

RARE OPPORTUNITY - 22 FLEX BUSINESS UNITS FOR SALE

18335-18345 Sierra Hwy, Santa Clarita CA 91351



OFFERING MEMORANDUM

PEAK
COMMERCIAL

18335-18345 Sierra Hwy

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Property Description**
 - Aerial Map
 - Property Images
- 03 **Rent Roll**
 - Rent Roll
- 04 **Financial Analysis**
 - Income & Expense
 - Upladed Finiancial Analysis**
- 05 **Demographics**
 - Demographics
 - Demographic Charts

Exclusively Marketed by:

Dan Adivi

Senior Sales Director
(818) 335-1779
dannyadivi@yahoo.c
om Lic: 01183293

Yossi Freeman

Commercial Advisor
(310) 855-4517
YossiF@peakcommercial.c
om Lic: 2129558



5900 Canoga Ave suite 110
Woodland hills, CA 91367



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	18335-18345 Sierra Hwy Santa Clarita CA 91351
COUNTY	Los Angeles
MARKET	Santa Clarita Valley
SUBMARKET	Santa Clarita Valley
BUILDING SF	28,000 SF
LAND ACRES	0.84
LAND SF	36,590 SF
YEAR BUILT	1981
APN	2803-025-005
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$4,499,999
PRICE PSF	\$160.71
NOI (CURRENT)	\$278,691
CAP RATE (CURRENT)	5.50 %
CAP RATE (PRO FORMA)	6.63 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	28,494	87,584	147,194
2021 Median HH Income	\$73,470	\$94,933	\$103,118
2021 Average HH Income	\$89,785	\$119,429	\$129,464

Property Highlights

- Twenty-two Flex units totaling approximately 28,800 square feet (rent roll) which includes about 14,400 sq. ft. of office space over approximately 14,400 sq. ft. of workspace/ storage area.



- We are centrally located in the business corridor across from a new Canyon Country Community Center. The 9-acre site features a 25,000 square foot building and outdoor space with a playground, basketball court, and fields. Numerous businesses and the Diamond Park Apartments.
- All 22 units have private bathrooms, private balconies, and many units include a built-in kitchenette area with a coffee bar, refrigerator, and microwave.
- Long-term, stable tenancy due to unique Flex design allowing multiple businesses use.
- Ease of management: No common facilities. Each unit has a separate HVAC. The units are individually metered for utilities, phones, and the internet.
- It is located at a significant intersection with a vehicle traffic count of 45,590 vehicles per day (Sierra Hwy at Soledad Canyon Road) and proximity and convenient access to the Antelope Valley (14) Freeway.
- Outstanding location. Walk to adjacent supermarket shopping centers and numerous restaurants near the US Post Office and College of the Canyons campus
- Two acres lot 18349 Sierra Highway is available for sale separately**

- The center is conveniently placed in the area of numerous businesses and residential neighborhoods.
- Perfect for an investor looking to add value by raising rents and improving management strategies

Recent Improvements

- New motorized roll-up door
- Security entry gate
- Security cameras
- Paint and flooring replacement
- Custom awnings
- Some new HVAC
- Security fencing around the property

PROPERTY FEATURES

BUILDING SF	28,000
LAND SF	36,590
LAND ACRES	0.84
YEAR BUILT	1981
# OF PARCELS	1
ZONING TYPE	C3
BUILDING CLASS	B
NUMBER OF STORIES	2
PARKING RATIO	0.92/1000 SF





02

Property Description

Aerial Map

Property Images













03

Rent Roll

Rent Roll

Rent Roll

Property = FREE4- St Croix, LLC
As Of = 03/31/2022
Month = 03/2022

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	Misc	Misc per Sqft	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Tenants												
01	1,400.00	Cal Flexx	1,265.00	0.90	0.00	0.00	250.00	0.18	01/01/2022			4,798.00
05	1,450.00	R&R Realty Inc	1,218.00	0.84	1,500.00	0.00	232.00	0.16	03/01/2021	03/31/2023		0.00
06	1,450.00	Nior Luxe Inc	1,368.00	0.94	1,600.00	0.00	232.00	0.16	06/01/2021	05/31/2023		0.00
07	1,400.00	Empirical Consulting, LLC	1,379.17	0.99	1,300.00	0.00	200.00	0.14	08/01/2019	08/31/2022		0.00
08	1,400.00	Chris Kissinger	1,250.00	0.89	0.00	0.00	250.00	0.18	01/01/2022			1,625.00
09	1,450.00	BjD Services, LLC	1,717.53	1.18	2,000.00	0.00	232.00	0.16	10/01/2020	09/30/2022		232.00
10	1,000.00	Pearlman Microphones	1,050.00	1.05	0.00	0.00	119.00	0.12	09/01/2016			0.00
11	1,000.00	Perfecttux.com	1,075.00	1.08	1,100.00	0.00	125.00	0.13	11/01/2017	09/30/2022		0.00
12	1,000.00	Kenneth Fusca Designs	1,100.00	1.10	0.00	0.00	150.00	0.15	06/01/2017			0.00
13	700.00	HOA Management of Santa Clarita, Inc.	1,030.00	1.47	1,000.00	0.00	0.00	0.00	07/01/2019	06/30/2023		-927.00
14	1,400.00	Venti Management, LLC	1,545.00	1.10	1,500.00	0.00	250.00	0.18	02/01/2019			-44.00
15	1,400.00	DTS Company	1,545.00	1.10	0.00	0.00	175.00	0.13	06/01/2017	05/31/2022		0.00
16	1,400.00	DTS Company	1,368.00	0.98	0.00	0.00	232.00	0.17	02/14/2022	03/31/2023		0.00
17	1,400.00	Hitoshi Nawata	1,290.00	0.92	0.00	0.00	290.00	0.21	08/01/2018	07/31/2022		0.00
18	1,400.00	Shadow Nut Trading, Inc.	1,390.00	0.99	2,000.00	0.00	232.00	0.17	10/01/2021	09/30/2023		0.00
19	1,400.00	A&C Concerete Inc.	1,215.00	0.87	2,500.00	0.00	250.00	0.18	04/19/2017			0.00
20	1,400.00	Hydrex Pest Control	1,365.00	0.98	0.00	0.00	175.00	0.13	06/01/2017	05/31/2022		0.00
21	1,000.00	John Boston	1,000.00	1.00	2,000.00	0.00	225.00	0.23	10/15/2019			0.00
22	1,000.00	On Point Plumbing Systems Inc	1,160.00	1.16	1,500.00	0.00	160.00	0.16	08/01/2021	01/31/2023		0.00
02-04	4,200.00	TCM, Inc.	4,450.00	1.06	0.00	0.00	365.00	0.09	07/01/2008	06/30/2023		0.00
Total		FREE4- St Croix, LLC	28,780.70	1.02	18,000.00	0.00	4,144.00	0.15				5,684.00

Summary Groups	Square Footage	Actual Rent	Security Deposit	Other Deposits	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants	28,250.00	28,780.70	18,000.00	0.00	4,144.00	20	100.00	100.00	5,684.00
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units	28,250.00	0.00	0.00	0.00	0.00	20	100.00	100.00	0.00
Total Non Rev Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	
Total Vacant Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Totals:	28,250.00	28,780.70	18,000.00	0.00	4,144.00	20	100.00	100.00	5,684.00



04

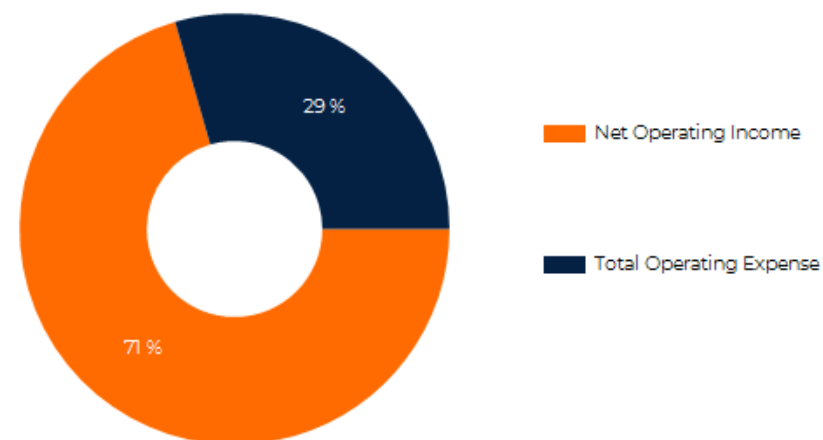
Financial Analysis

Income & Expense

Uploaded Financial Analysis

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$395,088	100.0 %	\$501,120	100.0 %
Effective Gross Income	\$395,088		\$501,120	
Less Expenses	\$116,397	29.46 %	\$116,397	23.22 %
Net Operating Income	\$278,691	70.54 %	\$384,723	76.77 %

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	PRO FORMA
Current Expenses	\$116,397	\$116,397
Total Operating Expense	\$116,397	\$116,397
Expense / SF	\$4.16	\$4.16
% of EGI	29.46 %	23.22 %

DISTRIBUTION OF EXPENSES CURRENT





05

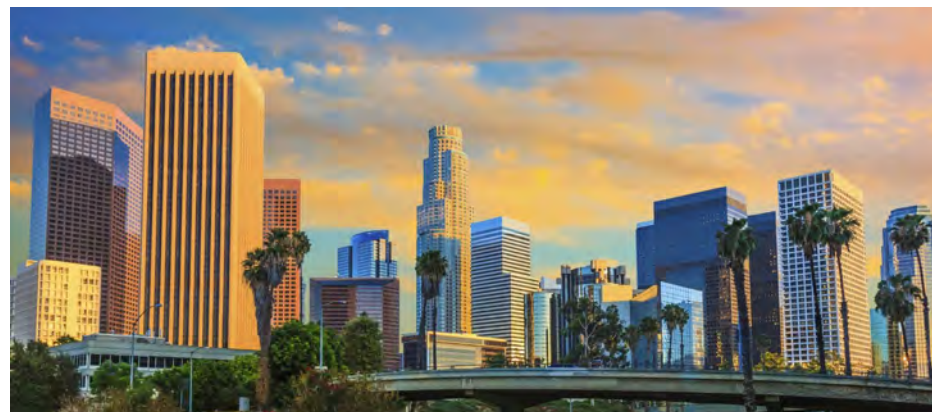
Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,937	57,598	109,002
2010 Population	27,471	77,267	134,118
2021 Population	28,494	87,584	147,194
2026 Population	29,483	91,791	152,102
2021 African American	1,908	4,521	6,191
2021 American Indian	226	514	872
2021 Asian	2,522	10,556	15,713
2021 Hispanic	14,030	32,726	51,098
2021 Other Race	6,891	14,713	21,954
2021 White	15,102	51,511	93,605
2021 Multiracial	1,779	5,607	8,614
2021-2026: Population: Growth Rate	3.40 %	4.70 %	3.30 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	578	1,311	1,872
\$15,000-\$24,999	367	991	1,577
\$25,000-\$34,999	532	1,249	1,959
\$35,000-\$49,999	1,033	2,285	3,413
\$50,000-\$74,999	2,067	4,623	6,901
\$75,000-\$99,999	1,537	4,089	6,452
\$100,000-\$149,999	1,748	6,031	10,373
\$150,000-\$199,999	578	3,456	6,364
\$200,000 or greater	540	3,741	7,446
Median HH Income	\$73,470	\$94,933	\$103,118
Average HH Income	\$89,785	\$119,429	\$129,464

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,565	21,173	37,383
2010 Total Households	8,958	25,114	42,818
2021 Total Households	8,978	27,777	46,357
2026 Total Households	9,228	28,913	47,678
2021 Average Household Size	3.17	3.15	3.15
2000 Owner Occupied Housing	4,113	13,826	26,217
2000 Renter Occupied Housing	3,754	6,181	9,577
2021 Owner Occupied Housing	4,471	19,416	34,223
2021 Renter Occupied Housing	4,507	8,360	12,134
2021 Vacant Housing	954	1,959	2,798
2021 Total Housing	9,932	29,736	49,155
2026 Owner Occupied Housing	4,558	20,166	35,229
2026 Renter Occupied Housing	4,670	8,747	12,448
2026 Vacant Housing	1,040	1,996	2,965
2026 Total Housing	10,268	30,909	50,643
2021-2026: Households: Growth Rate	2.75 %	4.00 %	2.80 %



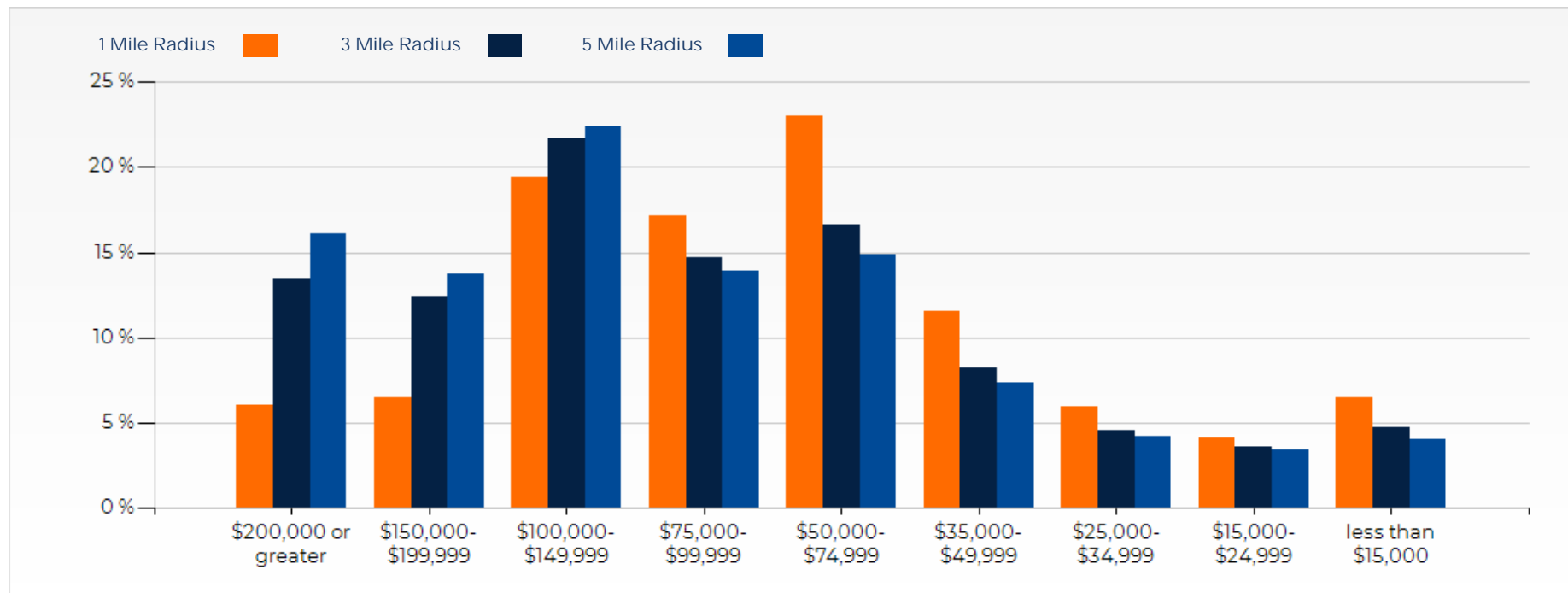
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,384	6,678	10,869
2021 Population Age 35-39	2,174	6,285	10,187
2021 Population Age 40-44	2,003	5,928	9,739
2021 Population Age 45-49	1,782	5,817	9,790
2021 Population Age 50-54	1,684	5,724	10,072
2021 Population Age 55-59	1,602	5,600	9,899
2021 Population Age 60-64	1,316	4,678	8,474
2021 Population Age 65-69	1,009	3,556	6,577
2021 Population Age 70-74	746	2,643	4,974
2021 Population Age 75-79	471	1,796	3,247
2021 Population Age 80-84	247	1,106	1,974
2021 Population Age 85+	189	1,101	1,840
2021 Population Age 18+	21,120	65,712	112,073
2021 Median Age	33	35	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,765	\$86,548	\$90,671
Average Household Income 25-34	\$83,993	\$107,202	\$112,232
Median Household Income 35-44	\$80,853	\$106,737	\$112,411
Average Household Income 35-44	\$96,006	\$130,337	\$137,547
Median Household Income 45-54	\$82,034	\$117,797	\$129,265
Average Household Income 45-54	\$102,857	\$143,805	\$157,251
Median Household Income 55-64	\$77,091	\$105,436	\$116,007
Average Household Income 55-64	\$98,083	\$130,563	\$144,648
Median Household Income 65-74	\$61,701	\$76,650	\$83,106
Average Household Income 65-74	\$78,719	\$99,935	\$109,670
Average Household Income 75+	\$54,866	\$69,001	\$75,832

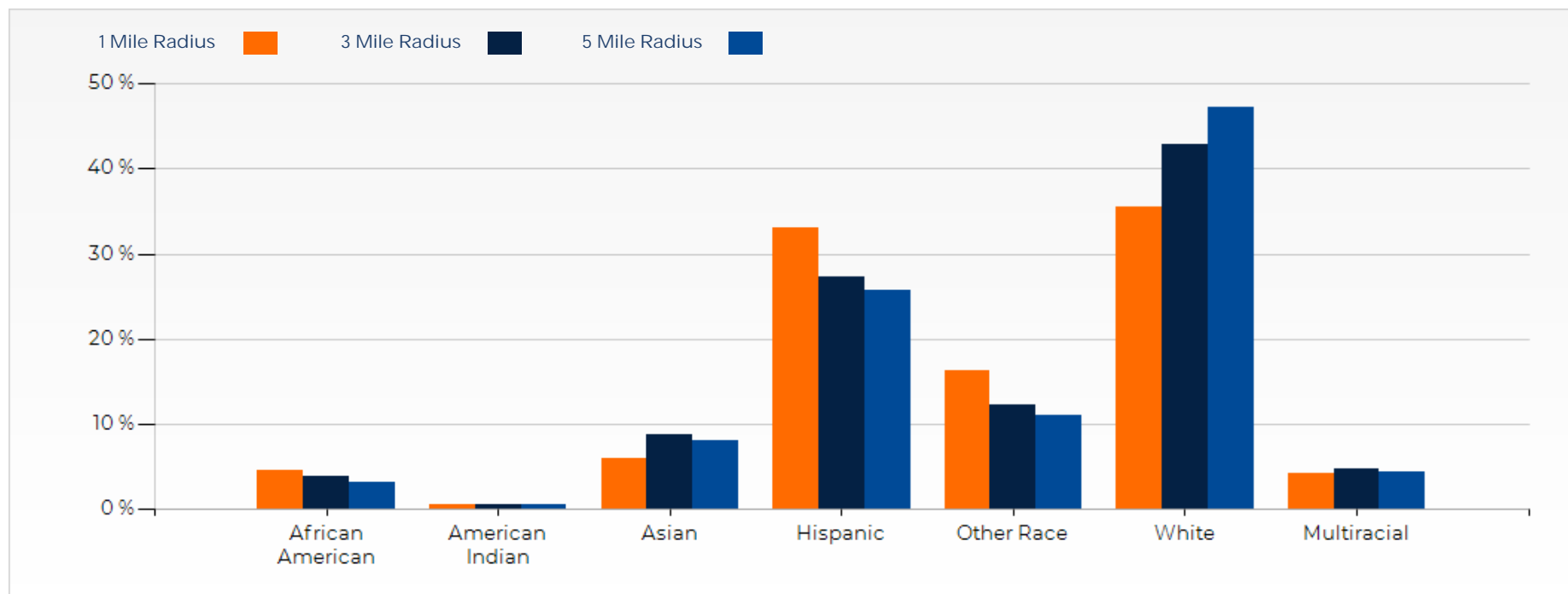
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,481	8,088	12,451
2026 Population Age 35-39	2,395	7,512	12,403
2026 Population Age 40-44	2,036	6,248	10,479
2026 Population Age 45-49	1,889	5,676	9,547
2026 Population Age 50-54	1,660	5,499	9,384
2026 Population Age 55-59	1,564	5,177	9,152
2026 Population Age 60-64	1,447	4,922	8,724
2026 Population Age 65-69	1,168	4,178	7,584
2026 Population Age 70-74	857	3,031	5,779
2026 Population Age 75-79	618	2,266	4,266
2026 Population Age 80-84	346	1,407	2,564
2026 Population Age 85+	227	1,320	2,242
2026 Population Age 18+	22,222	69,608	117,236
2026 Median Age	34	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,784	\$94,925	\$99,659
Average Household Income 25-34	\$96,411	\$123,616	\$127,873
Median Household Income 35-44	\$92,404	\$118,854	\$126,270
Average Household Income 35-44	\$113,138	\$152,162	\$159,545
Median Household Income 45-54	\$90,914	\$127,664	\$143,038
Average Household Income 45-54	\$115,334	\$159,404	\$175,018
Median Household Income 55-64	\$83,880	\$113,655	\$127,684
Average Household Income 55-64	\$109,893	\$146,883	\$162,795
Median Household Income 65-74	\$71,807	\$86,208	\$94,954
Average Household Income 65-74	\$93,726	\$117,721	\$129,184
Average Household Income 75+	\$66,894	\$84,212	\$94,167

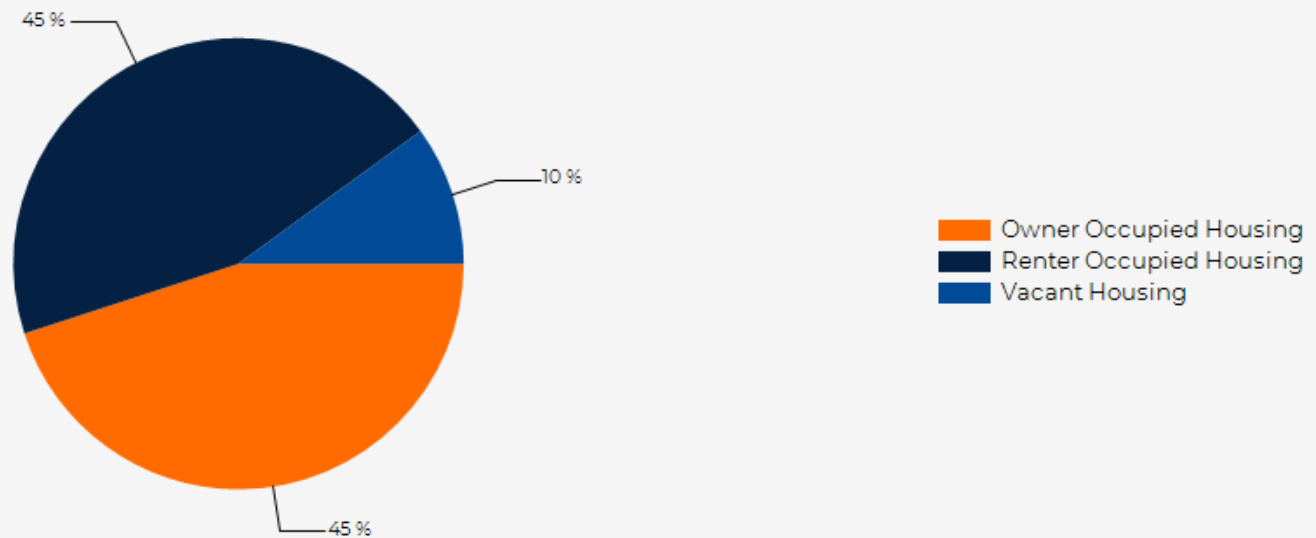
2021 Household Income



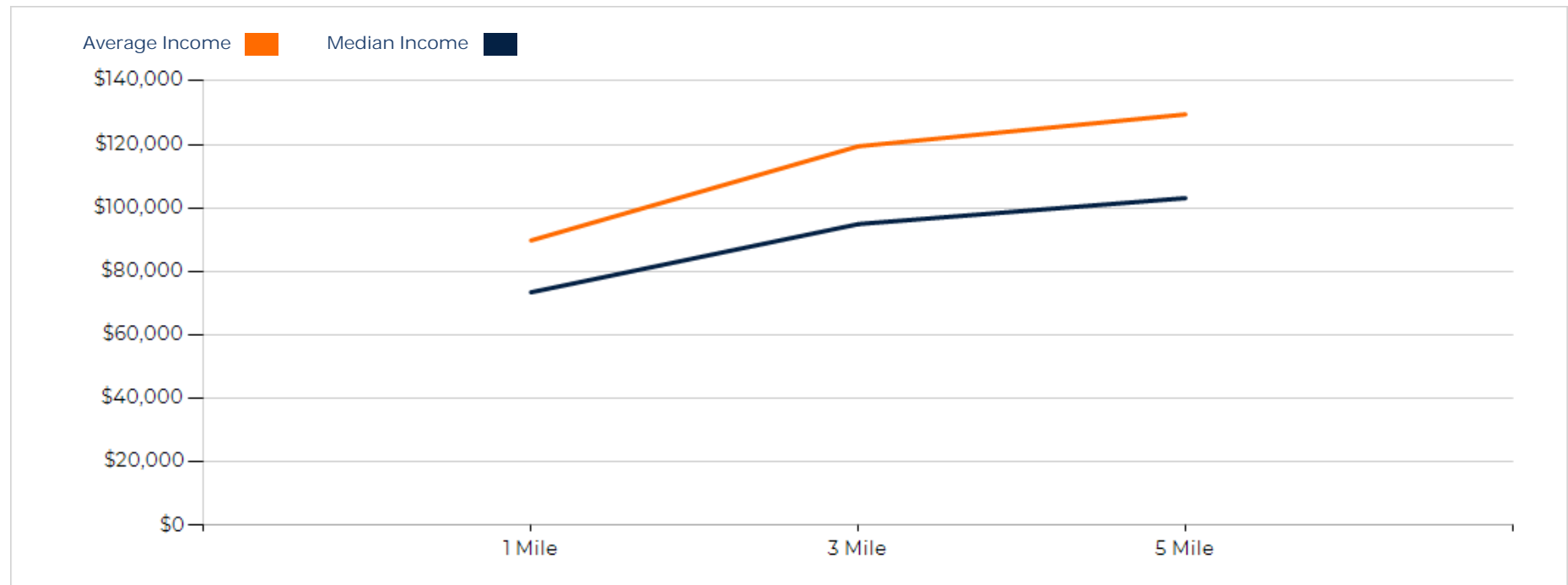
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



18335-18345 Sierra Hwy

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Dan Adivi

Senior Sales Director
(818) 335-1779
dannyadivi@yahoo.c
om Lic: 01183293

Yossi Freeman

Commercial Advisor
(310) 855-4517
YossiF@peakcommercial.c
om Lic: 2129558

PEAK
C O M M E R C I A L