



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

31970

Castaic Village Center

31970 CASTAIC RD, CASTAIC, CA 91384



CASTAIC, CA

ANCHOR SPACE

RETAIL WAREHOUSE

53,779 SF BUILDING **224,334 SF** LOT **C3** ZONING

219 SPACES PARKING **1600A/600V/3P** HEAVY POWER

1x 7x8' GROUND LEVEL **2x 7x8'** DOCK-HIGH **1994** BUILT

22' MIN. CEILING HT **2865-036-033** PARCEL NO.

Stratton International, Inc. is pleased to present the opportunity to purchase 31970 Castaic Rd, a 53,779 square feet retail space situated along the north end of Castaic Village Center. The property features two convenient entries on both the east and west side of the building, facing the massive parking lot. There are two dock-high and one ground level truck doors along the North-East corner of the building. The property currently sits in a mostly shell condition with minimal administrative office build-out along the North and South walls. The shopping center is accessible via four curb cuts along Castaic Rd or the Santa Clarita bus-stop located at the front of the center. The building was just recently upgraded with new HVAC & lighting.





PARCEL

224,334 SQ.FT
219 PARKING SPOTS

APN 2865-036-033



INTERIOR PHOTOS

The open layout and clear space make this commercial space exceptionally versatile and suitable for most uses.



MONUMENT SIGNAGE

Positioned along Castaic Road, Anchor tenants enjoy great street and Interstate 5 Freeway Exposure.

CASTAIC VILLAGE CENTER

CASTAIC, CA

Stratton International, Inc. is pleased to present the opportunity to purchase or lease retail space available in the Castaic Village Center. The shopping center is positioned alongs Interstate-5, on the signalized intersection of Castaic Rd & Lake Hughes Rd. Castaic Village Center features a dynamic tenant mix with food, service and retail tenants. Castaic High School opened Q4 2019 and over 3,000+ single-family homes are being developed in the neighboring Northlake Development. This will bring much needed housing to the competitive market.

RENT & LEASE TERMS

NEGOTIABLE - CALL BROKER



211,501
POPULATION
(10 MILE RADIUS)



76,300
AVERAGE DAILY
TRAFFIC EXPOSURE



C3 ZONING
MOST COMMERCIAL
USES ACCEPTED



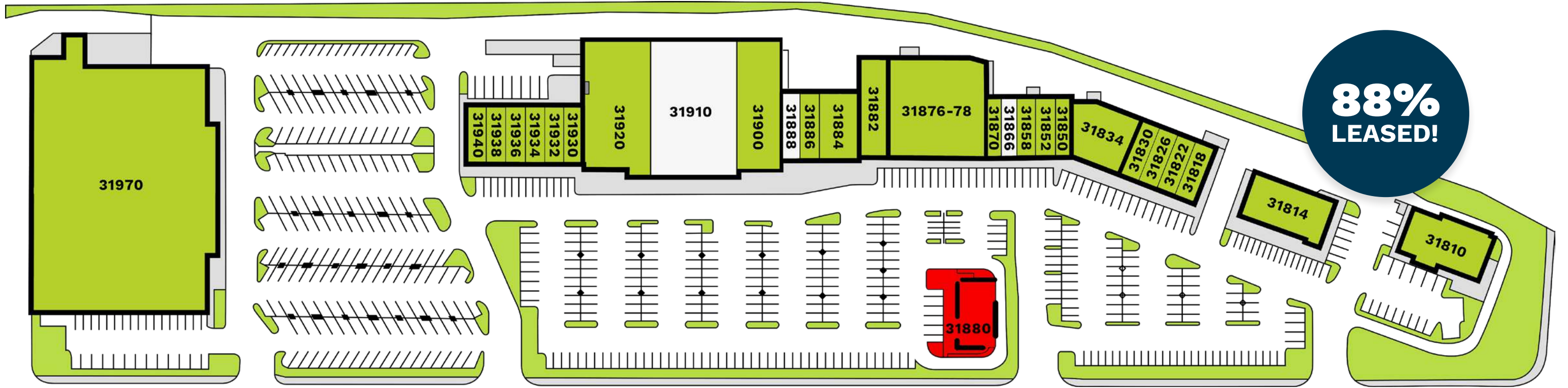
BUS LINE
SCV BUS STOP AT
FRONT OF CENTER



NEW 250,000 Sq.Ft. HIGH SCHOOL
CASTAIC VILLAGE IS THE CLOSEST SHOPPING CENTER



BORDERS MASSIVE NEW DEVELOPMENT
NORTHLAKE DEVELOPMENT APPROVED Q4 2019



Tenants & Availabilities

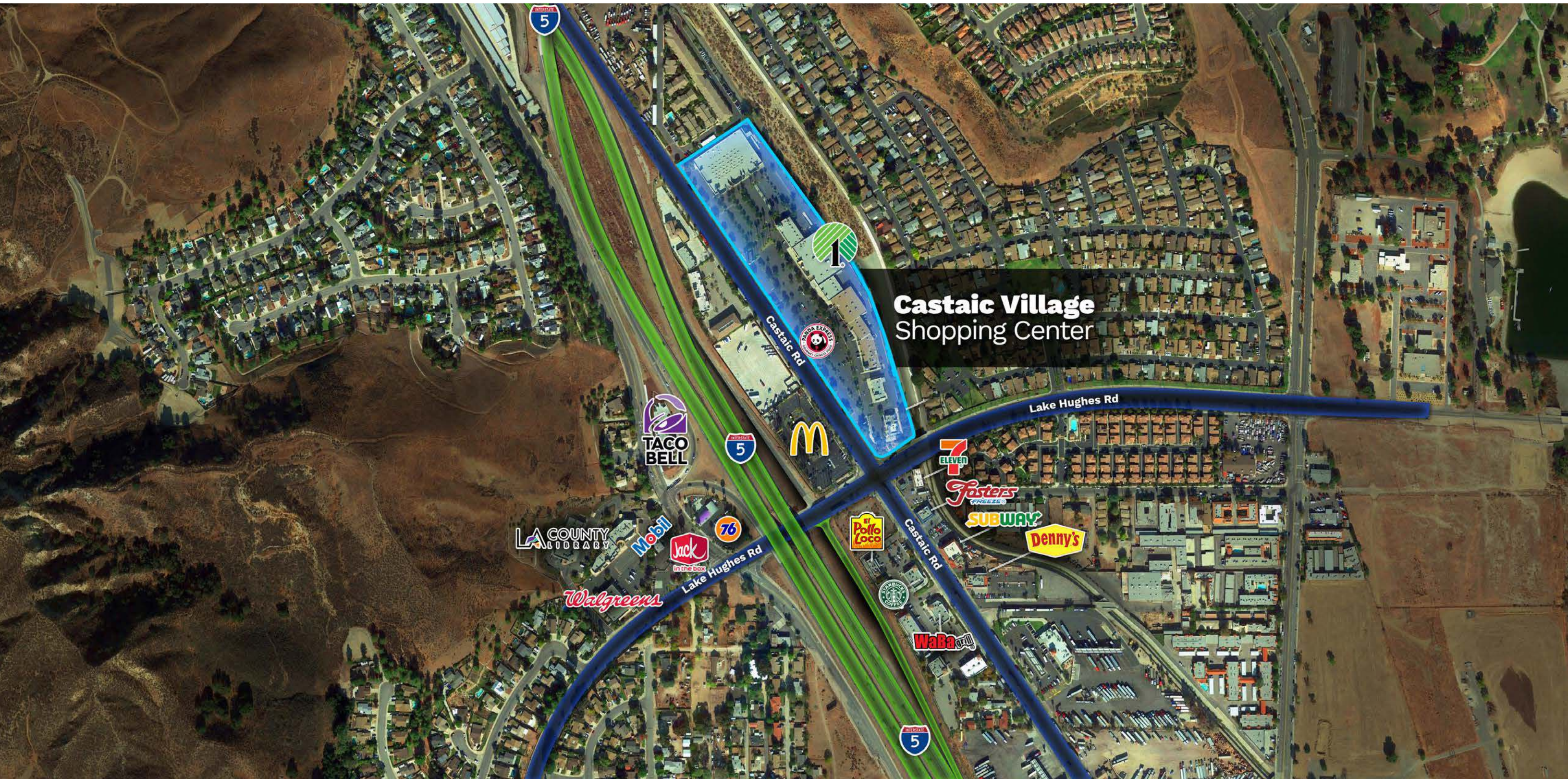
LEASED
 AVAILABLE

SUITE	AVAILABILITIES	SF
31866	Inline Unit - C3 Zoned	900
31888	Inline Unit - C3 Zoned	1,400
31910	Mid-Anchor Unit - C3 Zoned	12,960

113,927 SQ.FT. LEASED	15,260 SQ.FT. AVAILABLE	129,187 TOTAL SQ.FT.	88% LEASED
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SUITE	TENANTS	SF
31810	Wendy's	3,507
31814	Notre Dame Children's Academy	4,050
31818-31822	Chabelo's	2,600
31826	Cool Partners, Inc.	1,200
31830-31834	Prophetic Fulfillment Center	4,986
31850	Comfort at Home, Inc.	1,080
31852	Castaic Nails	1,200
31858	The UPS Store	1,200
31870	Smoke 4 Less	900
31876-31878	Dollar Tree	10,000
31882	Vincenzo's Pizza Factory	3,000

SUITE	TENANTS	SF
31884	The One Taekwondo	2,800
31886	Castaic Dental	1,400
31900	Kingdom Life Ministries	6,325
31920	Jesus Loves You, Inc.	8,700
31930	Vincenzo's Pizza Commissary	1,200
31932-31934	Fusion Christian Center	2,400
31936	Andy's Precision Seal & Stripe	1,200
31938	Peaceful Pets	1,200
31940	Country Cleaners	1,200
31970	GymCheer USA	53,779
31880	Panda Express (Separate Parcel)	2,494



Castaic Village Shopping Center

RETAIL HIGHLIGHTS

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FOR MORE INFORMATION

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