



**EXCEPTIONAL  
FREEWAY  
VISIBILITY**

**±2.92 ACRES**

**FUTURE VISTA CANYON BRIDGE  
CONSTRUCTION TO START SPRING 2024**

**SWC of  
Soledad Canyon Road  
& Lost Canyon Road**

**Santa Clarita, CA**



Situated at the (future) primary entrance to the Vista Canyon Master Planned Community, this large parcel on a soon-to-be signalized corner is one of the last remaining undeveloped corner parcels in the east side of the Santa Clarita Valley. The property has been entitled to allow for a gas station, car wash, convenience store and quick serve restaurant with a drive thru. If developed with existing entitlements, this will be the closest fuel option for the residents of the Vista Canyon master planned community, as the site is located just on the other side of the planned Vista Canyon Bridge.

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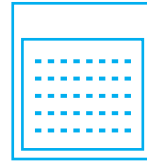


# PROJECT OVERVIEW

EXCEPTIONAL  
FREEWAY  
VISIBILITY



APNs  
**2844-016-012**  
**2844-016-009**

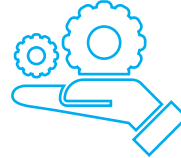


ENTITLEMENTS  
**Master Case #20-208**



PROPERTY SIZE  
**±2.92 AC (Net)**  
**±3.04 AC (Gross)**

\* Roadway Easement provides  
5,107 SF for road improvements



ZONING  
**Community Commercial (CC)**

\* Other uses are possible under current zoning  
- check with City of Santa Clarita to discuss  
intended use

## PROPERTY HIGHLIGHTS

Large parcel size allows for multiple uses (fuel, large c-store, drive thru and car wash)

Excellent visibility from the 14 freeway (approximately 125K VPD)

Fuel Project Report indicates strong projected sales for this site

Low competition in close proximity - only 1 other fuel station within 1 mile to east and west on Soledad Canyon Road

Entitlements include ingress and egress points on both Soledad Canyon Road and Vista Canyon Blvd

Potential tenant income from leasing the 2300 SF Auxiliary Store space with drive thru

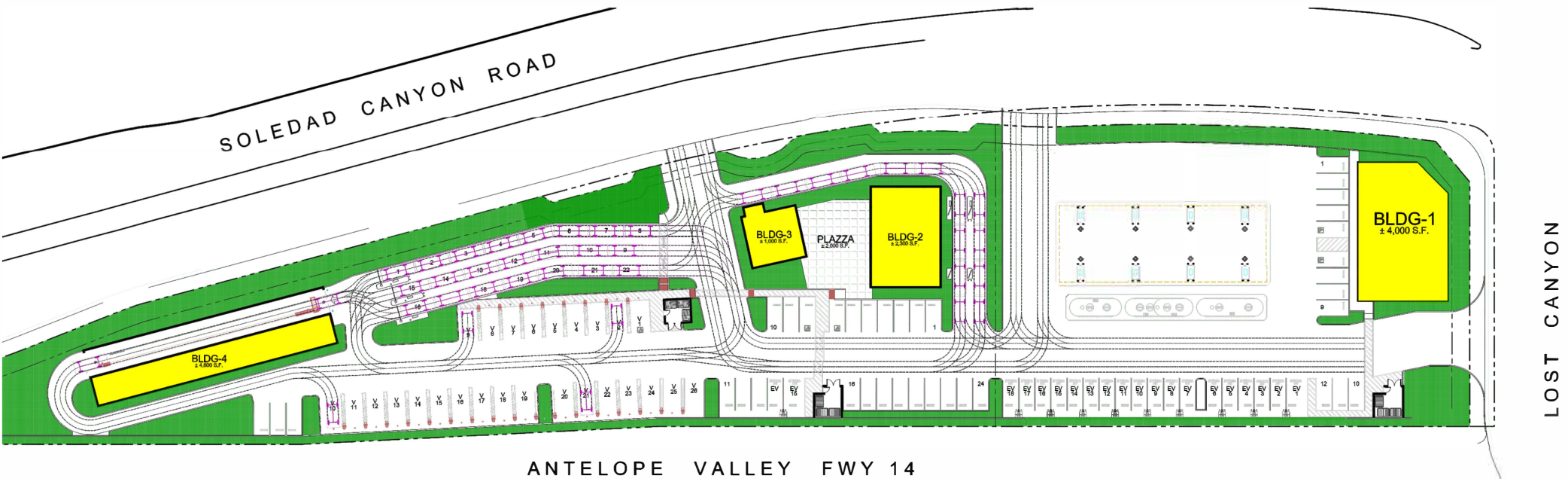
All utilities are within proximity of site (Buyer to verify)

# NEARBY AMENITIES



**A NEW METRO LINK STATION A NEW BUS TRANSIT FACILITY**

# SITE PLAN OPTION 1



**NET SITE AREA (2.71 AC) ±118,425 SF**

BUILDING 1 (Gas Station 7 Convenient Store)	±4,000 SF
BUILDING 2 (QSR/Full-Service/Retail)	±2,300 SF
BUILDING 3 (QSR/Drive-thru)	±1,000 SF
BUILDING 4 (Carwash)	±4,600 SF
<b>TOTAL AREA:</b>	<b>±11,900 SF</b>

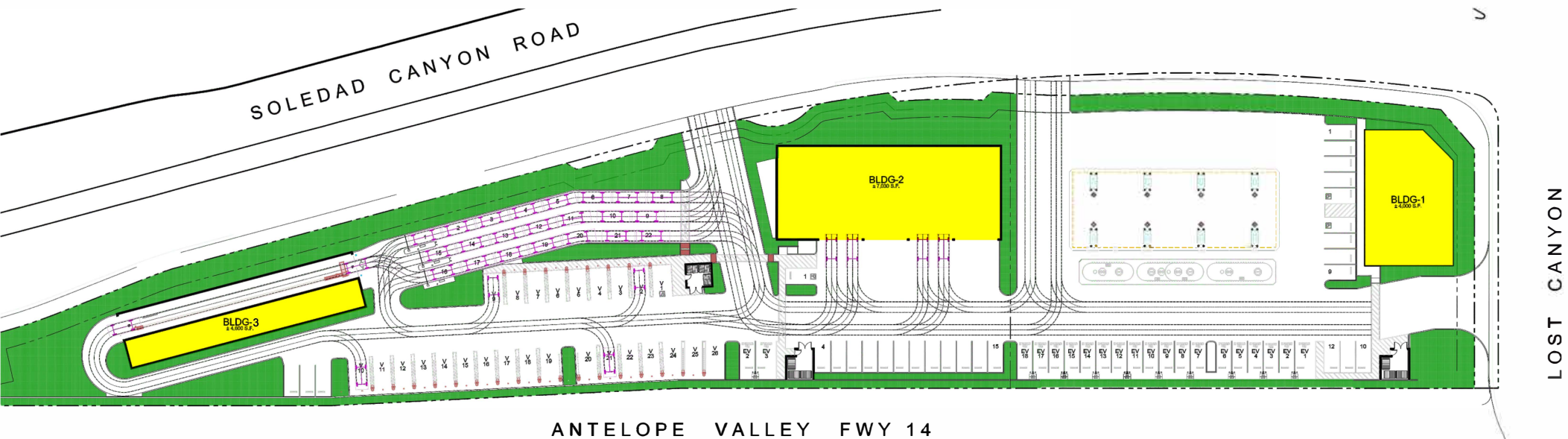
## SITE DATA

NET SITE AREA (2.71 AC) ±118,425 SF

## BUILDING DATA

BUILDING 1 (Gas Station / Convenient Store)	±4,000 SF
BUILDING 2 (QSR/Full-Service/Retail)	±2,300 SF
BUILDING 3 (QSR/Drive-thru)	±1,000 SF
BUILDING 4 (Carwash)	±4,600 SF
<b>TOTAL AREA:</b>	<b>±11,900 SF</b>
<b>PARKING:</b>	<b>78 STALLS</b>

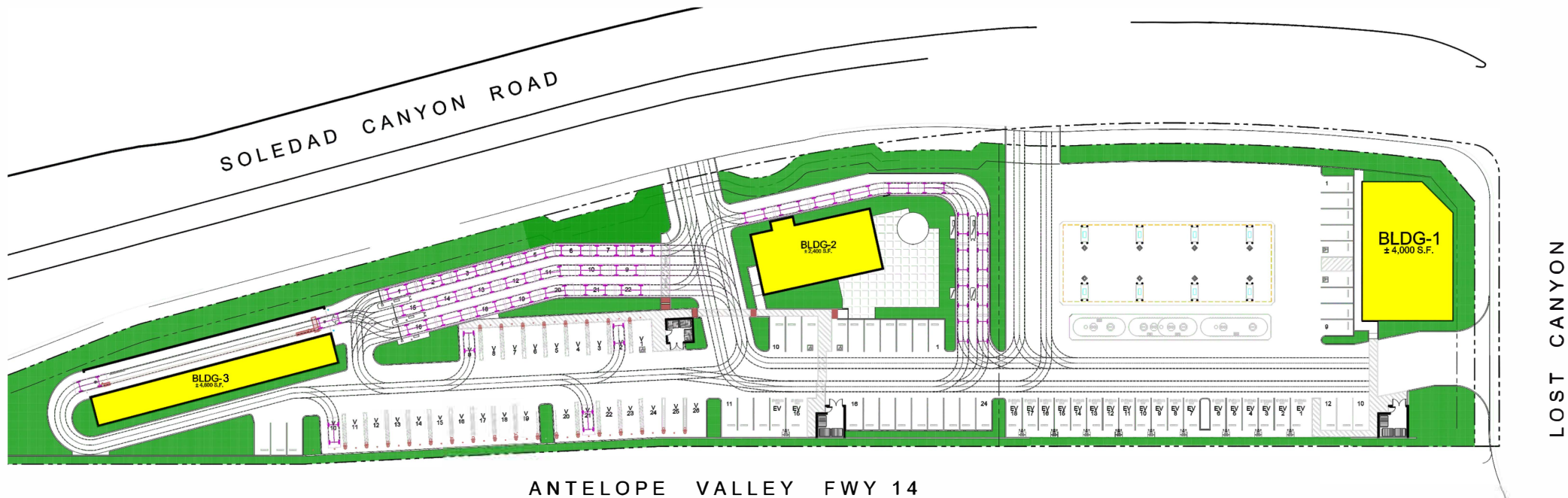
# SITE PLAN OPTION 2



<b>NET SITE AREA (2.71 AC) ±118,425 SF</b>	
<b>BUILDING 1 (Gas Station 7 Convenient Store)</b>	<b>±4,000 SF</b>
<b>BUILDING 2 (Tire Store)</b>	<b>±7,030 SF</b>
<b>BUILDING 3 (Carwash)</b>	<b>±4,600 SF</b>
<b>TOTAL AREA:</b>	<b>±15,630 SF</b>

<b>SITE DATA</b>	
<b>NET SITE AREA</b>	<b>(2.71 AC) ±118,425 SF</b>
<b>BUILDING DATA</b>	
<b>BUILDING 1 (Gas Station / Convenient Store)</b>	<b>±4,000 SF</b>
<b>BUILDING 2 (Tire Store)</b>	<b>±7,030 SF</b>
<b>BUILDING 3 (Carwash)</b>	<b>±4,600 SF</b>
<b>TOTAL AREA:</b>	<b>±15,630 SF</b>
<b>PARKING:</b>	<b>78 STALLS</b>

# SITE PLAN OPTION 3



<b>NET SITE AREA (2.71 AC) ±118,425 SF</b>	
<b>BUILDING 1 (Gas Station 7 Convenient Store)</b>	<b>±4,000 SF</b>
<b>BUILDING 2 (QSR/Drive-Thru)</b>	<b>±2,400 SF</b>
<b>BUILDING 3 (Carwash)</b>	<b>±4,600 SF</b>
<b>TOTAL AREA:</b>	<b>±11,000 SF</b>

<b>SITE DATA</b>	
<b>NET SITE AREA</b>	<b>(2.71 AC) ±118,425 SF</b>
<b>BUILDING DATA</b>	
<b>BUILDING 1 (Gas Station / Convenient Store)</b>	<b>±4,000 SF</b>
<b>BUILDING 2 (QSR/Drive-Thru)</b>	<b>±2,400 SF</b>
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<b>TOTAL AREA:</b>	<b>±11,000 SF</b>
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# GROWTH IN SANTA CLARIT VISTA CANYON

Vista Canyon is well on its way to becoming the “it” place to live and work. Many have been following this development since its planning stages and are counting down the days for the grand opening. This development combines residential and commercial with high value homes, creative office spaces and retail opportunities following three main philosophies: community, accessibility, and sustainability.



Spanning across 185 acres, Vista Canyon has 200 hotel rooms, 480 luxury apartments, 1,100 homes and 950,000 square feet of retail and office space that is projected to bring 4,000 jobs to the Santa Clarita economy adding to the several thousand jobs it has created during the construction process. There are 6 buildings, each 3 stories high with retail space on the first floor and office space on the second and third. This area is well connected and encourages an active lifestyle that is safe. With 100 acres of this development dedicated to open space, one can trek the four miles of

trails that connects the retail, residential and commercial areas. There will be a bridge that goes over the wash that adds to the accessibility. Within this community are two new home developments that are perfect for those who work in or out of the city.

Vista Canyon is a “car-optional” community for commuters. As a transit-oriented community this location is making it easier for those to travel by bike, bus or rail. The developers have worked with the City to create its

## LOCATION

ROUTE 14 AND  
LOST CANYON RD

**650,000 SF**

OF OFFICE  
SPACE

**480**

LUXURY  
APARTMENTS

**1,100**

RESIDENTIAL  
UNITS

**165,000 SF**

OF COMMERCIAL/  
RETAIL DEVELOPMENT

**200**

HOTEL  
ROOMS

**A NEW METRO LINK STATION  
A NEW BUS TRANSIT FACILITY**

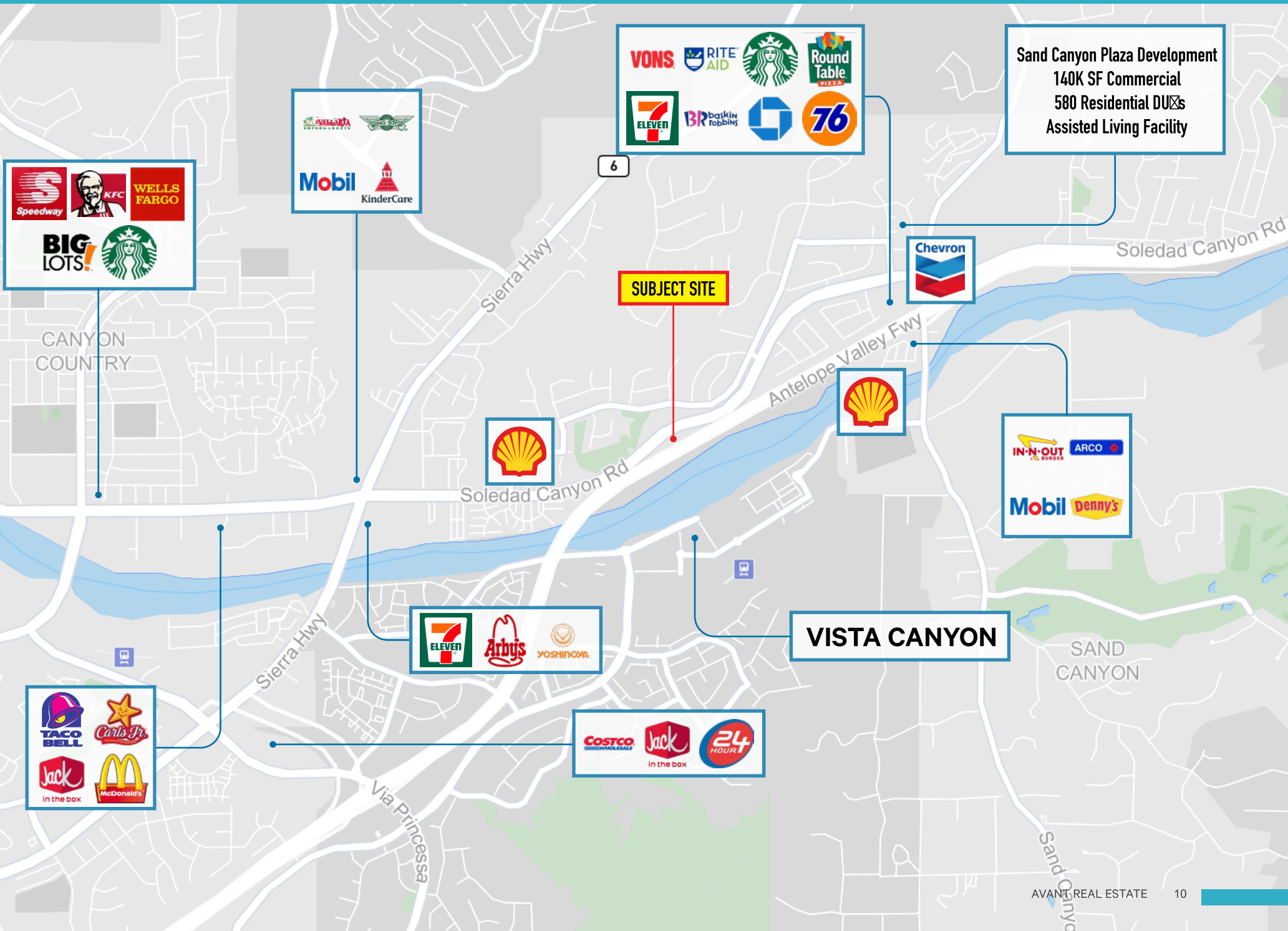
very own transit center and Metrolink commuter rail station. Thus, making it one of the most transit-friendly communities in Southern California. From design to construction to ongoing operation Vista Canyon, is making way for growing families and business while respecting the environment.

The rivers, the oaks and the wide-open spaces are what truly makes this location so special. So, when planning out this space, developers are not only complying with regulations but also incorporating voluntary measures to keep this space beautiful for years to come. To do this



the developing team has committed to water conservation, energy efficiency, renewable use and transit options. Vista Canyon will have a water reclamation plant for the community that can save gallons for reuse. Developers are also implanted sustainability in design for better energy efficiency and conservation

# MAJOR NEARBY RETAILERS



# AREA DEMOGRAPHICS

## Population

	1 mile	5 mile	10 mile
2010 Population	17,968	104,706	385,747
2023 Population	23,813	134,573	432,729
2028 Population Projection	24,461	137,626	433,130
Annual Growth 2010-2023	2.5%	2.2%	0.9%
Annual Growth 2023-2028	0.5%	0.5%	0%
Median Age	35.9	38.6	37.9
Bachelor's Degree or Higher	28%	30%	30%
U.S. Armed Forces	14	31	94

## Housing

	1 mile	5 mile	10 mile
Median Home Value	\$578,532	\$675,705	\$711,153
Median Year Built	1994	1992	1988

## Households

	1 mile	5 mile	10 mile
2010 Households	5,783	33,827	116,461
2023 Households	7,674	43,655	132,240
2028 Household Projection	7,877	44,629	132,512
Annual Growth 2010-2023	2.6%	2.7%	1.6%
Annual Growth 2023-2028	0.5%	0.4%	0%
Owner Occupied Households	3,995	33,323	92,937
Renter Occupied Households	3,882	11,306	39,575
Avg Household Size	3.1	3.1	3.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spend...	\$278.8M	\$1.8B	\$5.6B

## Income

	1 mile	5 mile	10 mile
Avg Household Income	\$106,220	\$124,782	\$127,725
Median Household Income	\$79,884	\$100,263	\$103,269
< \$25,000	691	4,173	14,435
\$25,000 - 50,000	1,542	5,691	16,578
\$50,000 - 75,000	1,385	6,259	17,046
\$75,000 - 100,000	1,121	5,652	16,099
\$100,000 - 125,000	944	4,993	15,003
\$125,000 - 150,000	374	3,599	11,942
\$150,000 - 200,000	672	6,478	18,323
\$200,000+	945	6,810	22,814



**TRAFFIC COUNT**  
125,000 ATD  
CALIFORNIA 14



**AVERAGE INCOME**  
\$127,725  
10-MILE RADIUS



**POPULATION**  
432,729  
10-MILE RADIUS



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