

OFFERING MEMORANDUM

The Blomgren Ranch

A 28.2-acre secluded estate & development opportunity in the Santa Clarita Valley

15142 & 15218 SIERRA HIGHWAY · SANTA CLARITA, CA 91390

DISCLOSURE

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Vista Sotheby's International Realty for the sole purpose of assisting prospective purchasers in evaluating The Blomgren Ranch, and is delivered on a confidential basis for the recipient's use only. The information herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy, and all prospective purchasers should conduct their own independent investigation. The sale does not include the current event business operations.



PRESENTED BY VISTA SOTHEBY'S INTERNATIONAL REALTY

PRICE UPON REQUEST

THE OFFERING

A 28.2-acre canvas, moments from everything.

Vista Sotheby's International Realty presents the fee-simple sale of The Blomgren Ranch — a secluded **28.2-acre** landholding in the hills of Santa Clarita, improved with a residence, four-car garage, events office and a grand barn.

The sale conveys land and improvements only — a clean slate for an owner-user to live amid the quiet, or a developer to unlock the site's potential.



PROPERTY DETAILS

Offering summary

28.24

ACRES OF LAND

16,654

SF TOTAL IMPROVEMENTS

1992

YEAR BUILT

ADDRESS

15142 & 15218 Sierra Highway
Santa Clarita, CA 91390

SITE AREA

1,230,134 SF (28.24 acres)

FRONTAGE

1,161.74 ft along Sierra Highway

RESIDENCE (GBA)

6,802 SF — plus office & barn

ZONING

M-1 · Light Manufacturing (LA County)

APN

2813-024-016 & 2813-024-017

FEE SIMPLE · LAND & IMPROVEMENTS

PRICE UPON REQUEST

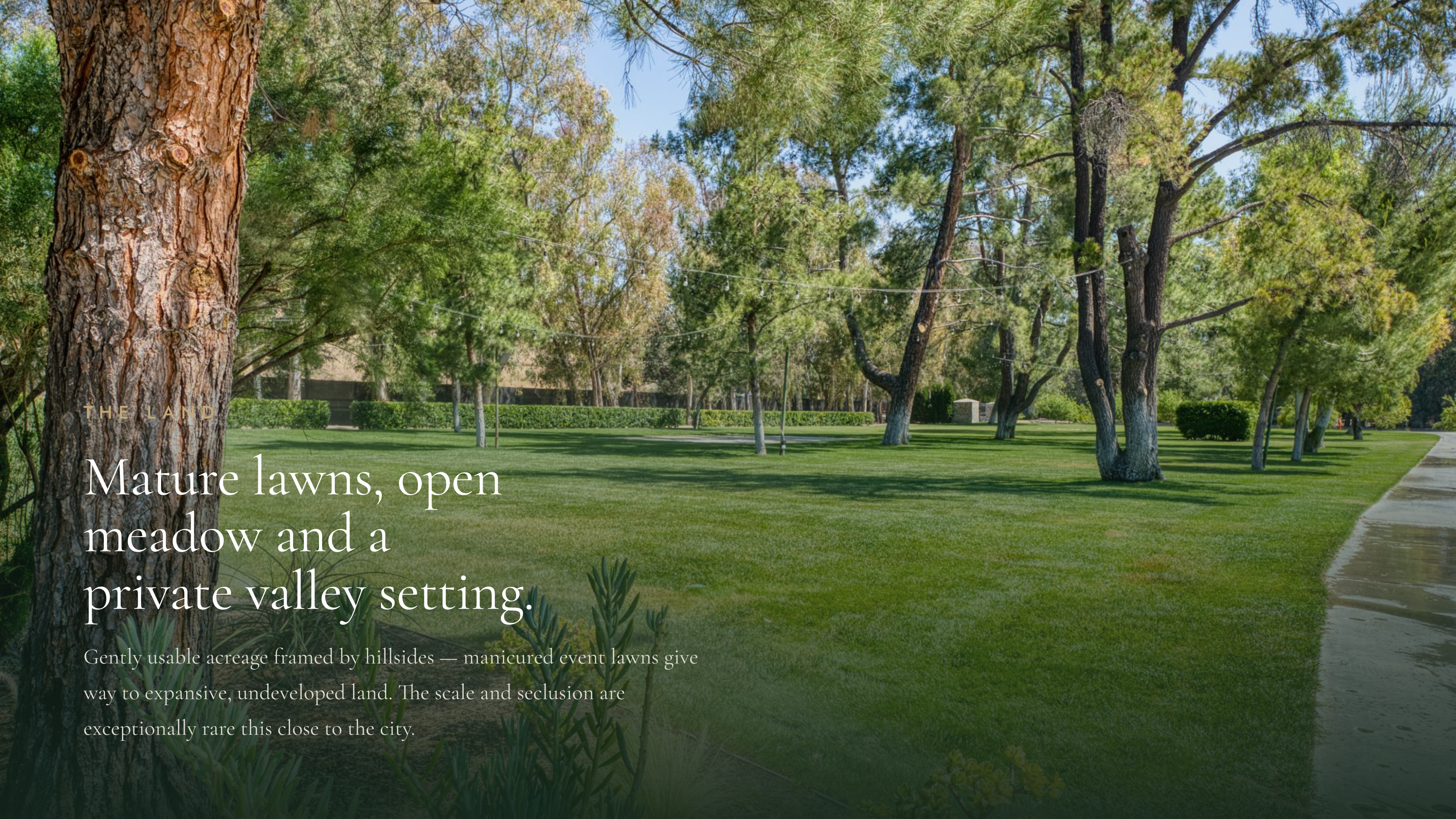


THE IMPROVEMENTS

Turnkey, character-rich,
ready for reinvention.

- 01 **Single-family residence** with an attached four-car garage — comfortable living quarters set within the grounds.
- 02 **Events office** supporting the property's banquet and celebration operation.
- 03 **The grand barn** — a large, flexible structure built for hosting sizeable gatherings and the heart of the venue today.



A wide-angle photograph of a lush, green lawn. In the foreground on the left, a large, textured tree trunk is visible. The lawn is expansive and well-maintained, with several mature trees scattered throughout. A paved path runs along the right edge of the lawn. In the background, there are more trees and a low wall or fence. The sky is clear and blue.

THE LAND

Mature lawns, open meadow and a private valley setting.

Gently usable acreage framed by hillsides — manicured event lawns give way to expansive, undeveloped land. The scale and seclusion are exceptionally rare this close to the city.

AERIAL & SITE CONTEXT

The full extent of the holding



SITE SUMMARY

Two contiguous parcels totaling 1,230,134 SF along Sierra Highway, with frontage, road access and ample developable area.

Secluded — but never
far from anything.

<15
mi to Valencia — the Santa Clarita Valley's commercial & employment center.

~35
mi to Downtown Los Angeles, with LAX and Burbank
airports within reach.



AREA OVERVIEW

One of Southern California's most sought-after communities.

Just 35 miles northwest of Downtown Los Angeles, Santa Clarita is the third-largest city in Los Angeles County — home to roughly 228,000 residents and one of the region's fastest-growing investment corridors. The Property sits along Sierra Highway in Canyon Country, less than a mile from College of the Canyons and with immediate access to SR-14: a built-in base of students, workers and everyday consumers.

MARKET & ECONOMY

A deep, high-earning
trade area.

\$123K

MEDIAN HOUSEHOLD INCOME

114K+

JOBS IN THE LOCAL
ECONOMY

~294K

SANTA CLARITA VALLEY
POPULATION

71.8%

HOMEOWNERSHIP RATE

An educated, stable workforce with deep expertise in aerospace, medical devices and precision manufacturing — and a Valley projected to add more than 25,000 residents by 2035.



CITY LIFE

Consistently ranked among California's most livable cities.

Parks & recreation

100+ miles of trails and over 11,000 acres of open space for hiking, biking and equestrian use.

'Hollywood North'

More than 1,300 permitted film days a year across local sound stages and movie ranches.

Old Town Newhall

An arts & entertainment district of dining, tasting rooms, galleries and live theatre.

Safe & sunny

Among California's safest large cities, with 280+ sunny days and a Mediterranean climate.



CONNECTIVITY

Freeway-grade access in every direction.

2

FREEWAYS — I-5 & SR-14

4

METROLINK STATIONS TO LA

35 mi

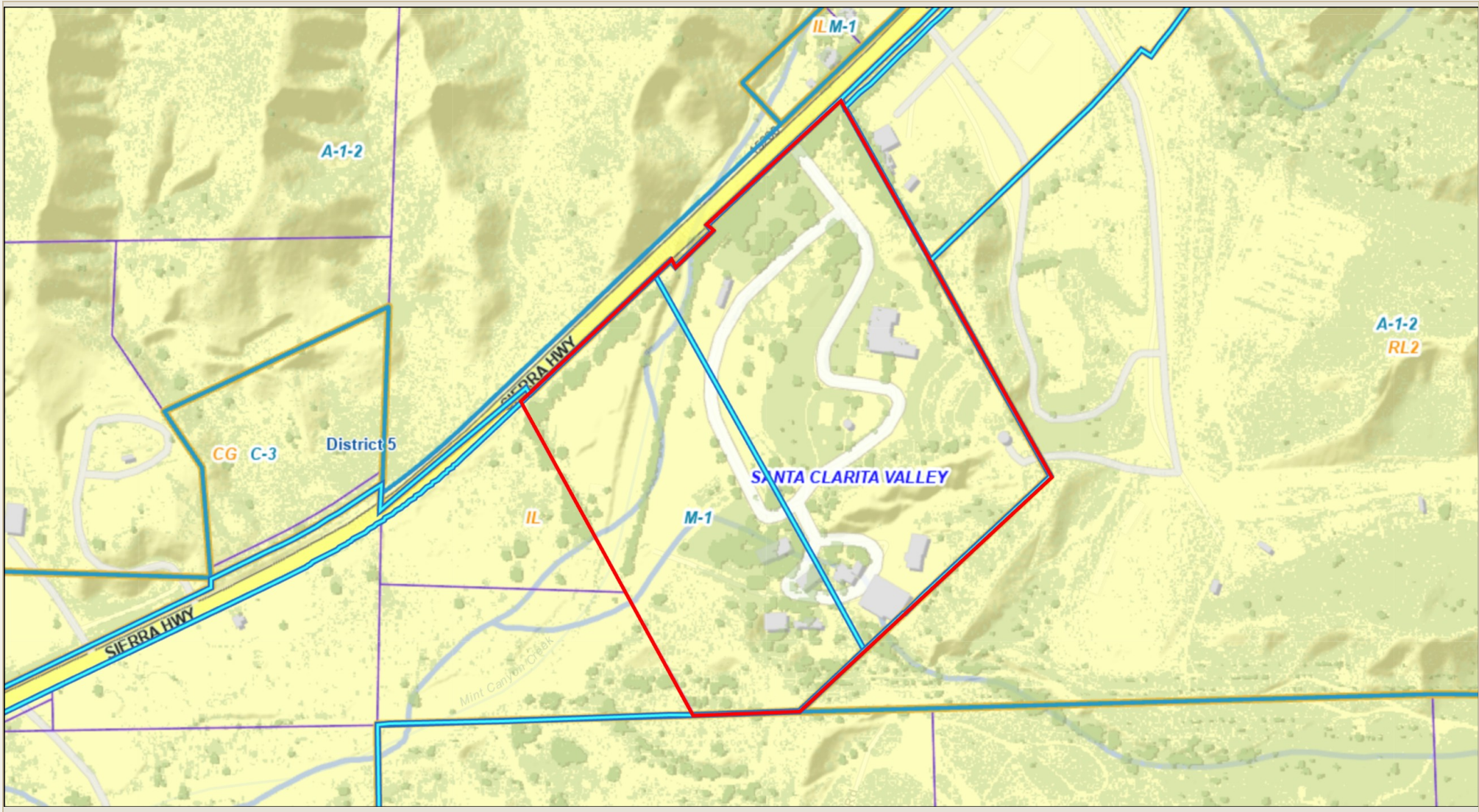
TO DOWNTOWN LOS ANGELES

A \$1.3 billion I-5 enhancement — completing in 2026 — is adding capacity at the Newhall Pass gateway, while four Metrolink stations on the Antelope Valley Line connect the Valley directly to LA Union Station and the wider Southern California network.

ZONING OVERVIEW

Zoned M-1 — Light Manufacturing.

The Property carries Los Angeles County **M-1 (Light Manufacturing)** zoning — accommodating light industry, repair, wholesale, packaging and the storage of low-nuisance goods, while also allowing retail and service-commercial uses to serve local employees and visitors.



SUBJECT PARCEL OUTLINED IN RED

ZONE
M-1 · LA County

- ALLOWED USES
- Warehousing & distribution
 - Light manufacturing
 - Contractor yards
 - Industrial office & flex industrial
 - Storage
 - Mixed industrial-commercial

THE OPPORTUNITY

Suited to owner-users and developers alike.

PATH 01

The Owner-User

Occupy the residence and grounds while operating from — or leasing — the M-1 improvements. A private, secluded base of operations just minutes from the city and the freeway network.

PATH 02

The Developer

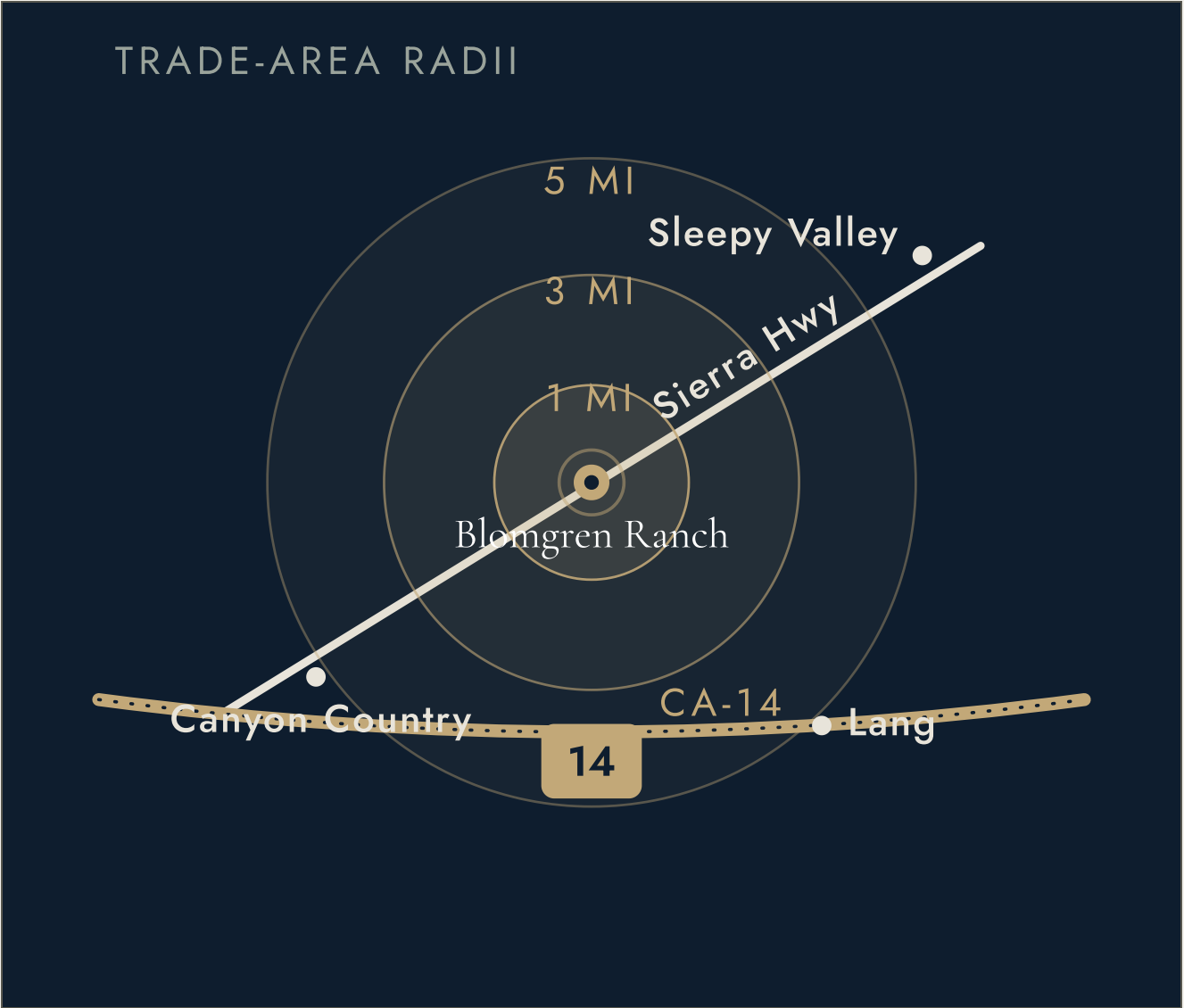
Unlock the site's M-1 entitlements — warehousing, flex industrial and commercial uses — on a rare, large contiguous infill parcel in a supply-constrained, high-demand corridor.

DEMOGRAPHIC DATA

Income and ownership scale with the radius.

A densely populated, service-hungry trade area: household incomes climb from \$82,500 within one mile to nearly \$113,000 within five — where the ring captures more than 138,000 residents and 48,000 households.

DEMOGRAPHIC	1-MILE	3-MILE	5-MILE
Population	~8,400	~56,200	~138,500
Households	~3,050	~19,800	~48,200
Median Age	36.2	37.1	38.0
Median Household Income	\$82,500	\$100,400	\$112,800
Per Capita Income	\$35,200	\$43,600	\$51,400
Owner-Occupied Housing	52%	58%	64%



SOURCE: U.S. CENSUS BUREAU ACS (2024 EST.) · COSTAR GROUP · ESRI BUSINESS ANALYST

A large, multi-story house with a swimming pool in the foreground. The house has a complex roofline with multiple gables and dormers, and a large covered patio area. The pool is rectangular and filled with clear blue water. The sky is a deep blue with some light clouds.

INVESTMENT HIGHLIGHTS

Why The Blomgren Ranch

01 Rare 28.24-acre contiguous holding minutes from the city center.

03 M-1 zoning unlocks flexible industrial, flex and commercial uses.

02 16,654 SF of existing improvements and an established event venue.

04 Affluent, growing trade area — 138,500 residents within five miles.



FOR ACQUISITION INQUIRIES

Arrange a private tour.

Christian Kasparian

Senior Vice President

Vista Sotheby's International Realty

DRE Lic# 01892850

310.595.4664

christian.kasparian@vistasir.com

Lisa Levin

Global Realty Advisor

Vista Sotheby's International Realty

DRE Lic# 01345434

310.463.9118

lisa.levin@vistasir.com

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