



OFFERING MEMORANDUM

17901 Soledad Canyon Rd

Santa Clarita, CA 91387 | Prime 100% Vacant Medical Office Building

High Quality Build Ideal as a Corporate Headquarters | Alternative Owner/User or Medical Repositioning (See Page 10 for various usages)



Anvers
Capital Partners



CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

OFFERED EXCLUSIVELY BY:



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SECTION 1

INVESTMENT OVERVIEW

THE OFFERING

Peak Commercial & Anvers Capital Partners, as the exclusive advisor to Ownership, is pleased to present for sale 17901 Soledad Canyon Road in Santa Clarita, California (the "Subject Property").

The Subject Property is well-situated just north of the Santa Clara River near the intersection of Sierra Highway and Soledad Canyon Road. The property is comprised of one parcel totaling approximately 2.19 acres of land with one structure totaling ±102,712 square feet of building area.

Never having been occupied, the subject property was constructed in 2012, and consists of 3 (2nd and 3rd floors consisting of SqFt floor plates) stories with two massive levels of subterranean parking spanning across past the building floorplate.

The property was built as an office/medical office building, and is an ideal space for medical usage or as a corporate office headquarter.

The building does also allow for various other potential uses through a conditional use permit. Ideal uses for the property consists of medical office space or other hospital affiliated/medical related usages requiring a high parking ratio, assisted living/memory care facility, government/governmental agencies, and high-density back-office space. (Seller has obtained a CUP for a 214 bed senior housing/assisted living project. Contact broker for additional information).



\$18,000,000

2012 Construction | \$175.25PSF

Offering Summary

Listing Price	\$18,000,000
Price Per SqFt	\$175.25
Current Occupancy	100% Vacant
Land Size	±2.19 AC (95,418 SqFt)
Stories	3
Year Built	2012
Parking Spaces	4.37/1,000 Sf (2 Level subterranean & On-grade)

Property Summary

Address	17901 Soledad Canyon Rd Santa Clarita CA, 91387
Parcel ID	± 148,160 SF (Consisting of two separate properties)
Property Type	Commercial/ Built as Medical
Parcel ID	2844-015-019
# of Buildings	1
Ownership Interest	Fee Simple
Zoning	CC



\$18,000,000

2012 Construction | \$175.25PSF

Investment Highlights



HIGH QUALITY CONSTRUCTION

2012 Construction with two levels of Subterranean parking. High-end construction and build



GREAT DEMOGRAPHICS & LOCATION

Prime Location with High Traffic and Strong Demographics. Centrally Located



PRICED WELL BELOW REPLACEMENT

At ±175 PSF, property is priced well below replacement value, providing an amazing opportunity for developers and investors



TWO LEVEL SUBTERRANEAN PARKING

Property consists of on-grade parking as well as two levels of lot-lot subterranean parking

INVESTMENT HIGHLIGHTS

High Quality Construction– This 2012 constructed office building boasts a high-quality build and modern design. With its sleek glass lined façade this structure exudes professionalism and sophistication. Although still in soft shell condition, the building's interior is primed for customization, with open-concept floor plans and ample natural light that lend themselves to endless possibilities. The building is equipped with HVAC efficient HVAC systems, nearly completed bathrooms on each floors, and completed elevator corridors and cabs.

Great Demographics & Location– 17901 Soledad Canyon Rd presents a prime investment opportunity for businesses looking to establish or expand their presence in the area. The property boasts an excellent traffic count of 27,000 cars per day, which translates into high exposure and ample foot traffic. In addition, the surrounding area has a population of approximately 93,000 people within a 3-mile radius and a strong average household income of around \$114,000. The property's easy access to the 5 freeway provides convenient transportation for customers and employees.

Priced Millions Below Replacement Cost– The subject property is a unique investment opportunity for developers and investors seeking a project that is priced well below replacement value. At just ±175 PSF, the property is priced significantly lower than what it would cost to construct a comparable building from scratch. This represents an incredible value proposition for investors looking to acquire a property that has the potential for substantial appreciation in value over time. Developers, in particular, will find this property to be an excellent investment opportunity as they can take advantage of the lower cost to acquire and develop the property, which can lead to significant profits in the long run. Overall, this property represents a rare opportunity for investors and developers alike to acquire a valuable asset at a fraction of the cost of building from scratch.

Massive Two Level Subterranean Parking– Built with medical tenancy in mind, the subject property boasts a very attractive parking ration of ±4.37/1,000Sf which consists of both on-grade parking, a two levels of subterranean parking spanning across the entire lot.



17901 Soledad Canyon Rd



EXTERIOR
AERIAL
PHOTO



17901 Soledad Canyon Rd

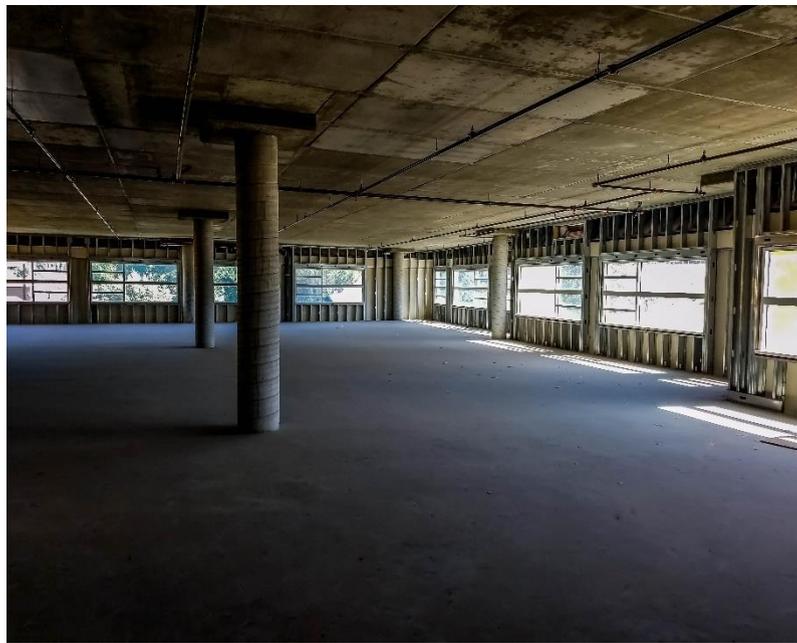
**EXTERIOR
PHOTOS**





17901 Soledad Canyon Rd

**INTERIOR &
EXTERIOR
PHOTOS**





17901 Soledad Canyon Rd



EXTERIOR
PHOTOS



SECTION 2

PERMITTED USES

PERMITTED USES (allowed under existing zoning)**PARKING****5. Banks and Financial Services**

Includes financial institutions including: banks, credit agencies, credit unions, investment companies, savings and loans, and similar financial services.

1 space per 250 square feet

6. Business Support Services

Includes establishments primarily engaged in rendering services to business establishments on a fee or contract basis. Services include, but are not limited to: a.) Advertising; b.) Blueprinting; c.) Computer related services; d.) Office equipment maintenance and repair; e.) Office equipment sale and rental; f.) Mailing/shipping; g.) Photocopying.

1 space per 250 square feet

14. Medical Services

Includes establishments primarily engaged in the provision of personal physical health services on an outpatient basis ranging from prevention, diagnosis, treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing. Typical uses include, but are not limited to, medical offices, urgent care facilities, substance abuse treatment clinics, weight management, physical therapy, chiropractic.

1 space per 200 square feet

18. Professional Offices

Includes establishments primarily engaged in the provision of personal physical health services on an outpatient basis ranging from prevention, diagnosis, treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing. Typical uses include, but are not limited to, medical offices, urgent care facilities, substance abuse treatment clinics, weight management, physical therapy, chiropractic.

1 space per 250 square feet

21. Retail Sales, Specific-e. Drugstores

Includes retail establishments primarily engaged in the filling of medical prescriptions and the sale of medicines and drugs, medical devices and supplies, nonprescription medicines and includes the sale of nonmedical related products, including, but not limited to, alcohol, cosmetics, electronics, greeting cards, packaged food items, and stationery. Typical uses are less than forty thousand (40,000) square feet.

1 space per 250 square feet; plus required parking for additional uses on site

21. Retail Sales, Specific-i. Furniture Stores

Includes establishments primarily engaged in the provision of personal physical health services on an outpatient basis ranging from prevention, diagnosis, treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing. Typical uses include, but are not limited to, medical offices, urgent care facilities, substance abuse treatment clinics, physical therapy, chiropractic.

1 space per 400 square feet

USES REQUIRING A CONDITIONAL USE PERMIT (CUP)**PARKING****19-h. Recreation, Commercial - Recreation Facilities**

Includes predominantly participant sports and health activities which are normally associated with a country club. Typical uses include country clubs, racquet clubs, swim clubs, and may include other accessory uses, including restaurants, banquet facilities and retail sales.

All uses within such a facility shall provide parking as contained in this code

24. Schools, Specialized

Includes schools of specialized education and instruction, but does not include public and private elementary and secondary schools and colleges and universities. The following are specialized school uses: (Vocational Schools, Instructional Schools)

Varies depending on project type

3-c. Dwelling - Multifamily

includes a building designed and intended for occupancy by three (3) or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, townhomes, row houses, triplexes, and fourplexes. Accessible parking stalls shall be required in accordance with the Building Code.

Varies based on unit type and/or Age restricted development

****11. Residential Health Care Facility**

Includes residential facilities usually occupied by the elderly that provide rooms, meals, personal care and health monitoring services under the supervision of a professional nurse or other professional health care provider and that may provide other services, such as recreation, social and cultural activities, financial services and transportation. Typical uses include convalescent homes.

0.5 spaces for each unit and/or bed

16. Supportive Housing

Includes housing with no limits on length of stay that is linked to on-site or off-site services that assist a resident in retaining housing, improving his/her health conditions and maximizing his or her ability to live and, when possible, work in the community.

1 space per 250 square feet; plus required parking for additional uses on site

21. Retail Sales, Specific-i. Furniture Stores

Includes housing with no limits on length of stay that is linked to on-site or off-site services that assist a resident in retaining housing, improving his/her health conditions and maximizing his or her ability to live and, when possible, work in the community.

1 space for each staff member; plus 1 space for each resident using a motor vehicle

**** Seller has already obtained a CUP for Assisted Living/Memory Care based on 214 beds. Contact Broker for additional information**

8. Day Care Centers

1 space per employee; plus 1 space per each business vehicle; plus 1 space per each 5 children/adults or 1 space per each 10 children/adults...

Includes predominantly participant sports and health activities which are normally associated with a country club. Typical uses include country clubs, racquet clubs, swim clubs, and may include other accessory uses, including restaurants, banquet facilities and retail sales.

j. Veterinary Hospital

1 space per 250 square feet of area (excluding area devoted to housing of animals)

Includes a veterinary facility where animals are given medical or surgical treatment and may include long-term boarding (one (1) or more night stay) and grooming services for patients. Boarding shall be in accordance with the provisions of Section 17.66.090 (Kennels).

24. Schools, Specialized

1 space per 200 square feet of instructional area (dance floor, aerobic/martial arts instruction, classroom area, etc.);

Instructional Schools—includes specialized schools that provide instructional classes in areas including, but not limited to, music, martial arts, dance, gymnastics, language, tutoring, and scholastic instruction. Includes facilities that focus on the physical and mental development of early childhood through the use of exercise equipment, toys, music and other age-appropriate stimuli. This use type does not include health clubs or similar uses where initial instruction is given and then members/participants are free to participate and/or utilize the facility's equipment outside of an instructional class.

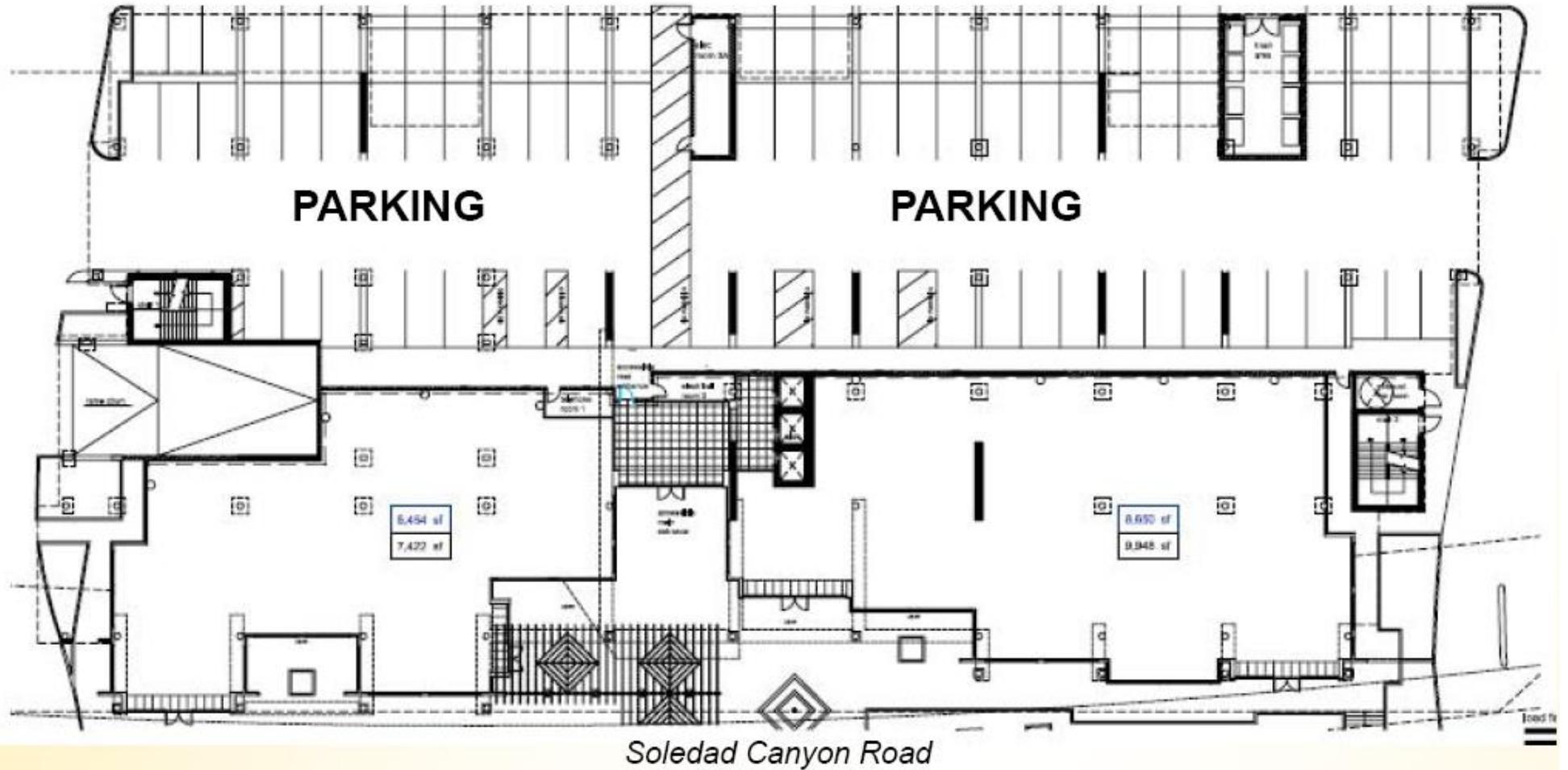
[Click Here to View Entire Zoning Code](#)

SECTION 3

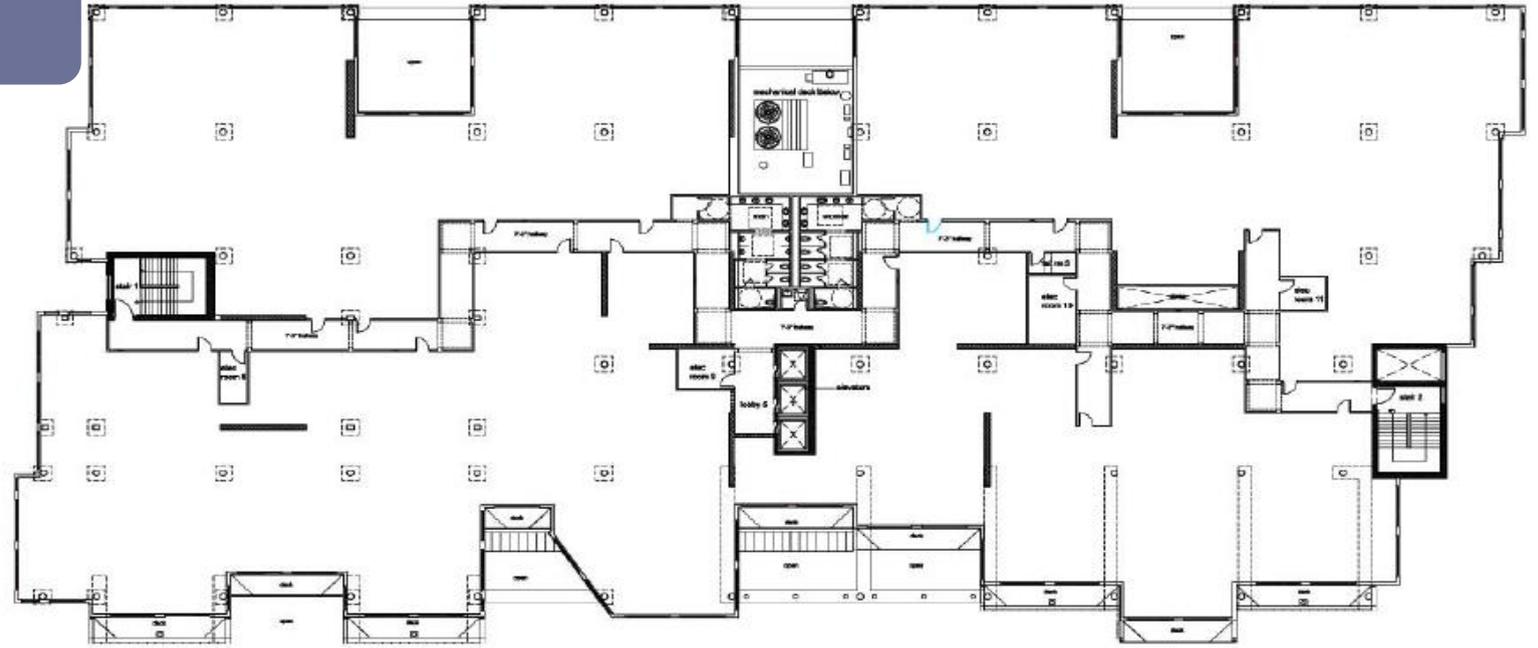
AERIALS & MAPS



SITE MAP

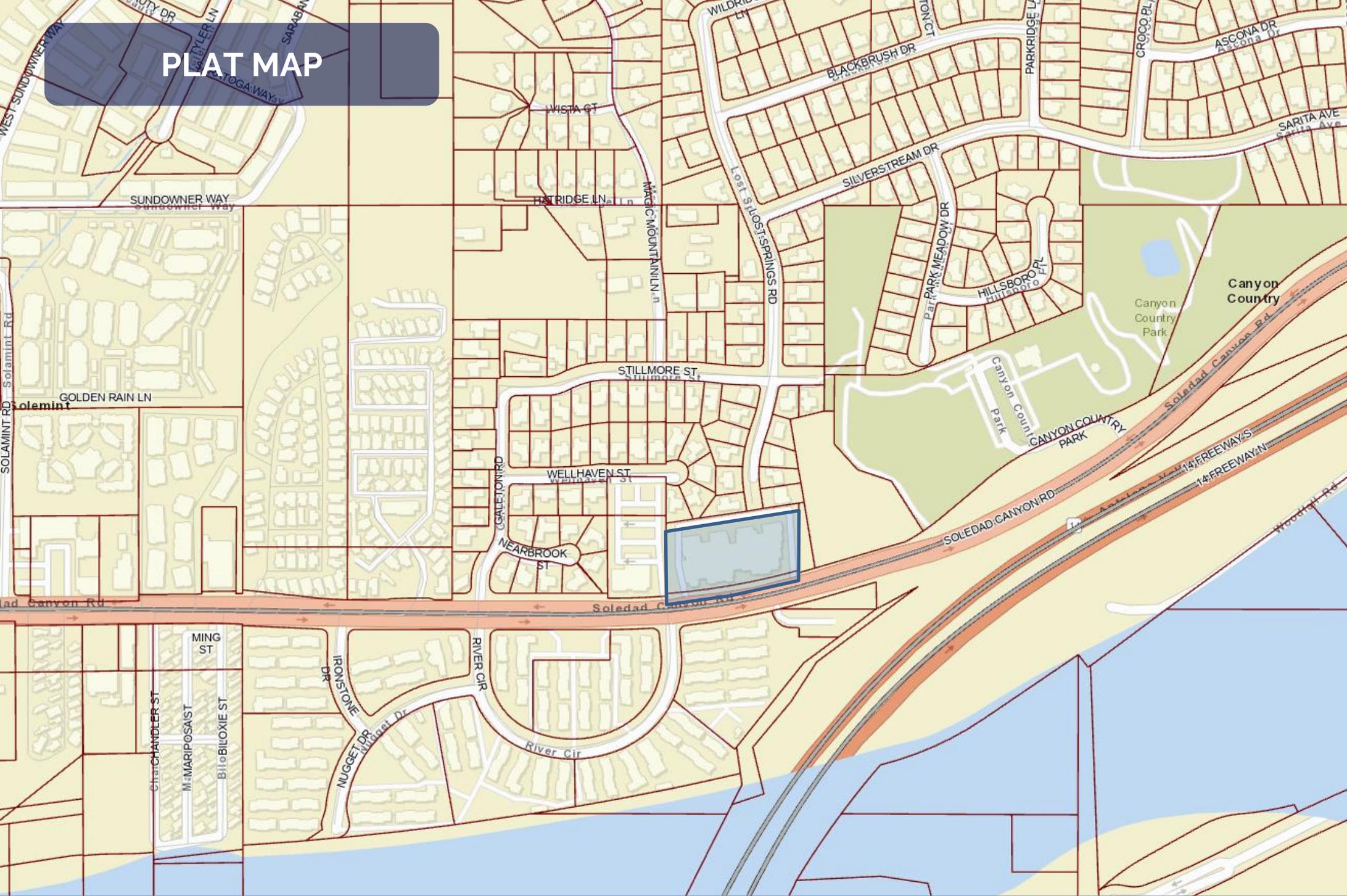


SITE MAP





PLAT MAP



17901 Soledad Canyon Rd



SUBJECT
PROPERTY

SECTION 4

LOCATION OVERVIEW

SANTA CLARITA | CALIFORNIA



Santa Clarita is a rapidly growing city located in Los Angeles County, California, with a projected population increase of over 20% by 2030. The city's demographic diversity is a notable feature, with a mix of people from different backgrounds and walks of life, which contributes to its dynamic and welcoming community.

The city's thriving business community is another notable aspect, with major employers and industries represented in healthcare, technology, education, and more. The strong job market and growing economy make it an attractive location for businesses seeking to establish themselves in the region.

In recent years, the city has implemented various strategies to encourage economic growth and development. For example, it has established the Santa Clarita Business Incubator, which provides resources and support to startups and small businesses in the region. Additionally, the city has taken steps to streamline the development process for businesses, such as creating a one-stop shop for permitting and licensing.

Santa Clarita's strategic location also makes it an attractive destination for businesses. It is situated within close proximity to major transportation hubs, such as the Port of Los Angeles and Los Angeles International Airport, providing easy access to global markets.

Furthermore, the city's investment in infrastructure and public amenities has helped to enhance the quality of life for residents and attract new businesses to the region. This includes the development of a state-of-the-art public library, parks, and recreational facilities, as well as the implementation of smart city technologies.

Overall, Santa Clarita is a thriving and dynamic city with a strong business community and diverse population. With its strategic location, favorable business climate, and investment in infrastructure, the city is well-positioned for continued growth and success in the future.



DOING BUSINESS IN SANTA CLARITA

Santa Clarita is the ideal place to work for businesses looking to design new technologies, produce top-rated television dramas, develop life-changing products, or create world-class experiences. With more than 6,000 businesses based in the city, Santa Clarita is one of Los Angeles County's most business-friendly cities.

Named the "Most Business-Friendly City in Los Angeles County" by the Los Angeles Economic Development Corporation, Santa Clarita offers a high quality of life, a variety of tax and incentive programs for companies of all sizes, and close proximity to most Southern California business centers.

This, along with miles of recreational trails, thousands of acres of open space and parkland, distinguished schools, and community-related events, all contribute to Santa Clarita's high quality of life, which leads to motivated employees and families, and ultimately, successful business practices.

One major advantage of doing business in Santa Clarita is the lack of business license fees, utility users tax, gross receipts tax, and payroll tax. Additionally, the city offers a Recycling Market Development Zone, Use Tax Rebate Program, Foreign Trade Zone, and free recruitment and employment services for businesses at the America's Job Center of California. The lack of paid parking garages or paid street parking also leads to lower overall costs of doing business.

With a population of 218,103 residents as of January 1, 2019, Santa Clarita is the third-largest city in Los Angeles County, following the City of Los Angeles and the City of Long Beach. The city plays an important role in Los Angeles County based on its size, and continues to attract new residents seeking a safe and beautiful place to call home.

The city's strong and diverse economy, supported by the Santa Clarita Valley Economic Development Corporation, the Santa Clarita Valley Chamber of Commerce, the Valley Industry Association, and the city government, makes Santa Clarita the ideal destination for businesses. Modern business parks, a highly-skilled labor pool, a variety of transportation choices, housing, quality of life, climate, and scenery all contribute to the city's attractiveness to businesses.

In conclusion, Santa Clarita offers a range of benefits for businesses seeking to establish their headquarters or expand their operations, including a business-friendly climate, investment in infrastructure, diverse community, and lack of business taxes and fees. With its strong and diverse economy, Santa Clarita is an excellent choice for businesses looking to grow and thrive in the region.

LOCATION HIGHLIGHTS



BUSINESS-FRIENDLY CITY

Santa Clarita is a highly business-friendly city, offering a high quality of life, tax and incentive programs for businesses of all sizes, and close proximity to most Southern California business centers.



STRONG AND DIVERSE ECONOMY

The city has a strong and diverse economy, with over 6,000 businesses based in the area, benefiting from a modern business park, a highly-skilled labor pool, and a variety of transportation choices.



SIMPLE BUSINESS ENVIRONMENT

Doing business in Santa Clarita is simple and has many benefits, including no business license fees, no utility users tax, no gross receipts tax, no payroll tax, and free recruitment and employment services for businesses at the America's Job Center of California.

DEMOGRAPHICS

17901 Soledad Canyon Rd Santa Clarita, CA



POPULATION

3 MILE 5 MILES 10 MILES

2022 Population	93,361	139,442	432,621
Annual Growth 2010-2020	1.8%	1.8%	.8%
Median Age	37.4	37.8	37.4
Bachelor's Degree of Higher	29%	33%	30%



HOUSEHOLDS

3 MILE 5 MILES 10 MILES

2022 Households	30,220	44,574	130,762
Annual Growth 2010-2022	1.9%	2.0%	1.3%



HOUSEHOLD INCOME

3 MILE 5 MILES 10 MILES

Average Household Income	\$114,135	\$122,588	\$122,122
Medical Household Income	\$90,958	\$99,641	\$99,494



432K+

Total Population
(10 miles)



\$122K+

Avg. Household Income
(10 miles)

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