



OFFERING MEMORANDUM

**A HISTORIC ESTABLISHMENT IN OLD TOWN NEWHALL,
SANTA CLARITA, CA**

22505-11 8TH ST
SANTA CLARITA, CA 91321



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METROLINK

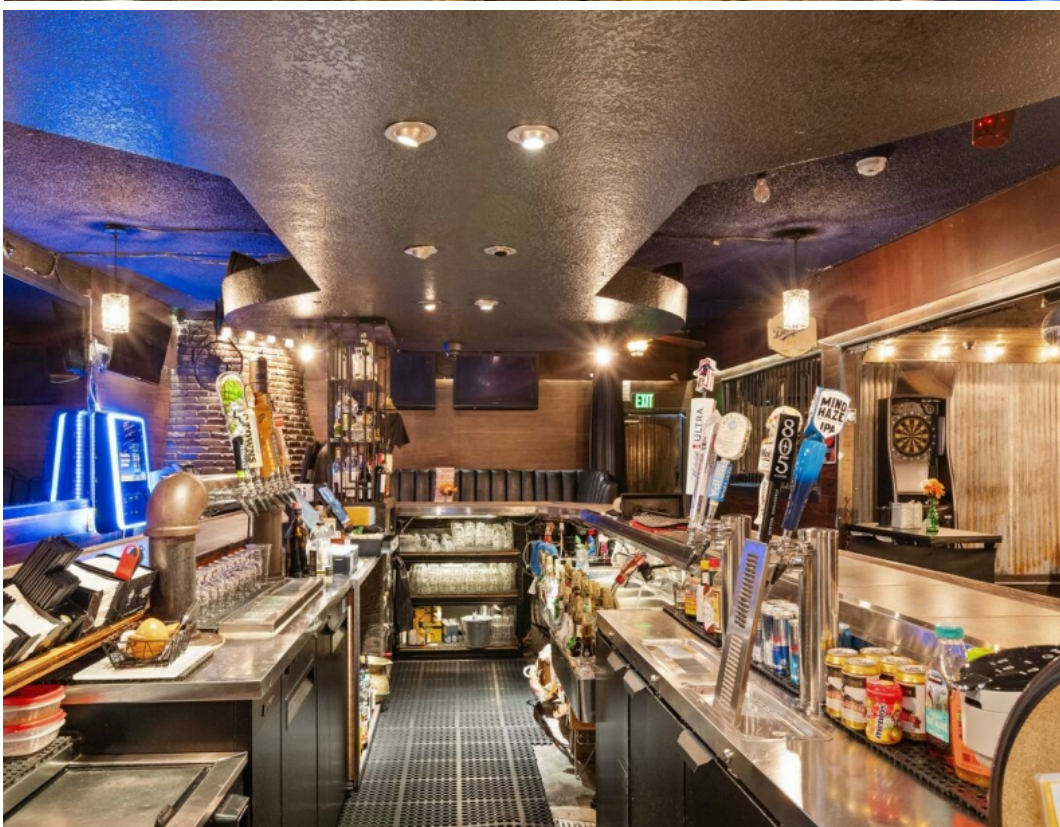
Railroad Ave: 145,000 Average Daily Traffic

INVESTMENT SUMMARY

RE/MAX of Santa Clarita – The Alonso Real Estate Group, is proud to present 22505-22511 Eight St, Newhall, CA, 91321. A freestanding commercial building currently 100% Leased by Gloria’s Salon and, Eight & Rail Pub as the anchor Tenant with a long term Lease. Value-Add potential, the Salon Tenant under-market rental rates and the Lease is set to expire in June 2026 with no options to extend. The Buyer(s) can occupy as Owner-User (replacing the Salon) or Passive Investment with up to 3 potential Tenants yielding a ProForma 7.86% CAP rate. Grab a bar stool and a cold one, we’re taking you back to the Wild-Wild-West! As seen on TV in popular shows such as “Beverly Hills 90210” – “911 LA” - and “Chicago Fire.” Eighth and Rail Pub, is said to have the longest running liquor license, it has been around since the 1800’s when it was Derek’s Saloon during the Gold Rush days. Derek’s Saloon” refers to a historic establishment in Old Town Newhall, California, at the corner of Railroad Avenue and Eighth Street, originally established during the Gold Rush days.

PROPERTY SUMMARY

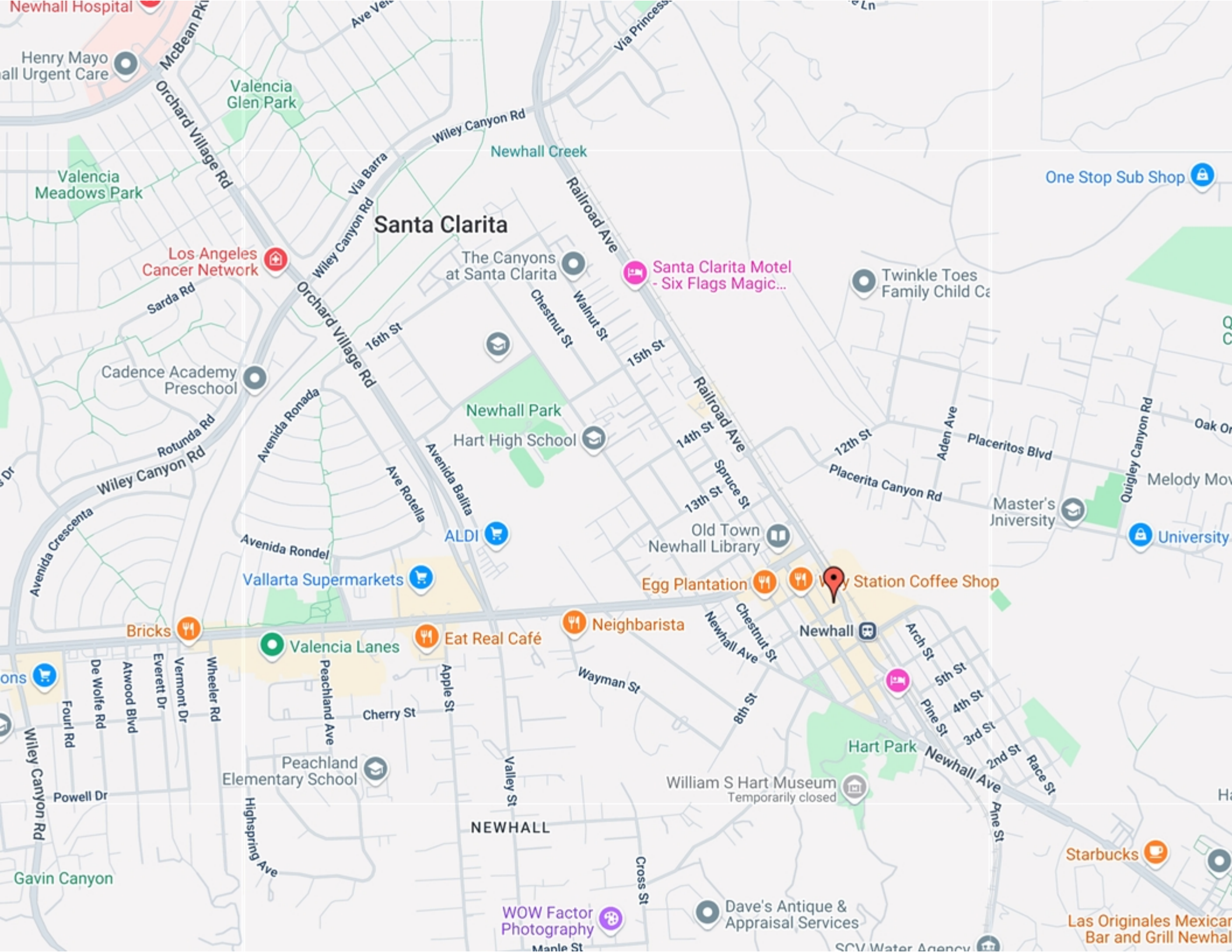
Offering Price	\$1,225,000.00
Property Type	Retail
Zoning Type	Commercial
Year Built	1962
Building SqFt	3,182 SqFt
Lot Size (SF)	5,582.00 SqFt
Intersection	Main St and 8th St
Subdivision Name	Downton Newhall
Year Renovated	2025
City & County	Santa Clarita, LA County
Parcel ID	2831-010-044



INVESTMENT HIGHLIGHTS

- Anchor Tenant; 8th & Rail Pub.
- High-performing intersection with excellent visibility.
- Old Town Newhall consists of of national and local tenants.
- 100% leased
- Value - Add
 - Salon under market rates
 - ProForma \$3.00/ft = \$4,881
- Minimal Landlord responsibilities.
- Fantastic Signage, Exposure and Visibility.
- Strong operating history, with substantial upside potential.
- Anchor Tenant invested \$100k over the last ten years in MEP improvements.
- 3 Potential Tenants
 - OR: 2 Tenants + 1 Owner User
 - OR: 1 Tenant + 1 Owner User
- ProForma CAP Rate - 7.86%





Santa Clarita

Los Angeles Cancer Network

Santa Clarita Motel - Six Flags Magic...

The Canyons at Santa Clarita

Twinkle Toes Family Child Ca

Cadence Academy Preschool

Newhall Park

Hart High School

Old Town Newhall Library

Master's Jniversity

Vallarta Supermarkets

Egg Plantation

Way Station Coffee Shop

Bricks

Valencia Lanes

Eat Real Café

Neighbarista

Newhall

Peachland Elementary School

William S Hart Museum
Temporarily closed

Hart Park

NEWHALL

WOW Factor Photography

Dave's Antique & Appraisal Services

Starbucks

Las Originales Mexican Bar and Grill Newhall

PROPERTY IMPROVEMENTS

- 2025: resurfaced the roof with a ten 10 year warranty, silicon spray foam UV protection helps insulate and seal the roof.
- 2024: new Cat6 data cable, audio, CCTV wiring.
- 2023: whole building copper re-pipe, from the meter throughout the building. Replaced the HVAC.
- 2015: repaved the parking lot.
- 2013: main electrical panel upgraded 200AMP's.
- 2010: replaced the main sewer line from street to building. Insulated all the interior walls.



RENT ROLL

Actual

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
22505	8th & Rail Pub	1,555	\$59,832.00	\$38.48		07/01/2025	06/30/2030	Anchor Tenant, 22 yrs
22509	Gloria's Salon	1,627	\$30,000.00	\$18.44		07/01/2025	06/30/2026	No renewal options.
	Total Occupied	3182	\$89,832.00					
	TOTAL	3182	\$89,832.00		\$0.00			

ProForma

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
22505	8th & Rail Pub	1,555	\$59,832.00	\$38.48		07/01/2025	06/30/2030	Anchor Tenant, 22 yrs
22509	New Tenant(s)	1,627	\$58,572.00	\$36.00		TBD		
	Total Occupied	3182	\$118,404.00					
	TOTAL	3182	\$118,404.00		\$0.00			

CASH FLOW PROJECTIONS

	Actual	ProForma
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$89,832.00	\$118,404.00
SCHEDULED BASE RENTAL REVENUE	\$89,832.00	\$118,404.00
TOTAL POTENTIAL GROSS REVENUE	\$89,832.00	\$118,404.00
EFFECTIVE GROSS REVENUE	\$89,832.00	\$118,404.00
OPERATING EXPENSES		
PROPERTY TAX	\$5,496.00	\$15,312.00
INSURANCE	\$5,592.00	\$5,592.00
GENERAL EXPENSES	\$1,200.00	\$1,200.00
TOTAL OPERATING EXPENSES	\$12,288.00	\$22,104.00
NET OPERATING INCOME	\$77,544.00	\$96,300.00
CAP RATE	6.33%	7.86%

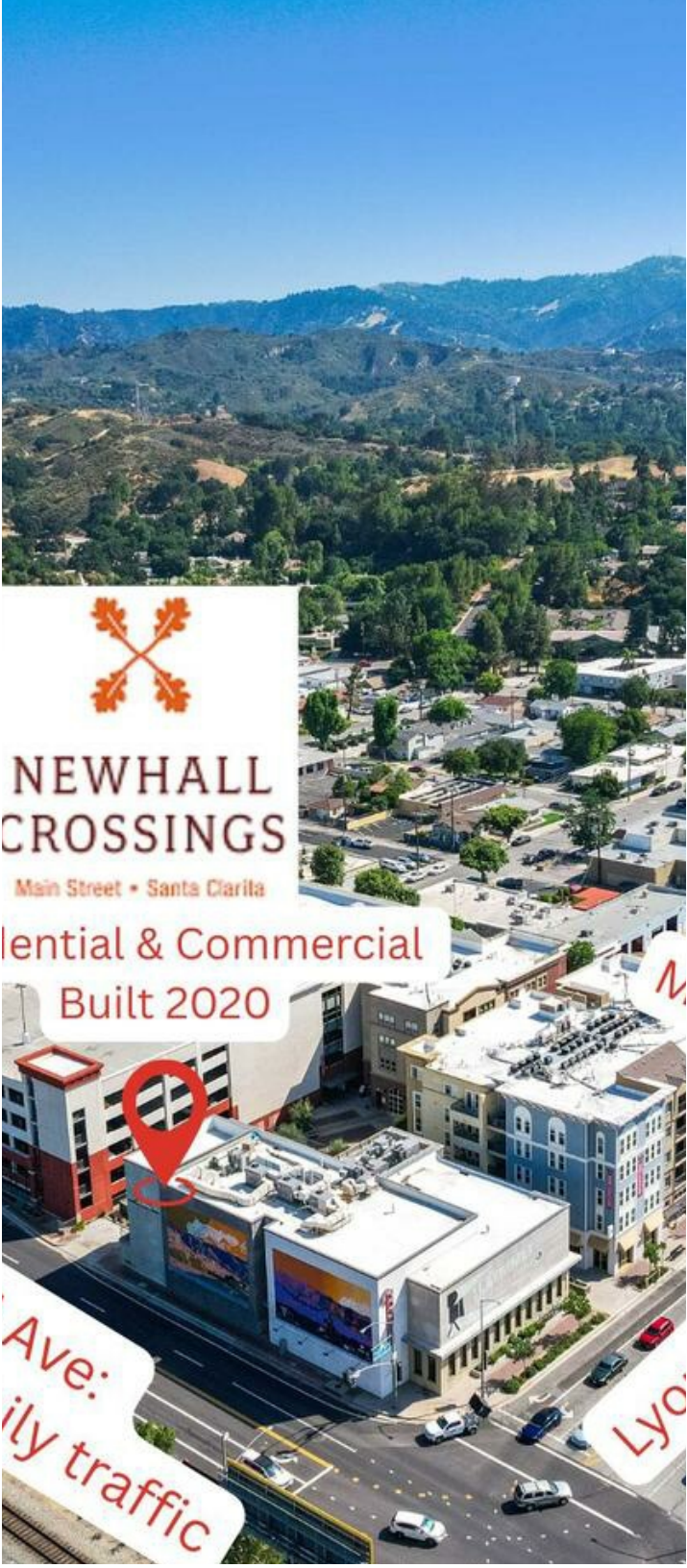
OVERVIEW & ASSUMPTIONS

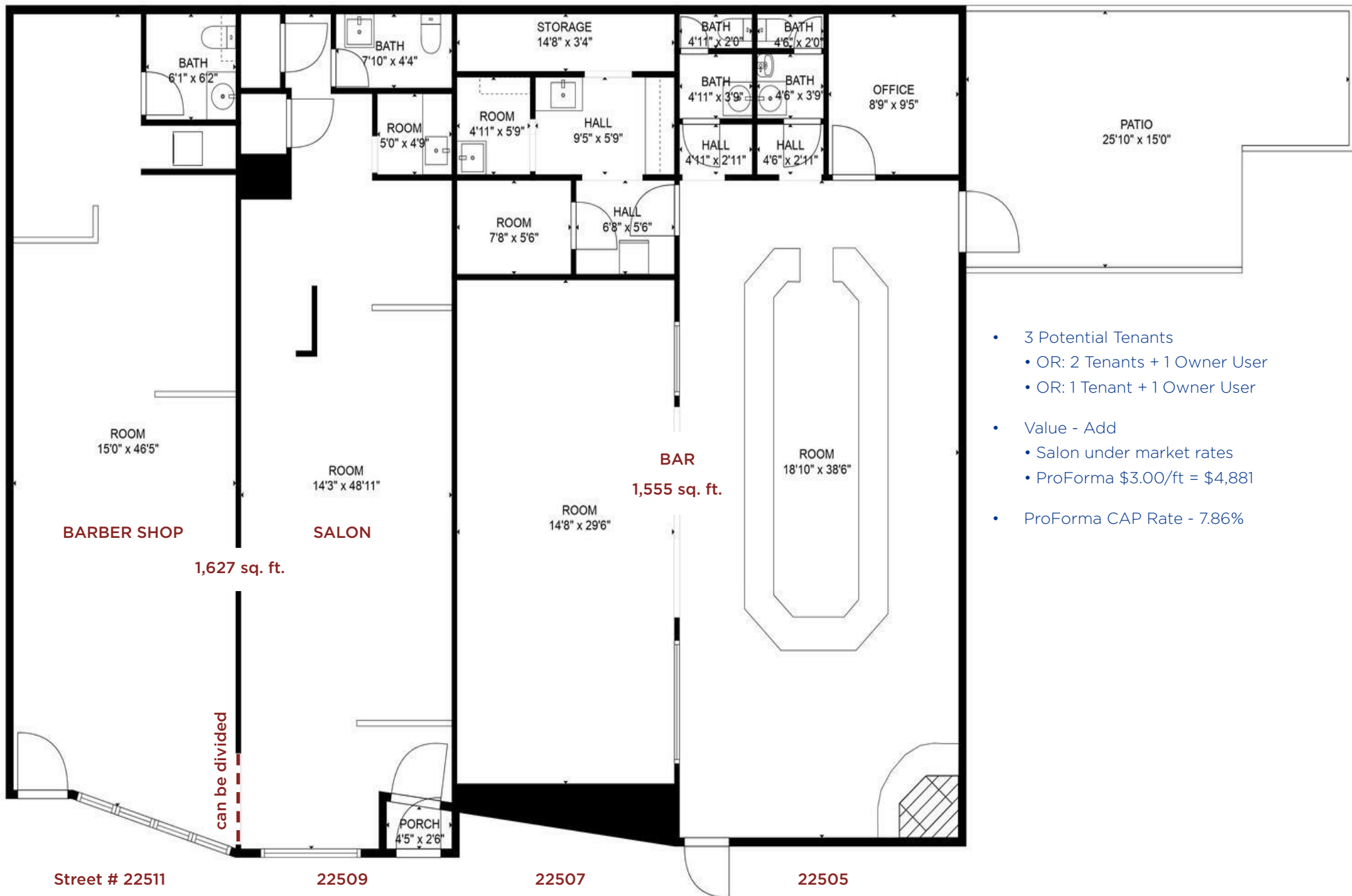
PRICING SUMMARY

Pricing	\$1,225,000.00
Price PSF	\$384.98
In Place NOI	\$77,544.00
In Place Cap Rate	6.33%
ProForma NOI	\$96,300
ProForma CAP Rate	7.86%

EXPENSE BREAKDOWN

General Expenses	Actual	ProForma
Water Utility	\$1,200.00	\$1,200.00
Total General Expenses	\$1,200.00	\$1,200.00
Property Insurance	\$5,592.00	\$5,592.00
Property Tax	\$5,496.00	\$15,312.00
Total Expenses	\$12,288.00	\$22,104.00





- 3 Potential Tenants
 - OR: 2 Tenants + 1 Owner User
 - OR: 1 Tenant + 1 Owner User
- Value - Add
 - Salon under market rates
 - ProForma \$3.00/ft = \$4,881
- ProForma CAP Rate - 7.86%

\$1.536/ft Actual
\$3.00/ft ProForma

\$3.206/ft Actual/Market Rate

3D FLOORPLAN



LOCATION HIGHLIGHTS

- Excellent Visibility from Main St, 8th St and Railroad Ave.
- One of the fastest growing cities in California.
- Major local employers include: Disney, ABC Studios, The Masters University, CalArts College Of The
- Canyons, Needham Ranch Industrial Park, Six Flags Magic Mountain.
- Strategically located at the major intersection of Railroad Ave with over 145k Cars Per Day.
- One of the strongest and most desirable retail trade areas within Santa Clarita.
- A Historic Establishment in Old Town Newhall, Santa Clarita, CA is strategically located on a hard corner with tremendous traffic count.
- Popular filming location as seen on TV in popular shows such as “Beverly Hills 90210” – “911 LA” - and “Chicago Fire.”
- Residential New Construction Homes projected over 3,000 within 5 years.



AWARD WINNING



FOOD + DRINK

AWARD WINNING NEIGHBORHOOD

The City of Santa Clarita recently named:

Most Business Friendly City (LAEDC)

Third Safest City in US (National Council for Home Safety and Security)

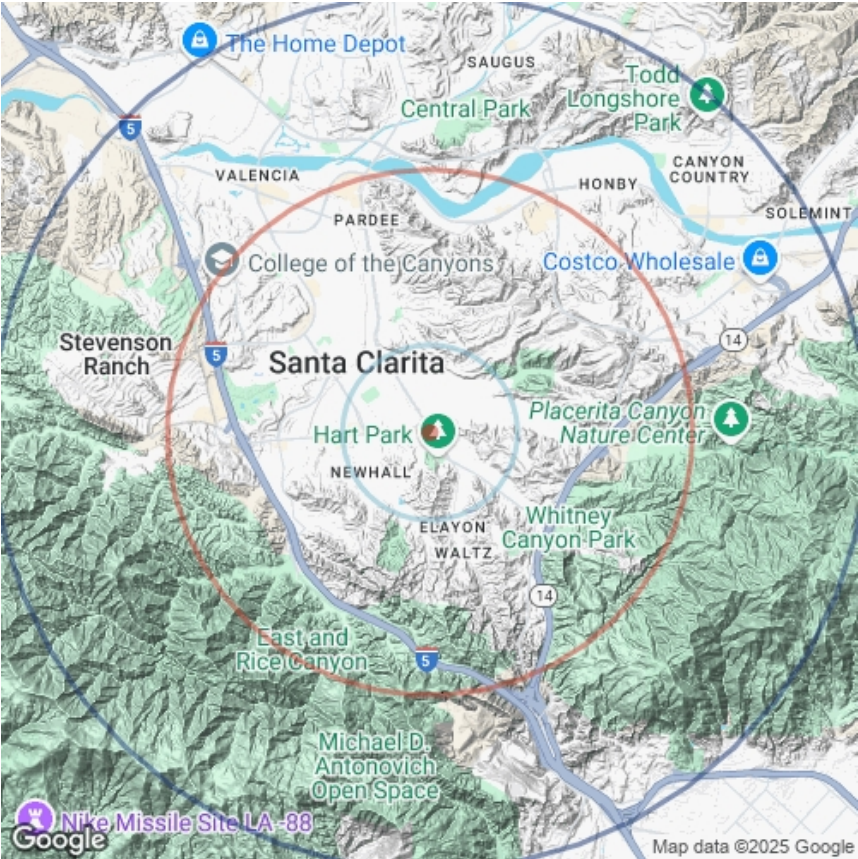
City of the Future (FDI Magazine)

Best Cities to Live in the US (27/7 Wall Street)



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,227	56,829	127,599
2010 Population	14,216	64,771	158,261
2025 Population	13,733	63,886	163,884
2030 Population	13,445	62,563	160,117
2025-2030 Growth Rate	-0.42 %	-0.42 %	-0.46 %
2025 Daytime Population	14,282	69,792	164,781



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	247	1,234	3,003
\$15000-24999	202	923	2,078
\$25000-34999	429	1,240	2,612
\$35000-49999	464	1,758	3,846
\$50000-74999	602	2,525	6,158
\$75000-99999	593	2,540	5,992
\$100000-149999	727	4,312	11,449
\$150000-199999	432	2,942	8,196
\$200000 or greater	752	5,770	14,687
Median HH Income	\$ 85,131	\$ 113,427	\$ 121,168
Average HH Income	\$ 121,265	\$ 147,063	\$ 152,881

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,983	19,812	43,658
2010 Total Households	4,147	22,436	53,400
2025 Total Households	4,448	23,244	58,020
2030 Total Households	4,444	23,179	57,869
2025 Average Household Size	3.06	2.71	2.8
2025 Owner Occupied Housing	1,783	14,153	38,383
2030 Owner Occupied Housing	1,828	14,328	38,742
2025 Renter Occupied Housing	2,665	9,091	19,637
2030 Renter Occupied Housing	2,616	8,851	19,127
2025 Vacant Housing	139	756	1,778
2025 Total Housing	4,587	24,000	59,798

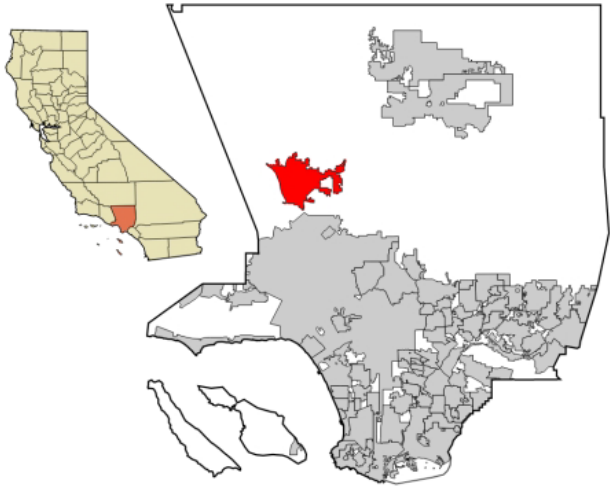


EIGHTH & RAIL

NO PARKING
HEREIN
A KERRY
247

ABOUT SANTA CLARITA

AWARD WINNING NEIGHBORHOOD!The City of Santa Clarita recently named: Most Business Friendly City (LAEDC). Third Safest City in US (National Council for Home Safety and Security). City of the Future (fDI Magazine). Best Cities to Live in the US (27/7 Wall Street). Santa Clarita (; Spanish for “Little St. Clare”) is a city in northwestern Los Angeles County, California, United States. With a 2020 census population of 228,673, it is the third-most populous city in Los Angeles County, the 17th-most populous in California, and the 103rd-most populous city in the United States.



POPULATION	
POPULATION	228,673
RANK	3
DENSITY	3,232.00 SQ MI
URBAN	278,031



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE RE/MAX GATEWAY COMMERCIAL ADVISOR FOR MORE DETAILS.

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