



Sierra Hwy

23283 Sierra Hwy
Newhall, California 91321

Property Highlights

- LOCATION - LOCATION - LOCATION
- HIGH TRAFFIC COUNT - BUSY INTERSECTION
- EASY ACCESS TO THE 14 FREEWAY
- HEAVY CO MUTTER TRAFFIC
- NEEDHAM RANCH PROJECT -
- 4.2 MILLION FT OF INDUSTRIAL BUILDINGS
- DISNEY RANCH - 12 SOUND STUDIOS, 8000 EMPLOYEES
- RE-DEVELOPMENT AREA CLOSE
- GREAT VISIBILITY & STREET FRONTAGE
- NEWHALL CROSSINGS
- LAEMMLE THEATORS



For more information

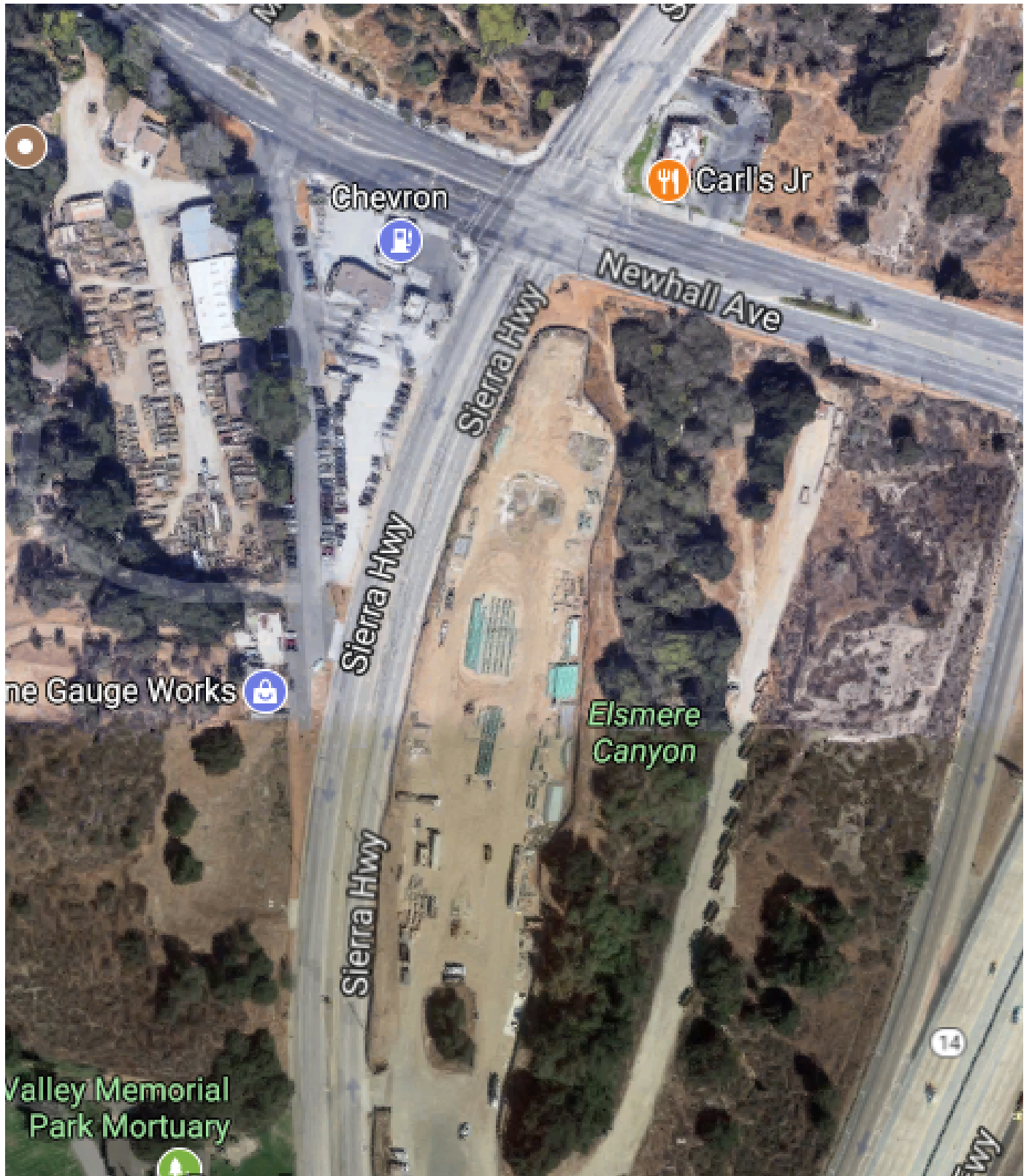
Bert Abel

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For Sale

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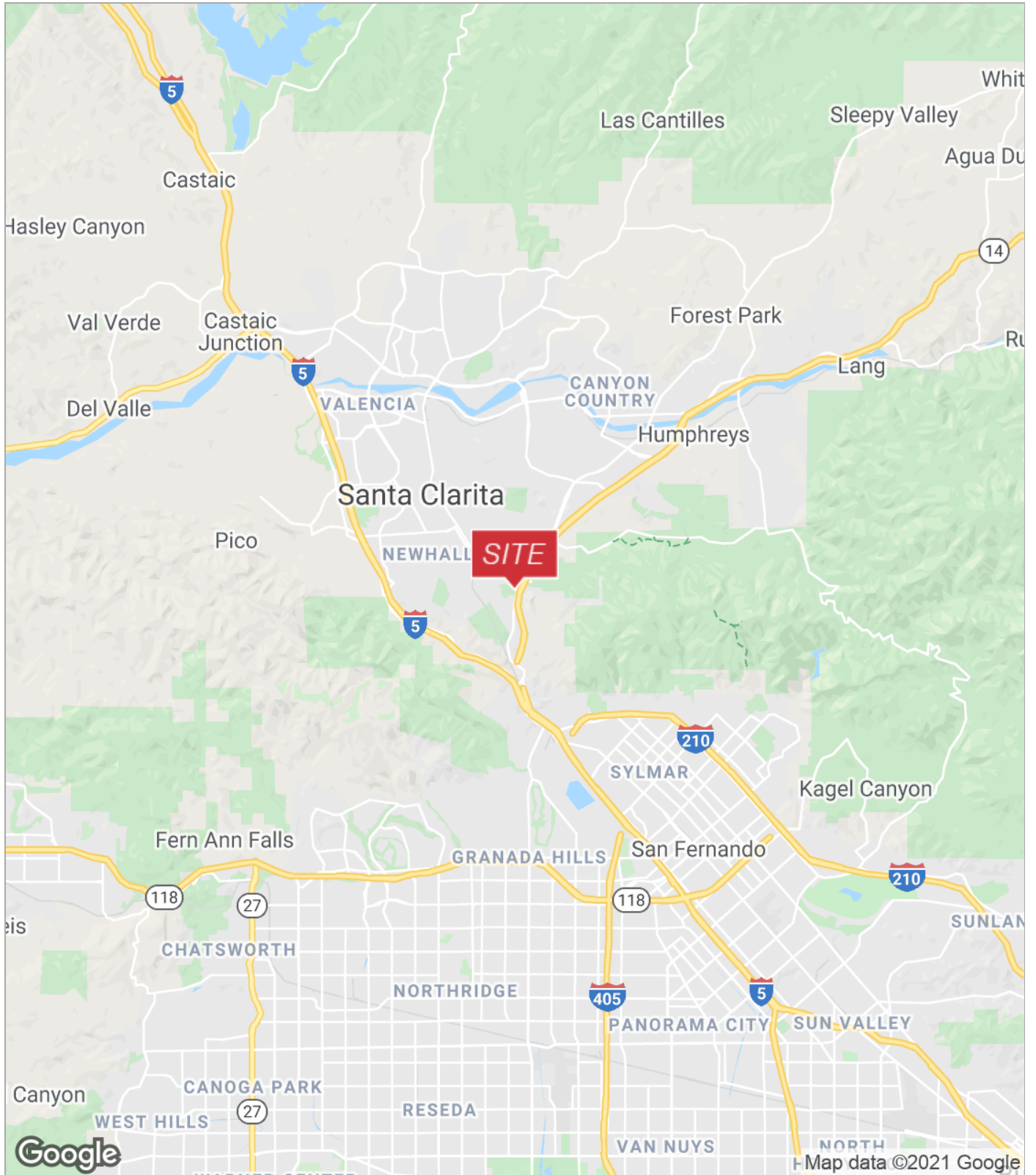
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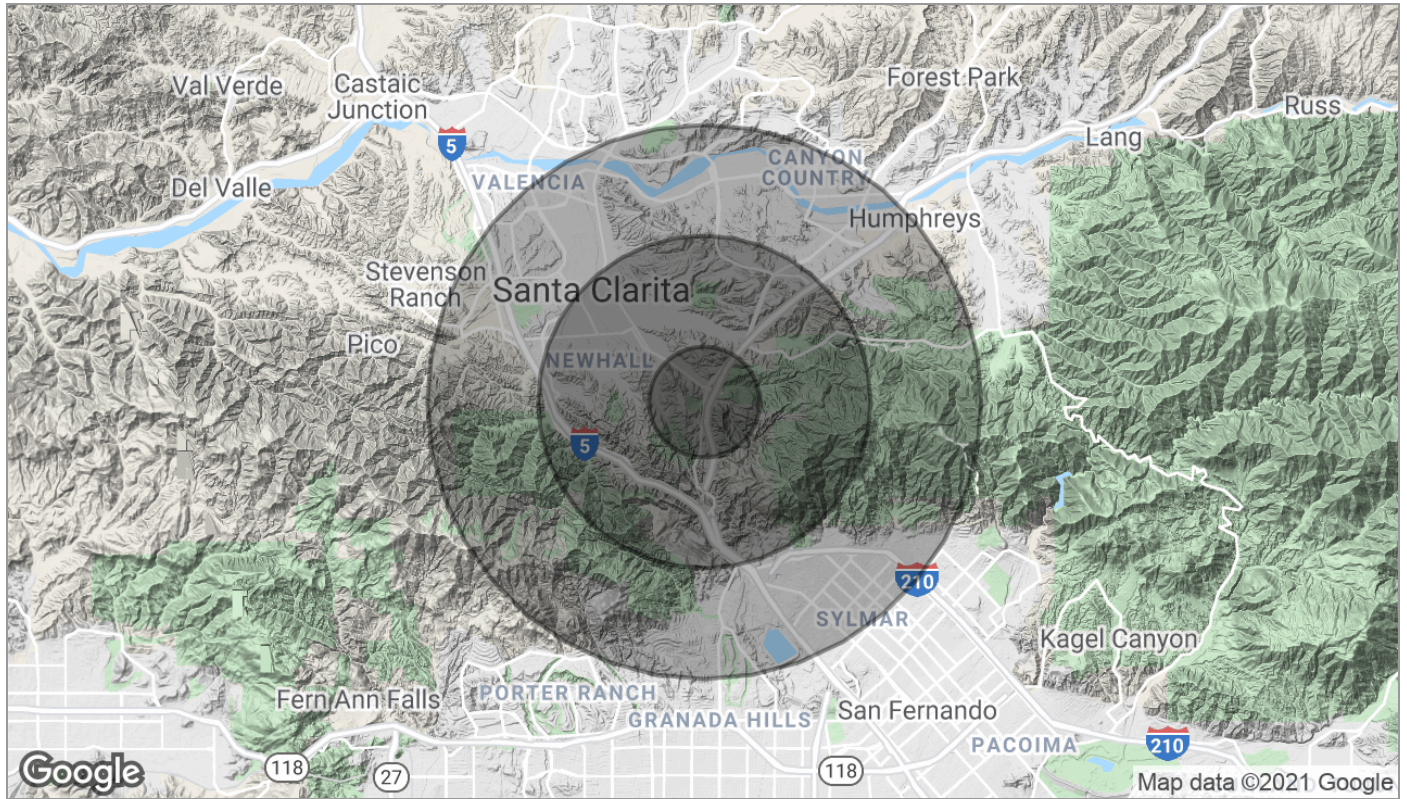
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,651	47,225	165,546
MEDIAN AGE	32.4	34.3	34.8
MEDIAN AGE (MALE)	29.9	32.1	33.2
MEDIAN AGE (FEMALE)	37.4	37.4	36.5
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,832	15,531	54,178
# OF PERSONS PER HH	3.1	3.0	3.1
AVERAGE HH INCOME	\$82,211	\$84,118	\$89,805
AVERAGE HOUSE VALUE	\$535,988	\$602,928	\$518,278
Race	1 Mile	3 Miles	5 Miles
% WHITE	63.6%	65.7%	68.2%
% BLACK	5.7%	4.4%	3.6%
% ASIAN	9.9%	7.7%	7.6%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	14.5%	16.7%	14.8%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	31.4%	37.4%	37.0%

* Demographic data derived from 2010 US Census

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