

27949

ADON AVENUE
SANTA CLARITA, CA 91387

NEW TO MARKET!
AVAILABLE FOR SALE



LAND AREA:

±37,148 SF (0.85 Acres)



ZONING:

“CC” Community Commercial
Drive thru retail permissible



SIGNAGE:

Potential Street Visible
Monument Sign



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**TENANT
NAME**

Potential for a
large monument
sign with exposure
to Sierra Hwy.

Public Works
LOS ANGELES COUNTY

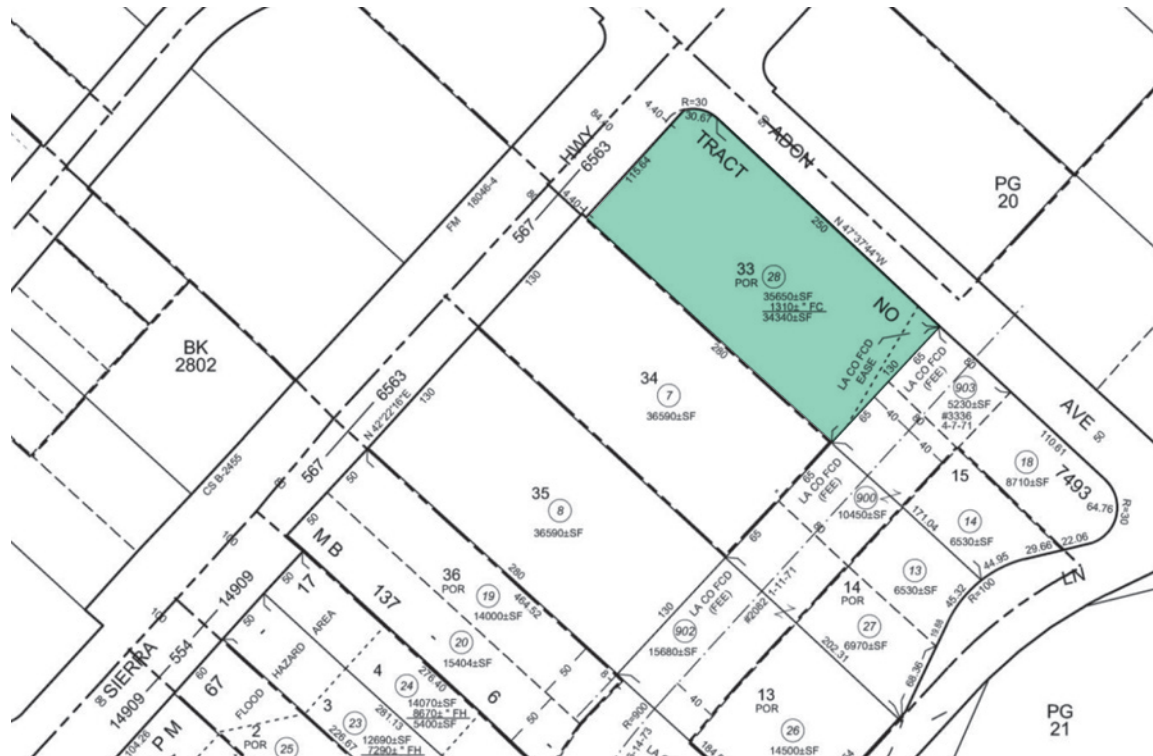
Super 8
BY WYNDHAM

Travelodge

**BACKWOODS
INN**

CALIBER
RESTORING THE RHYTHM OF YOUR LIFE

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±37,148 SF FOR SALE

Demographics

2022 ESTIMATES



POPULATION

1 Mile	16,646
3 Miles	89,732
5 Miles	131,812



AVG HH INCOME

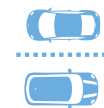
1 Mile	\$92,712
3 Miles	\$104,421
5 Miles	\$111,438



DAYTIME POPULATION

1 Mile	2,277
3 Miles	15,641
5 Miles	27,554

TRAFFIC COUNTS



Sierra Hwy
±24,000 ADT

Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography

About Santa Clarita

Santa Clarita is a city in northwestern Los Angeles County in the U.S. state of California. With a 2020 census population of 228,673, it is the third-largest city by population in Los Angeles County, the 17th-largest in California, and the 99th-largest city in the United States. It is located about 30 miles (48 km) northwest of downtown Los Angeles, and occupies 70.75 square miles (183.2 km²) of land in the Santa Clarita Valley, along the Santa Clara River. It is a classic example of a U.S. edge city, satellite city, or boomburb.

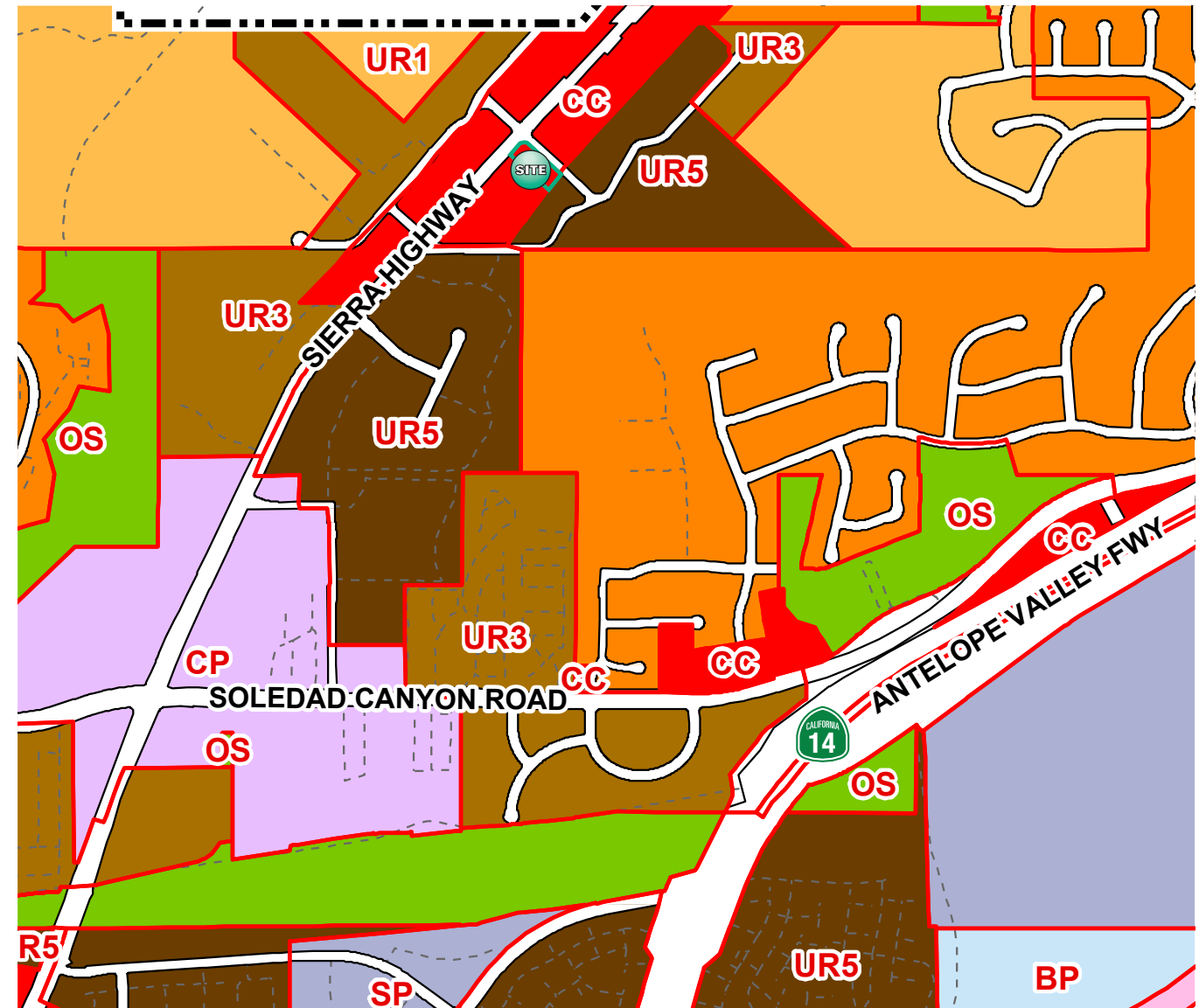
In December 1987, the city of Santa Clarita was incorporated, encompassing the communities of Canyon Country, Newhall, Saugus, and Valencia. The four communities retain separate identities, and residents commonly refer to one of them when asked where they are from. Santa Clarita is bounded on the west by the Golden State Freeway (I-5). The Antelope Valley Freeway (CA-14) runs northeast–southwest forming part of the city's irregular east boundary. The two freeways meet at Newhall Pass, near the city's southernmost point.

Santa Clarita is home to three institutions of higher education: California Institute of the Arts, an internationally renowned art university; The Master's University, a Christian liberal arts university; and College of the Canyons, a community college. Companies headquartered in or near the city include Princess Cruises, Sunkist, Remo, and the Newhall Land and Farming Company. The unincorporated communities of Castaic and Stevenson Ranch, located to the north and west of the Santa Clarita city limits, respectively, are closely associated with the city. Six Flags Magic Mountain, though commonly thought to be in the Valencia part of Santa Clarita, is also west of Interstate 5 and outside of the Santa Clarita city limits.

Source: Wikipedia
https://en.wikipedia.org/wiki/Santa_Clarita%2C_California

Zoning Information

- The subjects site is zoned “CC” or community Commercial
- Permissible uses include but are not limited to Fast Food with Drive-Thru, Fuel Sales/C-Stor, Car Wash, and General Retail
- Santa Clarita is a master planned community. Historically the barriers to entry are high and locating commercial zoned property in the ideal area can be highly challenging
- The subject site is not currently encumbered by any specific plan overlay
- Note: The subject site is in near proximity to Skyline Ranch a newly constructed planned unit development featuring over 2,000 newly constructed homes



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