Listed Exclusively by:

BOB LONER
(661) 250-8670 ext.4456
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FOR SALE NEIGHBORHOOD CENTER

17718-17734 SIERRA HWY, SANTA CLARITA, CALIFORNIA 91321



BOB LONER CalBRE 00648540 Realty Executives Commercial Division 661-250-8670 bobloner@aol.com
24106 Lyons Ave, Santa Clarita, CA 91321

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Executive Summary

PROPERTY TYPE:	Investment or Portion Owner User
CURRENT USE:	Office / Service / Retail
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 / 6.45 CAP Rate~~ $3,599,999 / 6.8 CAP Rate
PRICE PER SQUARE FOOT:	~~$308.64~~ $278.00
SALE TYPE:	Standard 1031 / Non - Contingent Seller

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NEIGHBORHOOD CENTER SANTA CLARITA, CALIFORNIA 91351

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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FINANCIAL SUMMARY

OFFERING PRICE	**Proforma**
Purchase Price	**$3,599,999**
Cap Rate	**6.8%**

INCOME REVENUE	**Proforma**
Annual Base l Rent *(Actual Income today including 2 vacancies as if occupied)*	$276,728
Expense Reimbursements ***[1]*** *(Portion of NNN reimbursements)*	$70,668
Total Gross Income *(Potential)*	$347,396
Vacancy Factor 3%	$10,422
Effective Gross Income	$336,974

OPERATING EXPENSES *[2]*	**Proforma**
Property Taxes ***[3]***	$50,500
Insurance	$19,000
Water & Trash Disposal	$6,000
Property Management	$12,000
Landscaping Groundsman	$1,800
Maintenance, Repairs	$4,660
Total Expenses	$93,960

NET OPERATING INCOME *(Potential)*	**$243,014**

FOOTNOTES

[1] ***Expense Reimbursements Projected*** *– Second floor tenants (2) 17728-S and 17728 currently on a Gross lease basis – Bottom floor tenants are all portional 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 2024-2025 expenses. Includes new RE Tax 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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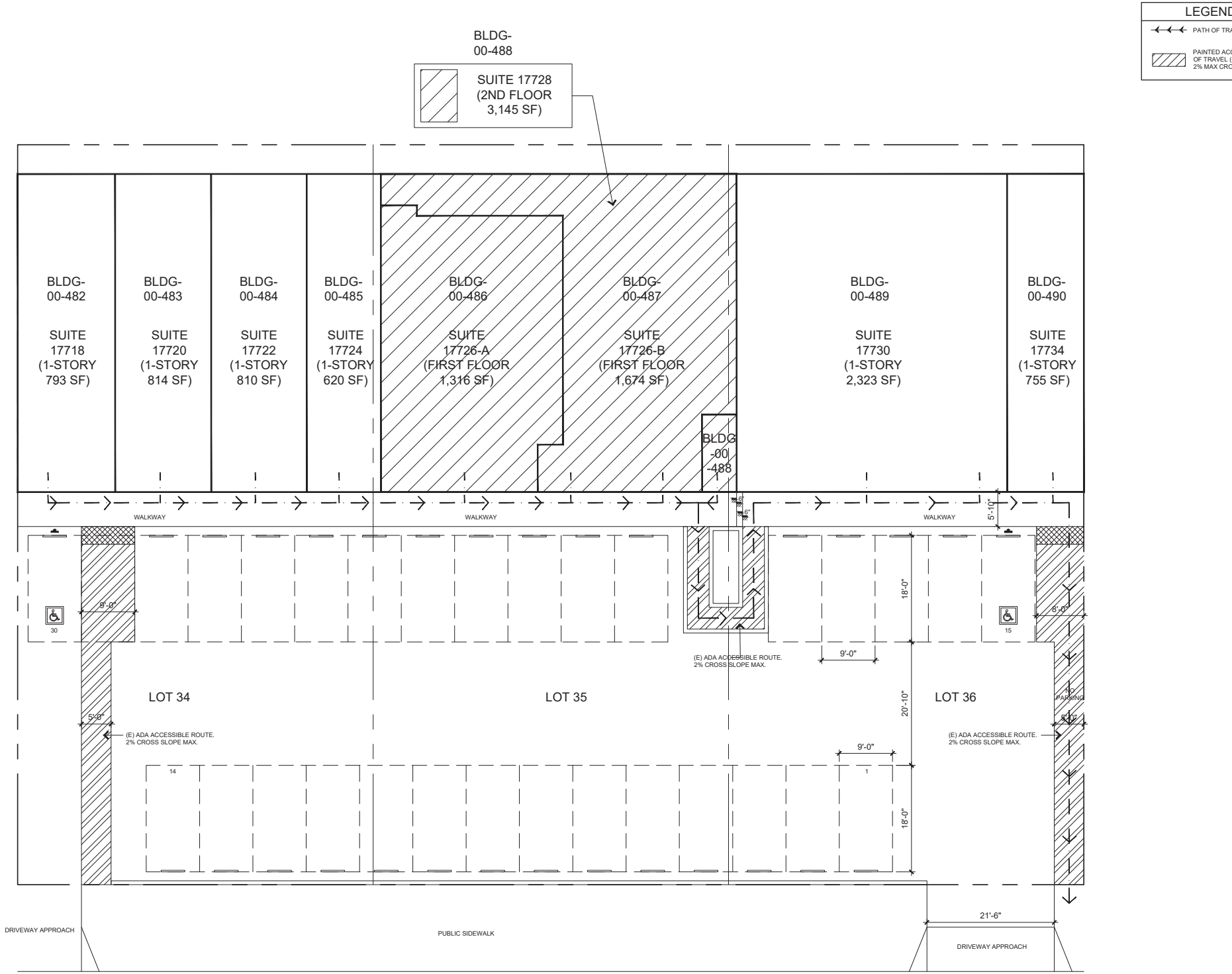
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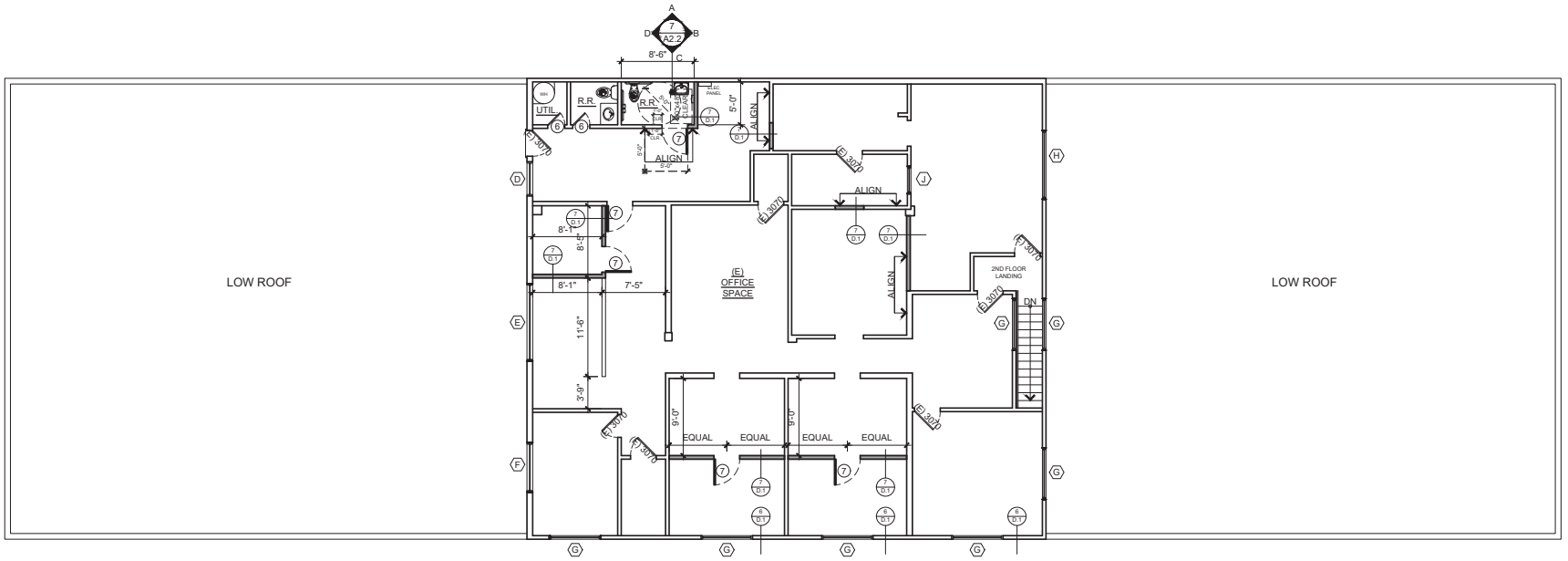
Rent Roll - Occupied Actual - Un-occupied Proforma

Property: 177 From Date: 10/23/2026 By Property

Property	Unit(s)	Lease	Lease Type	Brand	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Security Deposit
177 - Sierra HWY1 LLC ,Santa Clarita														
Current Leases														
177	17718	Unoccupied (proforma)	Retail 3 Net		868.00				1,519.00	1.75	18,228.00	21.00	4.60	
177	17720	Cesar Valdez	Retail 3 Net		889.00	3/1/2021	4/30/2027	74.00	1,365.36	1.54	16,384.32	18.48	4.61	1,594.50
177	17722	Unoccupied (proforma)	Retail 3 Net		889.00				1,556.00	1.75	18,669.00	21.00	4.59	
177	17724	Michelina Rose Payetta	Retail 3 Net		695.00	8/1/2021	7/31/2027	72.00	1,388.55	2.00	16,662.60	24.00	4.50	1,510.14
177	17726	Vivian De Leon Chajon and Balmoris Velasquez	Retail 3 Net		1,783.00	2/14/2023	2/13/2028	60.00	3,658.45	2.05	43,901.40	24.60	6.41	4,471.28
177	17726A	Daria Salgado and Oscar Chavez	Retail 3 Net		1,391.00	8/15/2022	10/14/2027	62.00	2,660.20	1.91	31,922.40	22.92	4.77	3,290.00
177	17728	Maricela Lazarit-Bonilla and Henry D. Lazarit-Bonilla	MG		2,417.00	6/1/2024	8/31/2029	63.00	3,623.03	1.50	43,476.36	18.00	0.00	3,843.67
177	17728S	Maricela Lazarit-Bonilla and Henry D. Lazarit-Bonilla	MG		800.00			0.00	515.00	0.64	6,180.00	7.68	0.00	0.00
177	17730	American Medical Response Of Southern California	Retail 3 Net		2,398.00	7/15/2023	7/31/2028	61.00	5,076.81	2.12	60,921.72	25.44	4.88	6,779.97
177	17734	Kirk's LLC	Retail 3 Net		830.00	2/15/2023	7/15/2028	65.00	1,698.54	2.05	20,382.48	24.60	4.58	2,083.58
Total Current					**12,960.00**				**23,060.00**	**1.73**	**276,728.00**	**20.77**	**3.77**	**23,570.00**

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	8.00	**Occupied** 11,203	86.45	19,985.00	239,828.00
Vacant	2.00	**Un-occupied** 1,757	13.55	3,075.00	36,900.00
Total	**10.00**	**Totals 12960**		**23,060.00**	**276,728.00**

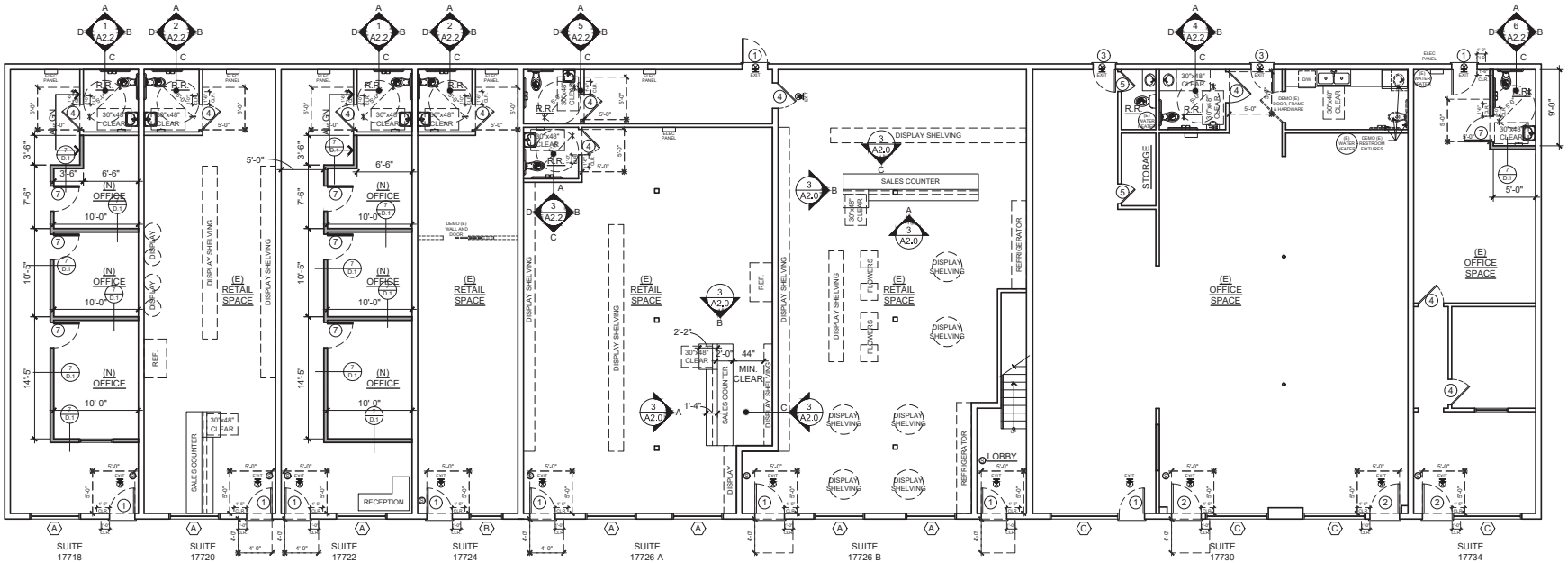

LEGEND
PATH OF TRAVEL
PAINTED ACCESSIBLE PATH OF TRAVEL (<5% SLOPE W/ 2% MAX CROSS SLOPE)
BLDG-00-488
SUITE 17728 (2ND FLOOR 3,145 SF)
BLDG-00-482
SUITE 17718 (1-STORY 793 SF)
BLDG-00-483
SUITE 17720 (1-STORY 814 SF)
BLDG-00-484
SUITE 17722 (1-STORY 810 SF)
BLDG-00-485
SUITE 17724 (1-STORY 620 SF)
BLDG-00-486
SUITE 17726-A (FIRST FLOOR 1,316 SF)
BLDG-00-487
SUITE 17726-B (FIRST FLOOR 1,674 SF)
BLDG-00-489
SUITE 17730 (1-STORY 2,323 SF)
BLDG-00-490
SUITE 17734 (1-STORY 755 SF)
BLDG-00-488
WALKWAY
WALKWAY
WALKWAY
5'-10"
9'-0"
30
(E) ADA ACCESSIBLE ROUTE. 2% CROSS SLOPE MAX.
9'-0"
18'-0"
8'-0"
15
LOT 34
LOT 35
LOT 36
NO PARKING
5'-0"
(E) ADA ACCESSIBLE ROUTE. 2% CROSS SLOPE MAX.
20'-10"
9'-0"
14
1
18'-0"
(E) ADA ACCESSIBLE ROUTE. 2% CROSS SLOPE MAX.
DRIVEWAY APPROACH
PUBLIC SIDEWALK
21'-6"
DRIVEWAY APPROACH
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



4/1/2024, 2:03:39 PM

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Parcel Outlines

Street Centerlines

Minor

Primary

Site Address

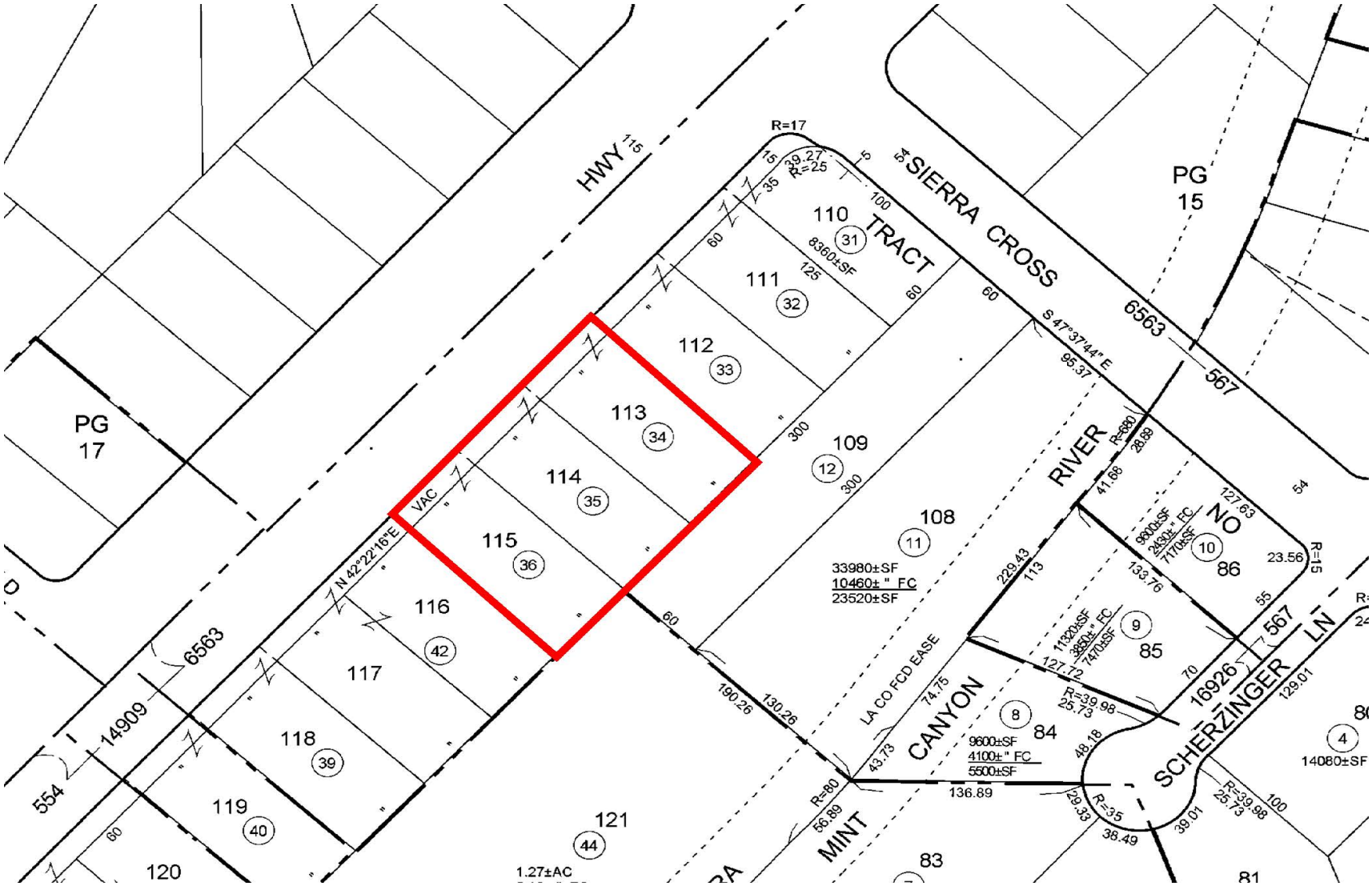
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Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Web AppBuilder for ArcGIS

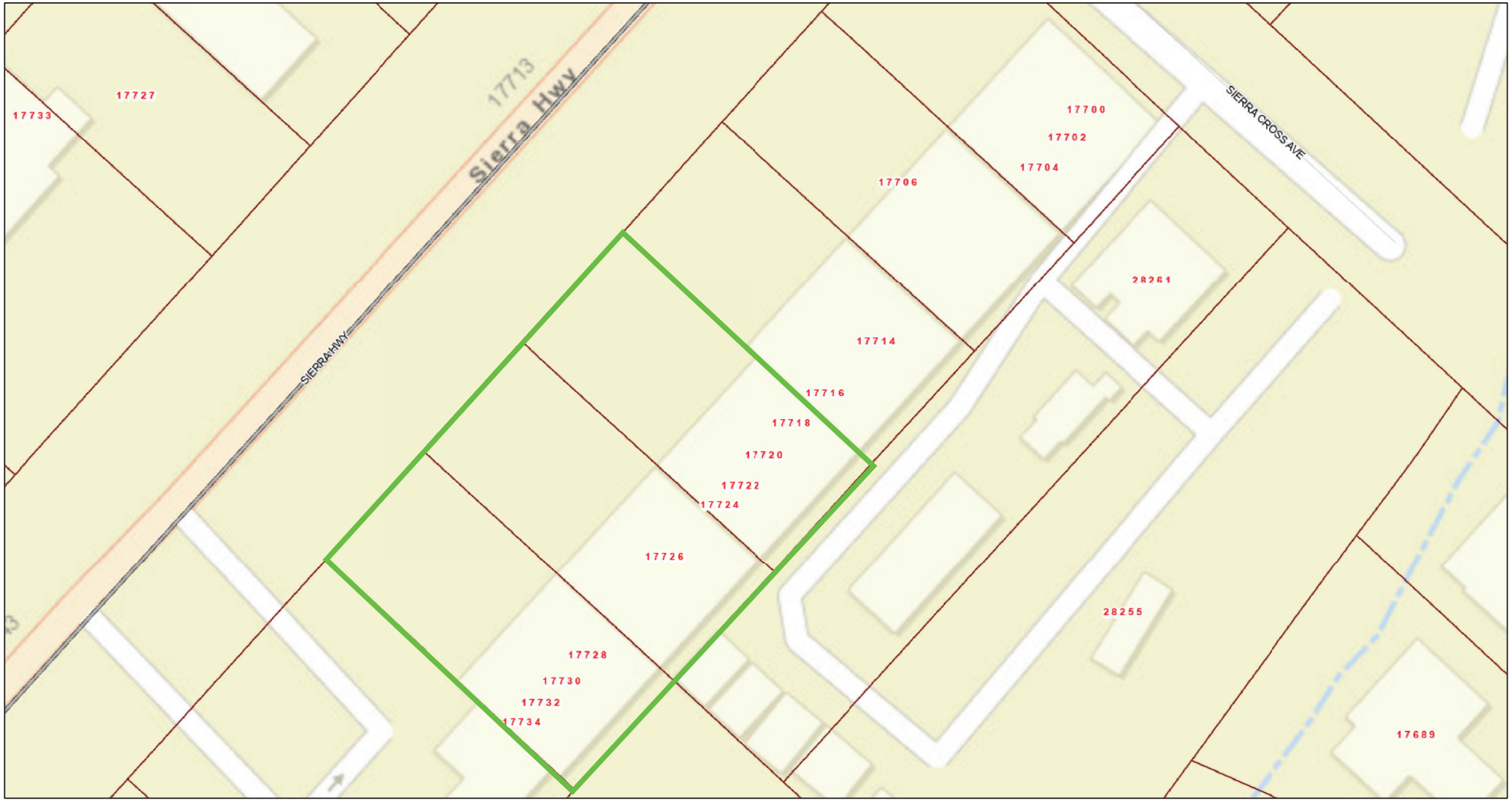
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ArcGIS Web Map



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Parcel Outlines

Street Centerlines

Minor

Primary

Site Address

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

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

Web AppBuilder for ArcGIS
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