

UR3 · OLD TOWN NEWHALL SPECIFIC PLAN

Existing Church & Preschool and Urban Infill Redevelopment Opportunity

25222 Wiley Canyon Road · Santa Clarita, CA 91321

■ WWW.WILEYCANYON.COM

■ **Signalized I-5 Corner**

Direct freeway access at Wiley Canyon & Lyons

■ **14,628 SF Building**

Existing improvements on the primary parcel

■ **In-Place Use**

Operating church & preschool today

■ **Redevelopment Upside**

Up to ~12 residential units by right

1.11 AC

TWO-PARCEL SITE

48,526 SF

COMBINED LAND

~12 UNITS

BY RIGHT · 11 DU/AC

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25222 Wiley Canyon Road

1.11-acre, two-parcel infill site at a signalized I-5 corner in Santa Clarita

PROPERTY HIGHLIGHTS

- 1.11 Acres · 2 Parcels · 48,526 SF Combined
- UR3 Zoning · Old Town Newhall Specific Plan
- Signalized corner with direct I-5 freeway access
- Existing 14,628 SF building on primary parcel
- Up to ~12 units by right at 11 du/acre
- Multiple highest & best use pathways



PARCEL DETAILS

PARCEL	APN	LOT SIZE	BLDG
25222 Wiley Canyon Rd	2829-001-084	37,200 SF (0.85 AC)	14,628 SF
Adjacent Wiley Canyon	2829-001-008	11,326 SF (0.26 AC)	—



PROPERTY DESCRIPTION

Taormina Real Estate Group is pleased to present 25222 Wiley Canyon Road, a 1.11-acre, two-parcel infill site (48,526 SF combined) strategically positioned at the signalized corner of Wiley Canyon Road and Lyons Avenue in Santa Clarita, with direct I-5 freeway access and strong surrounding visibility.

The site is currently improved with an active church and preschool, and the existing 14,628 SF building gives a buyer the flexibility to continue these uses in place or to reposition and redevelop the property based on their vision.

Zoned UR3 under the Old Town Newhall Specific Plan, **the site supports up to 11 residential units per acre** and is well-suited for a range of development uses, including multifamily residential, senior housing, and ADU-inclusive projects. This site presents a compelling opportunity for developers, investors, and operators seeking meaningful density potential in one of the Santa Clarita Valley's most active infill corridors.



SCAN FOR DUE DILIGENCE
Access offering memorandum, financials, and site documents.

Exterior & Site

Street frontage, gated access, and on-site parking field at the signalized corner



Worship & Assembly

Main sanctuary, entry foyer, and assembly areas within the existing 14,628 SF building



Classrooms & Care

Preschool classrooms, lounge, and nursery supporting the current church and preschool use



Support Spaces

Restrooms, multipurpose room, commercial kitchen, and administrative offices



UR3 Use Types

Residential uses permitted under UR3 zoning, by required approval level

● **P** Permitted by Right ● **M** Minor Use Permit ● **C** Conditional Use Permit

● **PERMITTED BY RIGHT**

P

No discretionary approval needed

RESIDENTIAL

Supportive Housing

No length-of-stay limits

Transitional Housing

6-month to 2-year stays

Caretaker's Residence

Accessory to primary use

Single-Family Dwelling

2 enclosed parking spaces

Family Day Care Home

Up to 14 children or 6 adults

Home-Based Cottage Food

Accessory to primary residence

Home Occupation Business

No storage/mfg; no added parking

Two-Family Dwelling (Duplex)

2 enclosed spaces per unit

Multifamily (Triplex, Fourplex, Apartments, Townhomes)

See unit-type parking schedule

Residential Service / Care Home

6 persons; 24-hr nonmedical care

Accessory Dwelling Unit (ADU)

State law may waive parking

● **MINOR USE PERMIT**

M

Administrative approval required

RESIDENTIAL

Mobile Home Park

Long-term mfg. home sites

Community Care Facility

Independent living; 0.5 sp/unit

Multifamily: Affordable / Income Restricted

≥ 20% lower-income on specific parcels

Residential Health Care Facility

Elderly; professional nursing supervision

Joint Living & Working Quarters (Live / Work)

Per Sec. 17.66.080

● **CONDITIONAL USE PERMIT**

C

Planning Commission approval · public hearing

RESIDENTIAL

Rooming House

Not permitted in predominantly SFR neighborhood

Fraternity & Sorority Houses

Must be affiliated with higher-ed

COMMERCIAL

No commercial uses

All categories show "X" (not permitted) in UR3

■ **HIGHEST & BEST USE POTENTIAL**

Permitted by right at up to 11 du/acre — no discretionary approval required

BY RIGHT

Multifamily Residential

Triplex, fourplex, apartments & townhomes

BY RIGHT

ADU-Inclusive Project

Added density; state law may waive parking

MINOR PERMIT

Senior & Care Housing

Community & residential care facilities

IN PLACE

Continue Current Use

Operate the existing church & preschool

NOTE All 27 commercial use categories in Ch. 17.43 show "X" (not permitted) in UR3. The only commercial-adjacent uses allowed are home occupation (P), cottage food (P), and supportive commercial serving the local area (M) when ≥ 1 mile from any commercial designation.

A High-Growth Infill Submarket

Old Town Newhall · one of Los Angeles County's fastest-growing cities

LOCATION OVERVIEW

25222 Wiley Canyon Road is situated in Santa Clarita, one of the fastest-growing cities in Los Angeles County, known for its strong demographics, low crime rates, and sustained residential demand. The site sits within the Old Town Newhall submarket, an area experiencing renewed interest from developers and investors drawn by active revitalization efforts and favorable infill zoning policy.

The property benefits from a signalized corner position at Wiley Canyon Road and Lyons Avenue, offering immediate access to the I-5 freeway and placing it within minutes of the region's major employment, retail, and medical corridors.

Santa Clarita's continued population growth, limited land availability, and pro-development stance toward infill housing make this corridor an increasingly attractive target for multifamily and mixed-use investment.

SUBMARKET SNAPSHOT

228K+

City population, among LA County's fastest-growing

I-5

Immediate freeway access at signalized corner

UR3

Infill-friendly zoning · up to 11 du/acre



■ SANTA CLARITA VALLEY · I-5 CORRIDOR

SURROUNDING TRADE AREA

- Henry Mayo Newhall Hospital
- Valencia Town Center
- College of the Canyons
- Lyons Avenue retail corridor

Offering Guidelines

Offer terms, deposits, escrow conditions, and brokerage disclosures for the Buyer's review

- **OFFER DUE DATE** Thursday, July 30, 2026.
- **PRICE** The asking price has not been established. Submit offer on “as-is” basis.
- **OFFER PREPARATION** Submit a Letter of Intent (“LOI”) outlining the terms and conditions under which Buyer proposes to acquire the property.
- **TERMS** Buyer may purchase with all cash or financing; however, no seller financing will be offered. Seller will consider a reasonable time frame for a Buyer to obtain approval of a tentative tract map from the City of Santa Clarita.
- **FEASIBILITY PERIOD** Seller prefers that Buyer complete its initial due diligence in 60 days or less from acceptance of the LOI. Purchase and Sale Agreement prepared.
- **1031 EXCHANGE** Buyer will cooperate with Seller to facilitate a 1031 Exchange.
- **DEPOSITS** Buyer to open escrow with a refundable deposit of 3% of purchase price. Upon completion of due diligence, the deposit shall be increased to 10% of the purchase price, which shall become non-refundable and applicable to the purchase price.
- **CLOSE OF ESCROW** Close of escrow should be 30 days or less from Buyer’s completion of due diligence, or from approval of the tentative tract map in the case of a residential redevelopment Buyer.
- **CONDITION OF PROPERTY AT CLOSE OF ESCROW** Seller to deliver property “as-is” with no representations or warranties of its current condition from the Seller. Information provided is intended to assist a Buyer in evaluating the property, but Buyer should not rely on anything other than its own due diligence.
- **SELLER** Detailed vesting is being updated by title and will be provided to a Buyer.
- **BROKERAGE DISCLOSURE** Compass may act as Seller’s agent for more than one prospective Buyer on this property. Any prospective Buyer requesting Compass to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective Buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.

TRANSACTION TIMELINE



DEPOSIT STRUCTURE

3% Refundable	10% Non-refundable after DD
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SCAN FOR DUE DILIGENCE
www.wileycanyon.com

URBAN INFILL REDEVELOPMENT OPPORTUNITY

25222 Wiley Canyon Road, Santa Clarita

For offering materials, due diligence access, or to schedule a property tour, please contact the listing team. Offers are due Thursday, July 30, 2026.

LISTING AGENT

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PROPERTY WEBSITE

www.wileycanyon.com

Offering memorandum, financials, and full due diligence package.