# 23945-23947 NEWHALL AVE.

EVER GREEN ANIMAL CARE CENTER & PET SPA - NEWHALL CA 91321

**OFFERING MEMORANDUM**

BUSINESS AND REAL ESTATE SALE

PEAK
COMMERCIAL

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*Exclusively Marketed by:*

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# PROPERTY SUMMARY

23945 - 23947 NEWHALL AVE.  NEWHALL, CA 91321

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# PROPERTY SUMMARY

## FINANCIAL SUMMARY

| | |
|---|---|
| **Price** | **$4,500,000** |
| **Price PSF** | **$321.63** |
| **Optional Business Purchase** | **Call for detail** |

## BUSINESS CAPABILITIESS

| | |
|---|---|
| Exam Rooms | 3 |
| Boarding Capacity | 85 |
| Day Care Capacity | 20 |
| Groomers | 2 or 3 |

## OFFERING SUMMARY

| | |
|---|---|
| Address | 23945 - 23947 Newhall Ave.<br>Newhall, CA 91321 |
| County | Los Angeles |
| Market | Santa Clarita Valley |
| Submarket | Santa Clarita |
| Building SF | 13,991 SF |
| Land Acres | 0.44 |
| Land SF | 19,166 SF |
| Year Built | 1990 |
| APN | 2827-002-044 |

## PROPERTY FEATURES

| | |
|---|---|
| # of Tenants | 1 |
| # of Parcels | 2 |
| Zoning Type | CORR |
| Building Class | C |
| # of Stories | 2 |
| # of Buildings | 1 |
| # of Parking Spaces | 22 |
| Parking Ratio | 1.57/1,000 |
| Street Frontage | 150' Newhall Ave. |
| Traffic Counts | 42791 |

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2025 Population | 12,236 | 51,437 | 162,702 |
| 2025 Median HH Income | $81,949 | $104,886 | $110,918 |
| 2025 Average HH Income | $119,970 | $139,303 | $146,739 |

# INVESTMENT SUMMARY

## EVERGREEN ANIMAL CARE CENTER & PET RESORT

A Premier Veterinary Facility with Boarding & Grooming Services

Evergreen Animal Care Center, located in Santa Clarita, CA, is a full-service veterinary hospital offering comprehensive pet care, including luxury boarding, daycare, and grooming. Led by Dr. Nabih Mansour, the clinic is committed to high-quality medical care with a strong focus on preventative health and pet owner education.

### SERVICES OFFERED:

- ✓ **Veterinary Care:** Wellness exams, surgery, dental care, spay/neuter, ultrasound, in-house diagnostics, dermatology, and cardiology.
- ✓ **Specialized Services:** Geriatric care, flea control, and nutritional counseling.
- ✓ **Pet Resort:** Luxury boarding and daycare options, providing pets with a safe, comfortable environment.

With a reputation for treating pets like family, Evergreen Animal Care Center ensures personalized and compassionate care, making it a turnkey investment opportunity for veterinarians or investors in the pet care industry.

### FINANCIAL OVERVIEW

- Asking Price – Business: **Call for Details**
- Asking Price – Real Estate: **$4,500,000** (**$321.63**/SF)
- 2025 Gross Income: ~$1,300,000
- 2024 Gross Income: ~$1,600,000

# GALLERY

23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321

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# THRIVING COMMUNITY WITH A PASSION FOR PETS

Nestled just north of Los Angeles, Santa Clarita, California, offers the perfect blend of suburban charm and urban convenience. Surrounded by scenic hills, parks, and outdoor recreation, the city provides a welcoming, family-friendly atmosphere while maintaining easy access to big-city amenities.

Santa Clarita is home to diverse residential neighborhoods, thriving shopping centers, and a variety of dining options. It is best known for Six Flags Magic Mountain, a world-renowned amusement park, as well as its expansive green spaces, including Central Park, Valencia Heritage Park, and Castaic Lake, offering endless opportunities for hiking, biking, and outdoor enjoyment.

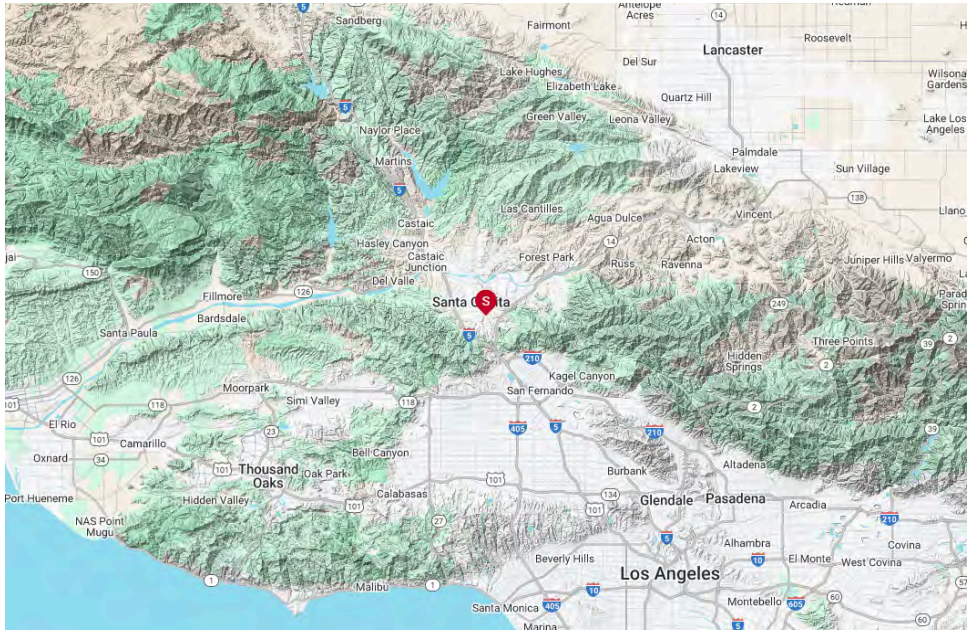
### A Pet-Friendly Destination

Santa Clarita has cultivated a deep-rooted commitment to pet care, making it an ideal location for Evergreen Animal Care Center & Pet Resort. The city features:

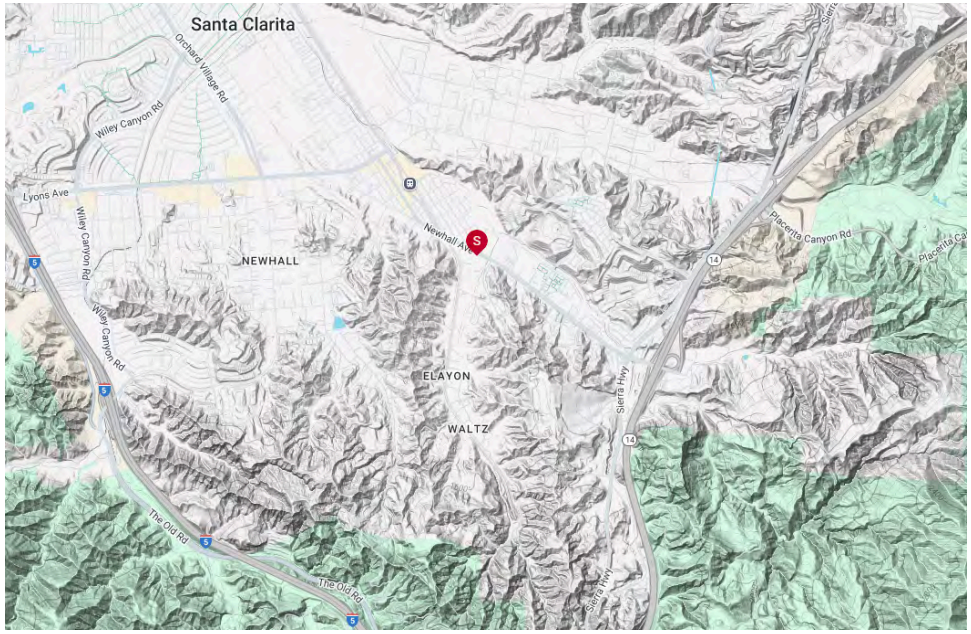
✓ **Dedicated Dog Parks:** Including Santa Clarita Dog Park, where pets can socialize and roam freely.
✓ **Comprehensive Pet Services:** From veterinary care to grooming and specialty pet stores, ensuring the best care for four-legged residents.
✓ **Pet-Friendly Businesses & Dining:** Many restaurants offer dog-friendly patios, and the community hosts pet adoption events and animal welfare initiatives.

Santa Clarita is more than just a city—it's a place where pets are cherished and integrated into daily life. With its strong sense of community and growing demand for premium pet care services, it presents an ideal setting for investment in the pet care industry.

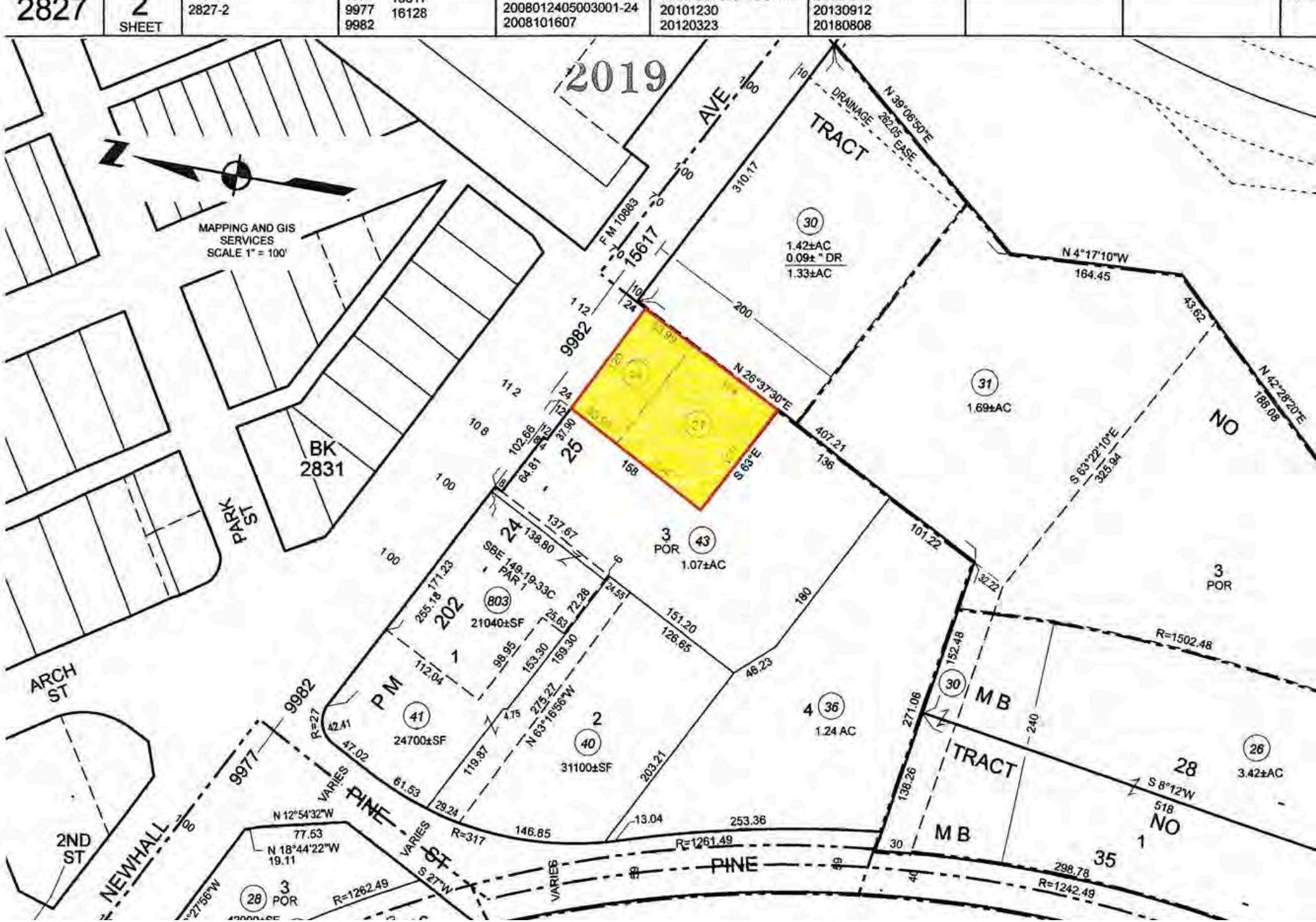
Regional Map




Local Map



Railroad Ave
Lyons Ave
Newhall
Newhall Ave
S
NEWHALL
ELAYON
Sierra Hwy
14


2827
2
SHEET
2827-2
9977
9982
16128
2008012405003001-24
2008101607
20101230
20120323
20130912
20180808
2019
AVE
TRACT
DRAINAGE EASE
262.05
N 39°06'50"E
310.17
30
1.42±AC
0.09± " DR
1.33±AC
FM 10863
1617
N 4°17'10"W
164.45
43.62
N 42°28'20"E
188.08
200
9982
N 26°37'30"E
31
1.69±AC
407.21
136
S 63°22'10"E
325.94
NO
S 63°E
158
MAPPING AND GIS
SERVICES
SCALE 1" = 100'
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2831
PARK
ST
25
24
137.67
138.80
SBE 149-19-33C
PAR 1
3
POR
43
1.07±AC
101.22
32.22
3
POR
803
21040±SF
202
1
112.04
98.95
153.30
159.30
255.18
171.23
72.28
25.63
24.55
151.20
126.65
180
46.23
ARCH
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PM
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24700±SF
R=27
42.41
47.02
61.53
29.24
119.87
275.27
N 63°16'56"W
4.75
2
40
31100±SF
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36
1.24 AC
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271.06
152.48
R=1502.48
30
MB
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TRACT
28
3.42±AC
26
S 8°12'W
518
NO
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35
136.26
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VARIES
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R=317
146.85
13.04
253.36
R=1261.49
N 12°54'32"W
77.53
N 18°44'22"W
19.11
2ND
ST
NEWHALL
28
3
POR
R=1262.49
S 27°W
VARIES
PINE
30
MB
298.78
R=1242.49

# DEMOGRAPHICS

23945 - 23947 NEWHALL AVE. NEWHALL, CA 91321

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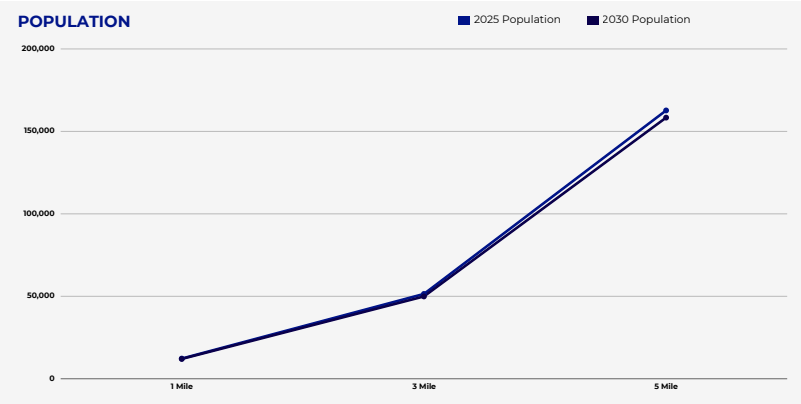
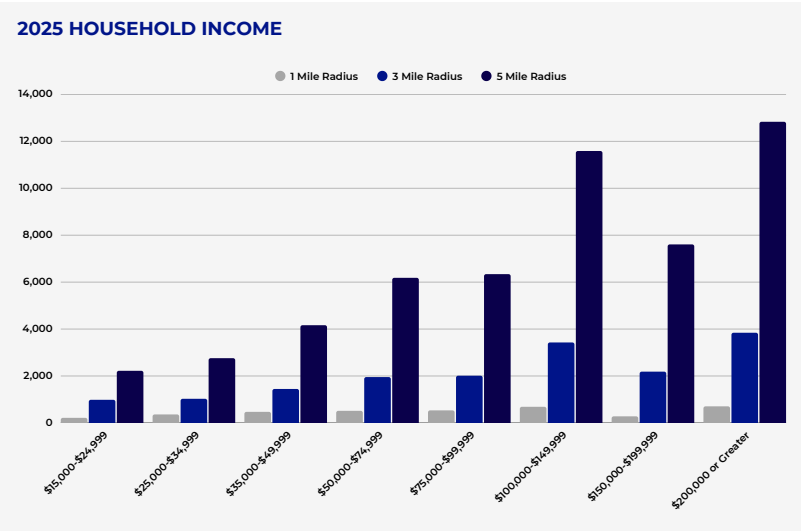
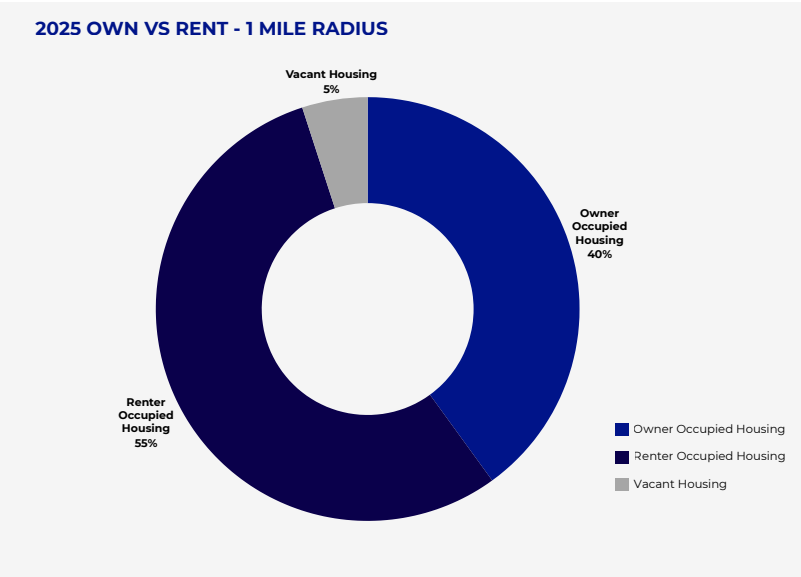
| POPULATION | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2000 Population | 11,443 | 48,736 | 126,656 |
| 2010 Population | 12,771 | 53,448 | 155,862 |
| 2025 Population | 12,236 | 51,437 | 162,702 |
| 2030 Population | 12,020 | 49,915 | 158,359 |
| 2025 - 2030 Population: Growth Rates | -1.80% | -3.00% | -2.70% |




| 2025 HOUSEHOLD INCOME | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| less than $15,000 | 283 | 1,055 | 3,417 |
| $15,000 - $24,999 | 216 | 985 | 2,221 |
| $25,000 - $34,999 | 361 | 1,028 | 2,759 |
| $35,000 - $49,999 | 471 | 1,447 | 4,164 |
| $50,000 - $74,999 | 515 | 1,954 | 6,184 |
| $75,000 - $99,999 | 534 | 2,012 | 6,341 |
| $100,000 - $149,999 | 687 | 3,429 | 11,590 |
| $150,000 - $199,999 | 280 | 2,185 | 7,608 |
| $200,000 or greater | 706 | 3,843 | 12,835 |
| Median Household Income | $81,949 | $104,886 | $110,918 |
| Average Household Income | $119,970 | $139,303 | $146,739 |




| HOUSEHOLDS | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2000 Total Housing | 3,767 | 17,007 | 45,756 |
| 2010 Total Households | 3,829 | 17,839 | 52,705 |
| 2025 Total Households | 4,053 | 17,939 | 57,118 |
| 2030 Total Households | 4,080 | 17,869 | 57,169 |
| 2025 Average Household Size | 3.00 | 2.81 | 2.83 |
| 2025-2030: Households: Growth Rate | 0.65% | -0.40% | 0.10% |



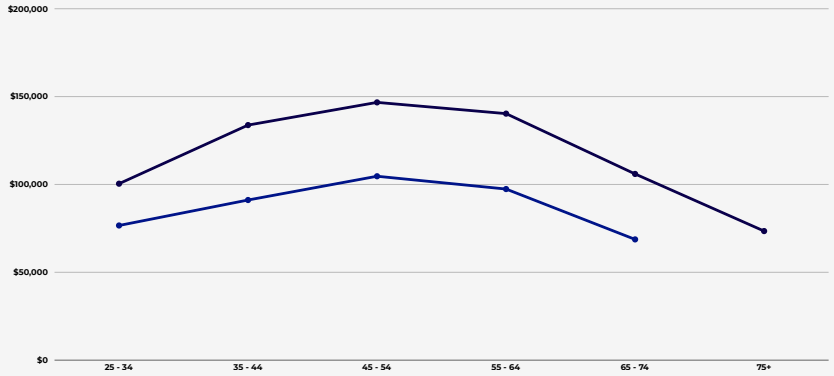

Source: esri

# DEMOGRAPHICS

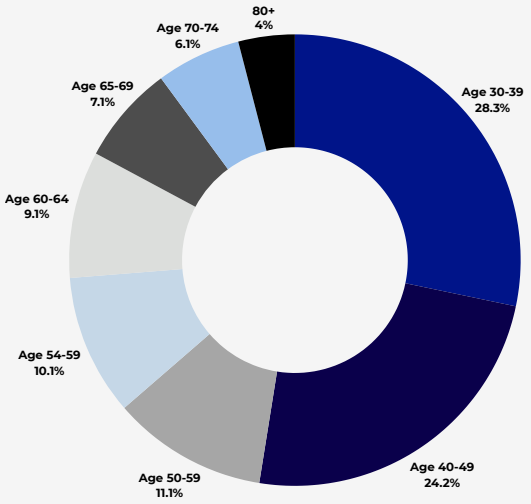
| 2025 POPULATION BY AGE | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| 2025 Population Age 30-34 | 995 | 3,434 | 11,091 |
| 2025 Population Age 35-39 | 881 | 3,239 | 10,733 |
| 2025 Population Age 40-44 | 852 | 3,543 | 11,741 |
| 2025 Population Age 45-49 | 786 | 3,173 | 10,633 |
| 2025 Population Age 50-54 | 764 | 3,367 | 11,568 |
| 2025 Population Age 55-59 | 718 | 3,262 | 10,816 |
| 2025 Population Age 60-64 | 635 | 3,236 | 10,221 |
| 2025 Population Age 65-69 | 532 | 2,838 | 8,584 |
| 2025 Population Age 70-74 | 380 | 2,267 | 6,595 |
| 2025 Population Age 75-79 | 256 | 1,773 | 4,889 |
| 2025 Population Age 80-84 | 162 | 1,124 | 2,978 |
| 2025 Population Age 85+ | 178 | 1,158 | 2,835 |
| 2025 Population 18+ | 9,513 | 41,156 | 128,808 |
| 2025 Medium Age | 35 | 40 | 40 |
| 2030 Medium Age | 36 | 41 | 41 |

| 2025 INCOME BY AGE | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Median Household Income 25-34 | $76,641 | $101,317 | $104,710 |
| Average Household Income 25-34 | $100,424 | $128,038 | $133,391 |
| Median Household Income 35-44 | $91,139 | $125,829 | $130,393 |
| Average Household Income 35-44 | $133,782 | $159,304 | $163,855 |
| Median Household Income 45-54 | $104,665 | $145,793 | $150,709 |
| Average Household Income 45-54 | $146,705 | $175,531 | $183,040 |
| Median Household Income 55-64 | $97,381 | $129,976 | $132,455 |
| Average Household Income 55-64 | $140,301 | $166,122 | $169,564 |
| Median Household Income 65-74 | $68,722 | $86,384 | $89,402 |
| Average Household Income 65-74 | $105,971 | $117,705 | $119,771 |
| Average Household Income 75+ | $73,464 | $74,271 | $74,953 |

**2025 INCOME BY AGE - 1 MILE**




**2025 POPULATION BY AGE**



# COMPANY PROFILE

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In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It’s comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.

## HEADQUARTERS

**Peak Professional Plaza**
5900 Canoga Ave, Suite 110
Woodland Hills, CA 91367

## CONTACT INFO

**Peak Professional Plaza**
(855) 732-5300
info@peakcommercial.com

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## CONTACT FOR DETAILS

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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.

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