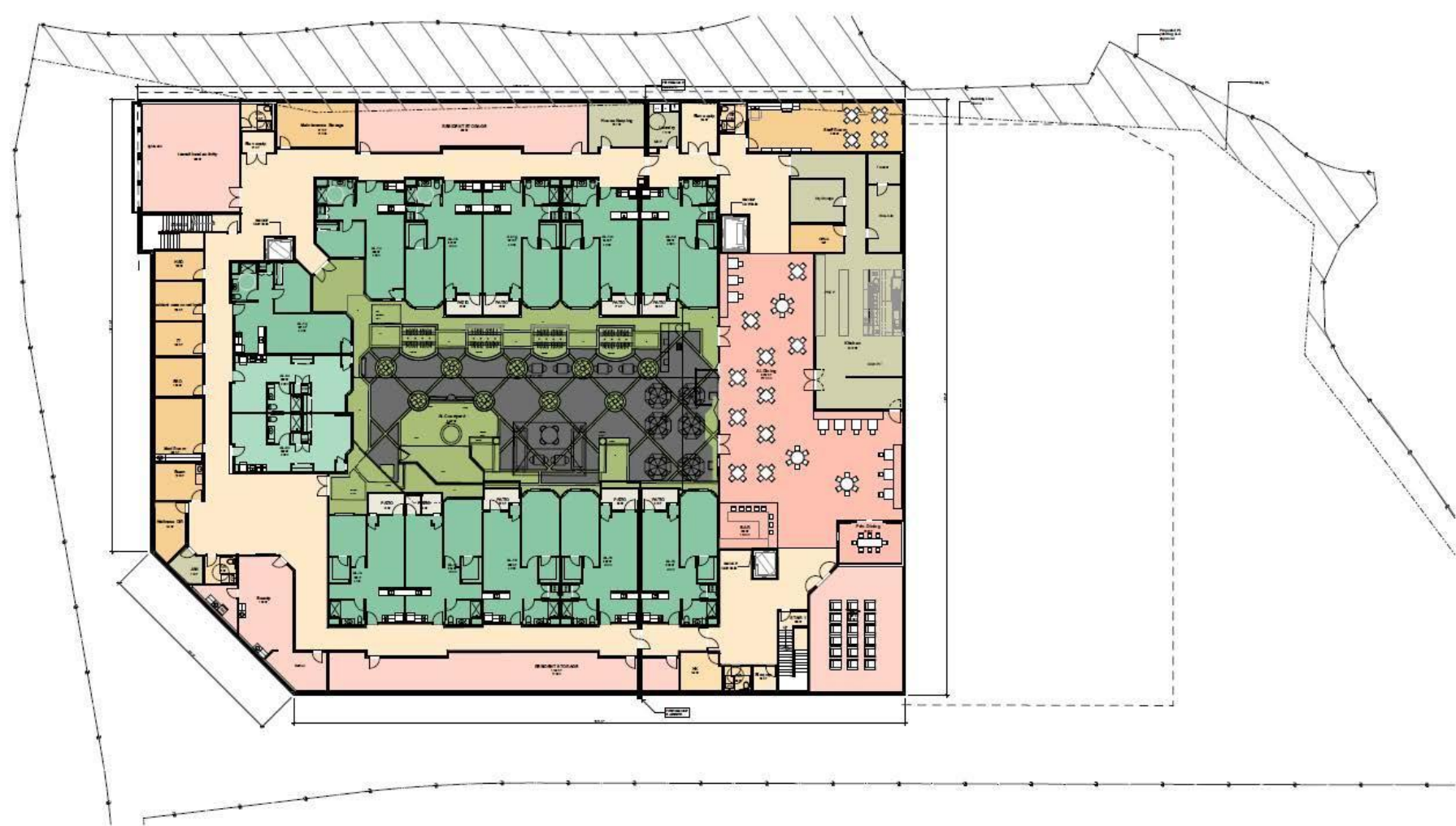
UNIT TYPE	SIZE RANGE (SF)	UNITS
Assisted Living — Studio	466 – 653	9
Assisted Living — One Bedroom	634 – 723	47
Assisted Living — One Bedroom +	793 – 898	13
Assisted Living — Two Bedroom	920	3
Assisted Living Subtotal		72
Memory Care — Studio	433 – 463	29
Memory Care Subtotal		29
Total Units		101



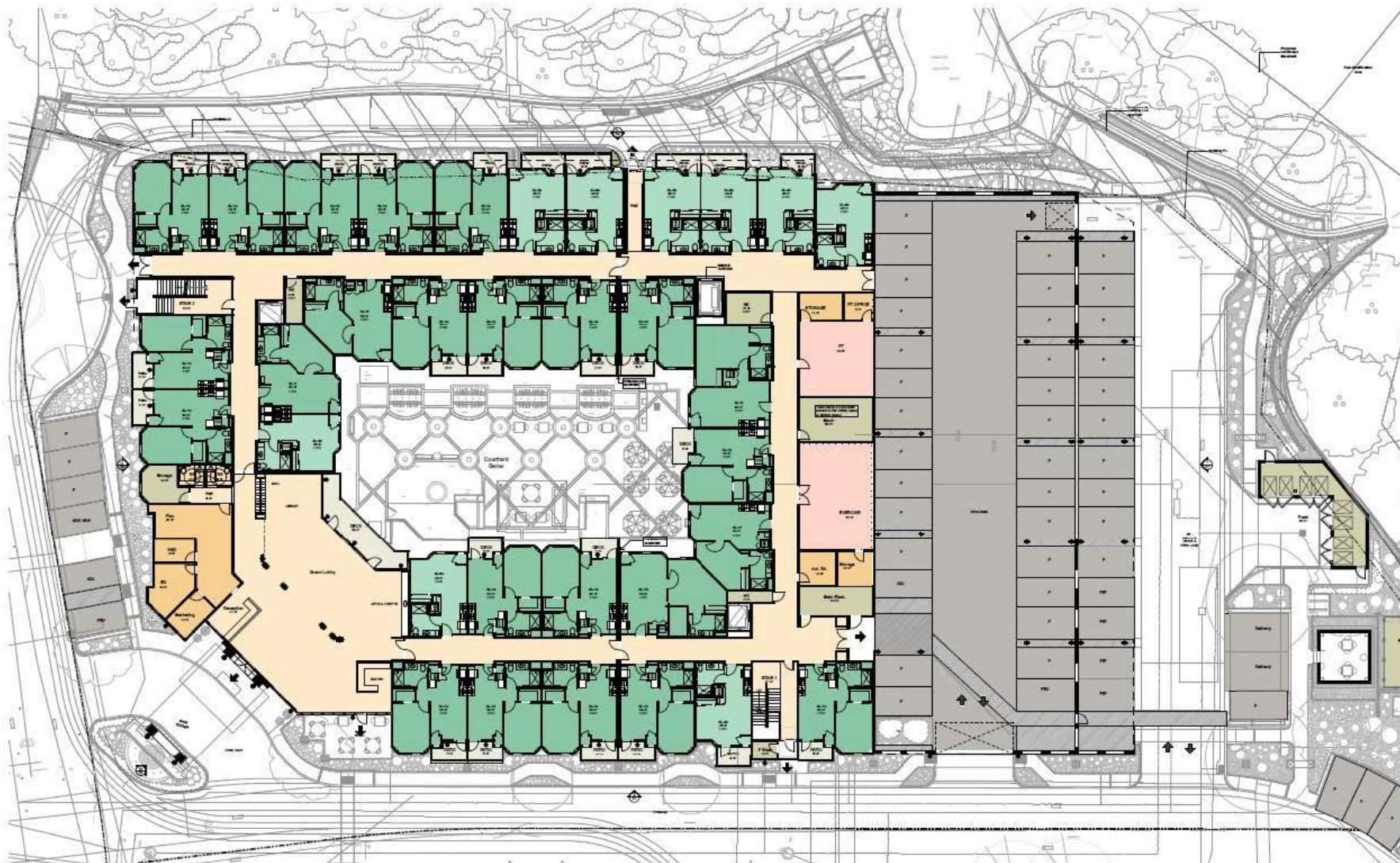
The unit mix is weighted toward highly marketable one-bedroom assisted living residences, complemented by a right-sized, 29-unit secured memory care neighborhood.

Unit mix per the schematic design package (March 2026); subject to final construction documents.

Floor Plans — Garden Level



Floor Plans — First Floor



Floor Plans — Second Floor

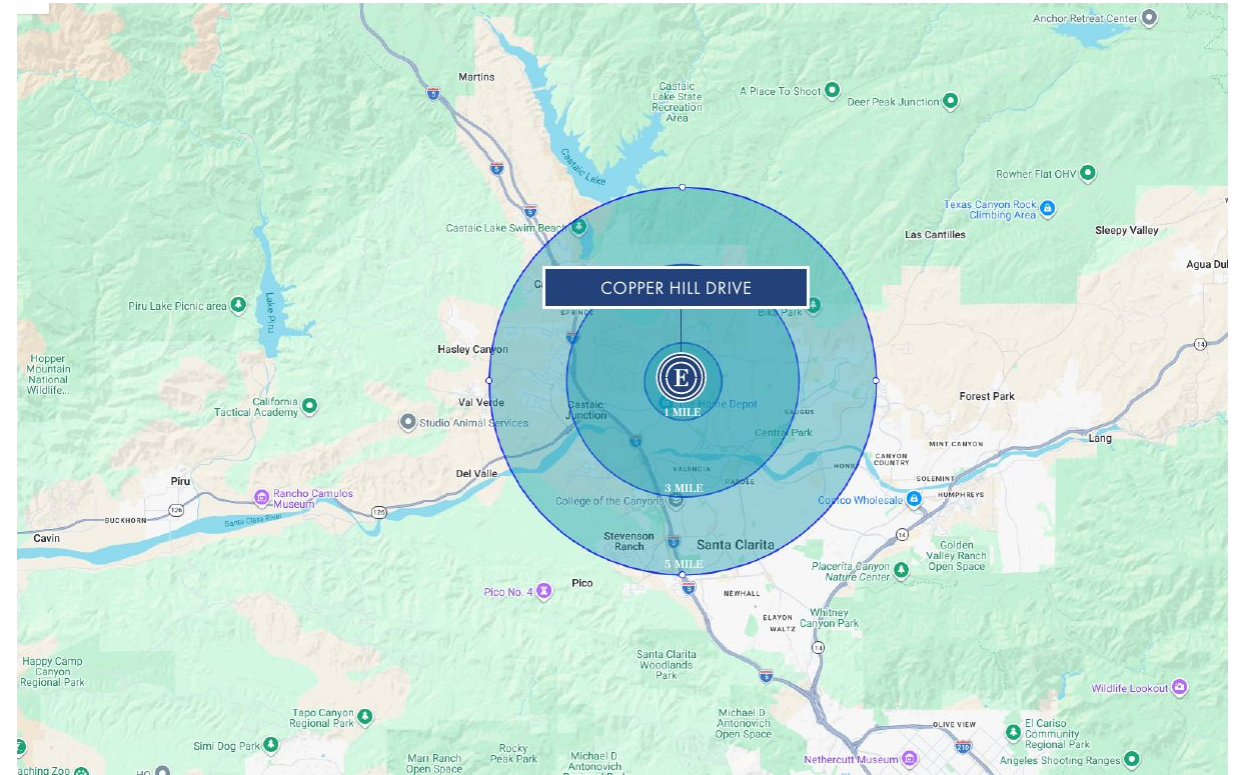


Location — Valencia / Santa Clarita Valley

Valencia is the flagship master-planned community of Santa Clarita, California — one of Los Angeles County's largest and most consistently growing cities, located approximately 35 miles northwest of downtown Los Angeles along Interstate 5.

The site sits on Copper Hill Drive in the heart of Valencia's established residential core, minutes from Henry Mayo Newhall Hospital, neighborhood retail and dining, parks and trail systems, and the broader Santa Clarita employment base.

A steadily expanding senior demographic, strong household incomes and a deep pool of adult-child decision makers in the surrounding neighborhoods make the trade area exceptionally well suited to assisted living and memory care.

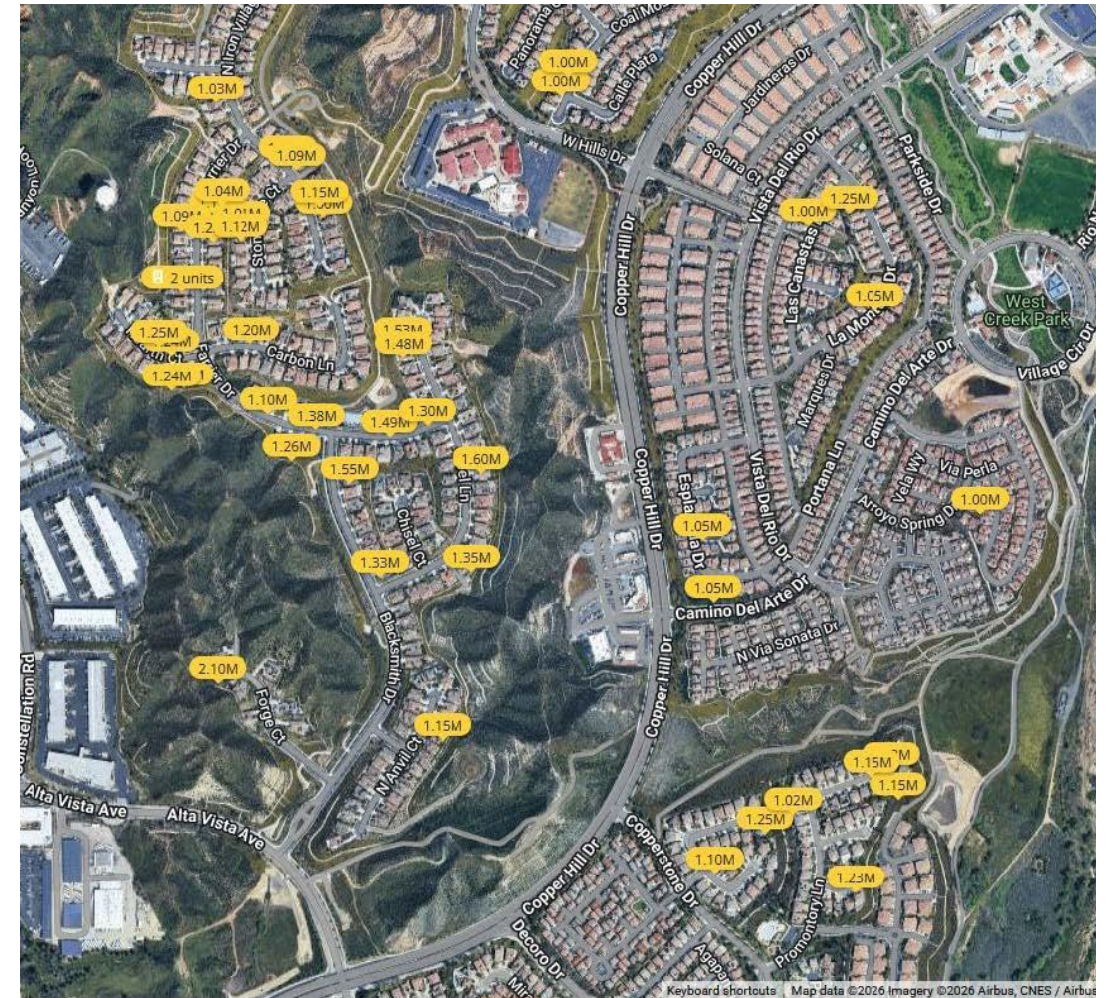
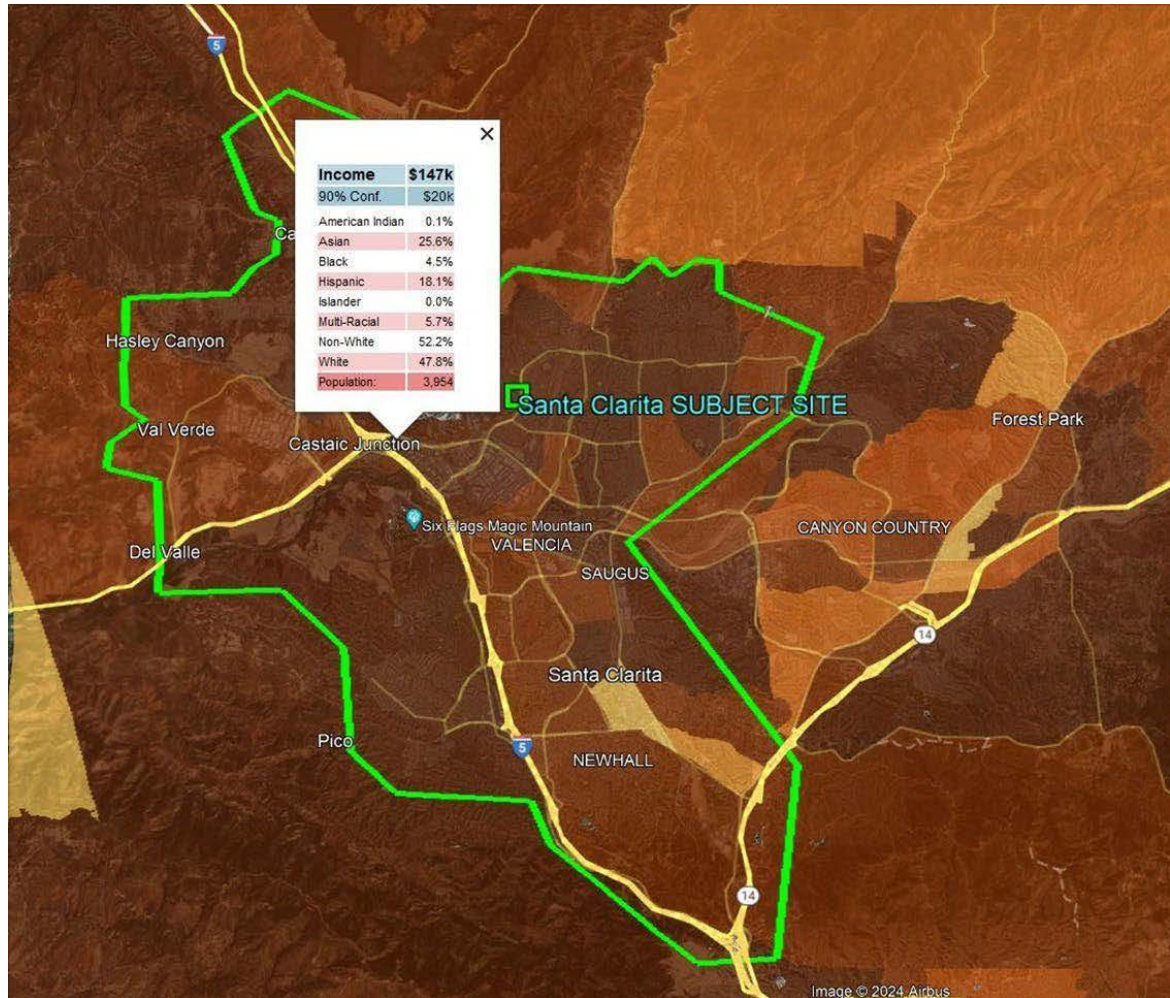


SUBJECT SITE — COPPER HILL DRIVE, VALENCIA

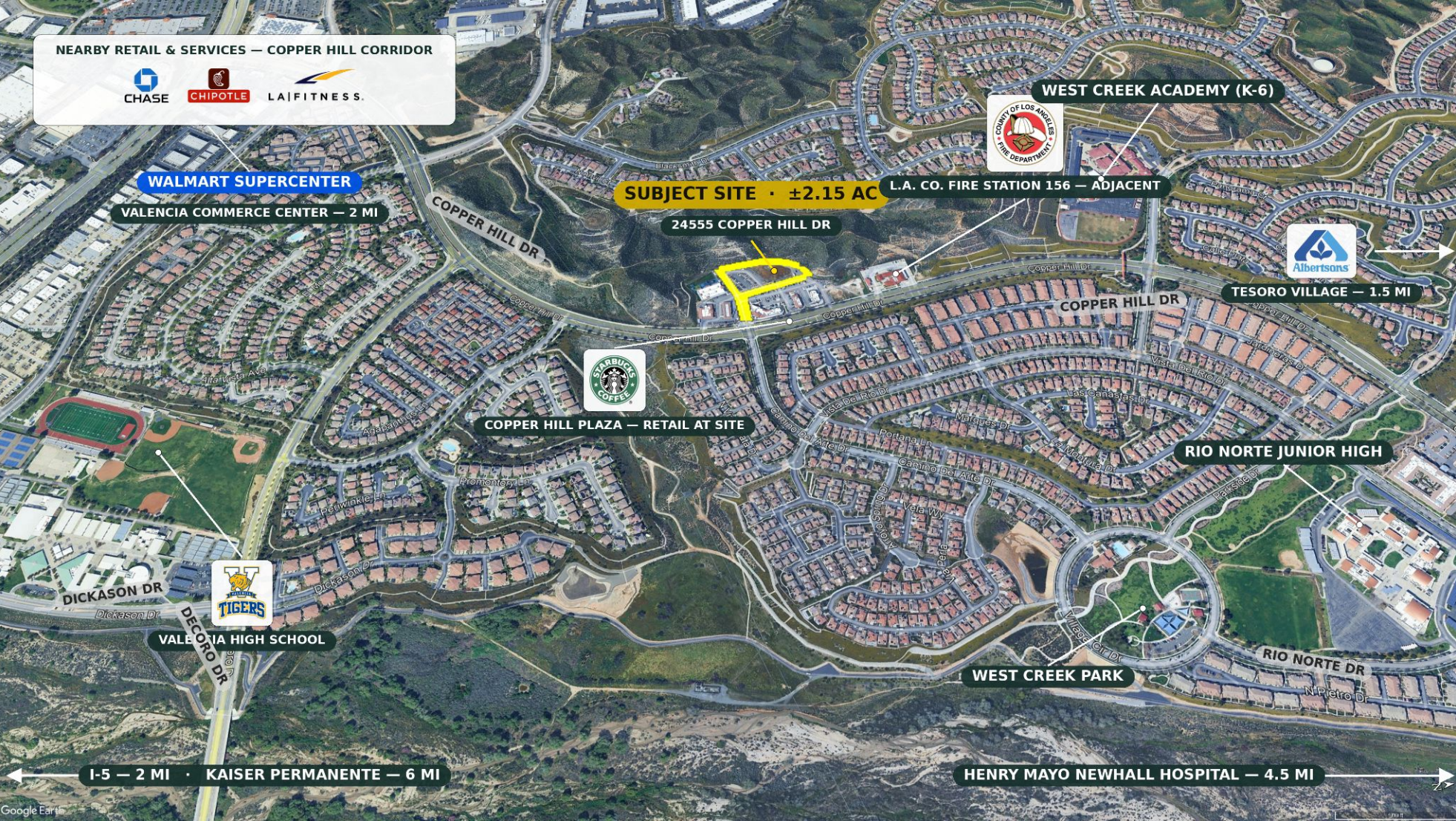
Competitive Landscape



Existing and planned senior living communities, Santa Clarita Valley — limited inventory relative to the size and growth of the trade area.



Places of Interest in Market





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