SANTA CLARITA

THE MASTER'S UNIVERSITY

McGrath Elementary School

Trenton Heights KB 93 SFR

Mailbox Near Me
Supreme Supplies
Las Originales Mexican Bar and Grill

Newhall Ave | 54,757 ADT

POLYNESIAN MOBILE HOME PARK

80,201 ADT - Antelope Valley Fwy

ANTELOPE VALLEY

SAN FERNANDO VALLEY

THE CENTER of Needham Ranch
1.9 Million SF Industrial Park

*2-2.5 Acres

Building #11
Amazon
(179,854 SF)

Building #5
LA North Studios
(105,942 SF)

Building #2
DrinkPak
(212,236 SF)

Building #10
Tire Warehouse
(159,060 SF)

Building #1
Illumination Dynamics
(71,959 SF)

Building #6
Amazon
(183,938 SF)

Needham Ranch Pkwy

Building #4
DrinkPak
(183,938 SF)

Building #3
DrinkPak
(212,236 SF)

AVAILABLE FOR GROUND LEASE

CLICK TO VIEW VIDEO

Golden State Fwy

Lyons Ave

Newhall Ave

Needham Ranch Pkwy

Sierra Hwy
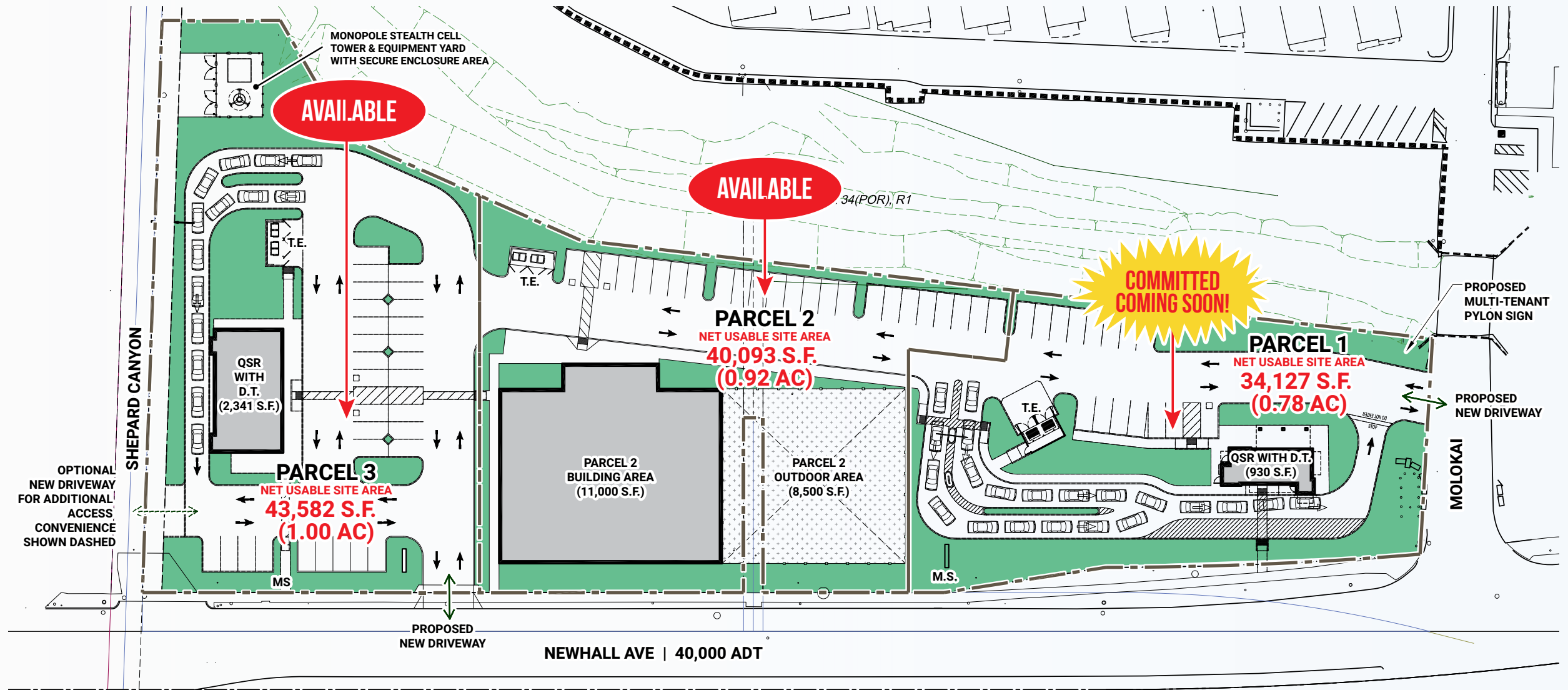
highland PARTNERS

CONTACT:
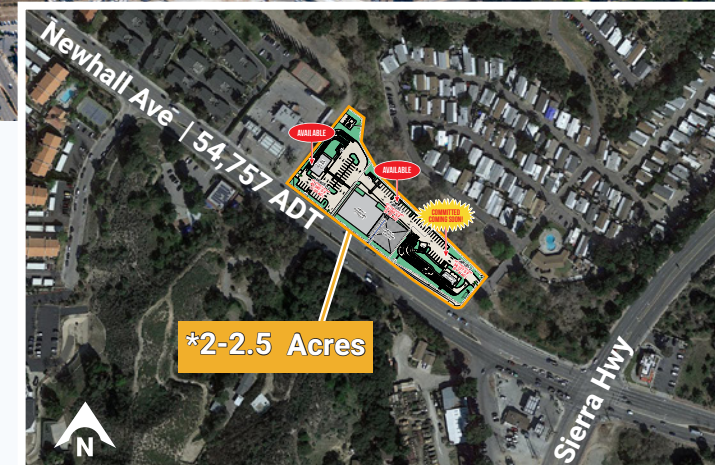
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880 Apollo Street, Suite 329
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2-2.5 AC OF VACANT COMMERCIAL LAND
AT NWQ NEWHALL AVE & SIERRA HWY

CONCEPTUAL SITE PLAN

MONOPOLE STEALTH CELL TOWER & EQUIPMENT YARD WITH SECURE ENCLOSURE AREA

AVAILABLE

AVAILABLE

34(POR), R1

COMMITTED COMING SOON!

PROPOSED MULTI-TENANT PYLON SIGN

T.E.

T.E.

PARCEL 2
NET USABLE SITE AREA
40,093 S.F. (0.92 AC)

PARCEL 1
NET USABLE SITE AREA
34,127 S.F. (0.78 AC)

PROPOSED NEW DRIVEWAY

QSR WITH D.T. (2,341 S.F.)

T.E.

QSR WITH D.T. (930 S.F.)

OPTIONAL NEW DRIVEWAY FOR ADDITIONAL ACCESS CONVENIENCE SHOWN DASHED

PARCEL 3
NET USABLE SITE AREA
43,582 S.F. (1.00 AC)

PARCEL 2 BUILDING AREA (11,000 S.F.)

PARCEL 2 OUTDOOR AREA (8,500 S.F.)

MS

M.S.

M.S.

SHEPARD CANYON

MOLOKAI

PROPOSED NEW DRIVEWAY

NEWHALL AVE | 40,000 ADT

PROPERTY HIGHLIGHTS

- Ideal for QSR
- Drive-Thru Permissible
- Ingress/egress access on Newhall Avenue
- Strong traffic counts in excess of 54,000 AADT

- NWQ Newhall Ave & Sierra Hwy with convenient access from State Route 14 (Antelope Valley Freeway}
- Zoning: MX-C (Mixed-Use Corridor)
- Size: 2-2.5 Acres

DEMOGRAPHICS (2022 EST.)

POPULATION
1 Mile	7,222
3 Miles	42,017
5 Miles	151,339

AVG HH INCOME
1 Mile	$94,679
3 Miles	$118,464
5 Miles	$12,158

DAYTIME POPULATION
1 Mile	895
3 Miles	13,531
5 Miles	66,497

Demographic Source: LandVision 9/2022

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* The existing master parcel is proposed to be subdivided. Following lot subdivision, the usable area of the subject property is estimated to be approximately 2 to 2.5 AC. The subject property depiction herein reflects the boundaries of the site post lot subdivision. All subject to change following verification.