TAMARACK
REAL ESTATE SERVICES

$1 MILLION PRICE IMPROVEMENT

DOWNTOWN NEWHALL INFILL DEVELOPMENT OPPORTUNITY

24300-24316 Main St.
& 24307 Railroad Ave.
Santa Clarita, CA 91321



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PROPERTY DESCRIPTION

Site Address
24300-24316 Main St. & 24307 Railroad Ave. Santa Clarita, CA 91321

$1 MILLION PRICE IMPROVEMENT

Sale Price
~~$4,950,000~~ $3,950,000

$ / Buildable Unit
$50,641

$ / Buildable SF
$25.38

Total Land SF
36,953 SF (0.85 AC)*

Zoning
UC (Commercial)

APNs
2831-012-022; 023; 024; 025; 026

PROJECT ADVANTAGES

Development opportunity to acquire a **contiguous multi-parcel assemblage in the heart of Santa Clarita's walkable downtown corridor.** The lot fronts Main Street with strong visibility, and is positioned within the most active retail, dining, and entertainment district in the city, most notably shown by the recent mixed-use development *Newhall Crossing* built in 2020.

Previously entitled plans support development of approximately 78 multifamily units with ground-floor retail, restaurants, and parking. Prior entitlement and design work provide a meaningful head start for the project and opportunity, shortening the timeline to construction.

Located proximate to the Newhall Metrolink Station and other public transit, and surrounded by restaurants, shops, and civic amenities, the Property benefits from strong pedestrian activity and regional connectivity.

The project can be tailored in various ways, including:

- Adjusting unit count and unit mix
- Reducing or reconfiguring retail component
- Positioning as market-rate or workforce housing

PROPERTY DESCRIPTION

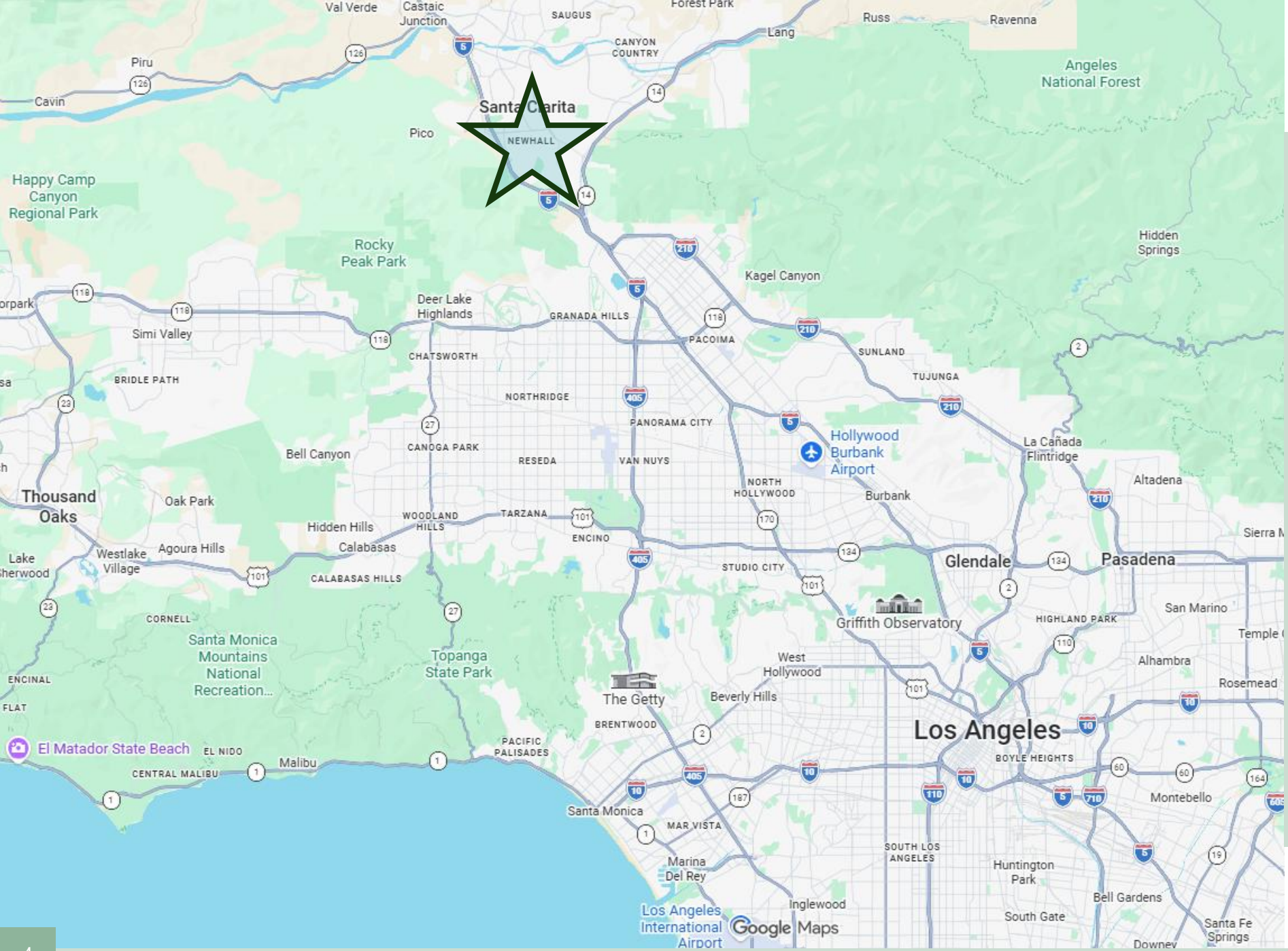
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*Buyer to Verify
Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

LOCATION



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LOCATION

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PHOTOS OF OLD TOWN NEWHALL



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NEWHALL CROSSINGS







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OLD TOWN NEWHALL LIBRARY





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PUBLIC PARKING GARAGE







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OLD TOWN NEWHALL METROLINK STATION



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COMPS

RESIDENTIAL

The Overlook Santa Clarita (Built in 2025)
1 BD - $3200; 2 BD - $3800

Array Vista Canyon (Built in 2020)
1 BD - $3000; 2 BD - $3700

Newhall Crossings Residences (Built in 2020)
2BD - $3500

Hills of Valencia Apartments (Built in 2003)
2BD - $3500

Townhomes at Lost Canyon (Built in 2013)
3BD - $4500

Alexan Noho West (Built in 2021)
2BD - $4156

The Q Variel (Built in 2020)
1BD - $3512

RETAIL @ NEWHALL CROSSING

Eat Real - 1980 SF - $3.38 SF – NNN



Grit + Gratitude - 2949 SF - $3.30 SF – NNN



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