FOR LEASE

RETAIL / WAREHOUSE

31900-31920 CASTAIC RD

CASTAIC, CA 91384



STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM

STRATTON
COMMERCIAL REAL ESTATE

31900-31920
CASTAIC RD

CASTAIC, CA 91384

FOR LEASE

Unit 31900: 6,937 SQ. FT.
Unit 31910: 12,549 SQ. FT.
Unit 31920: 8,665 SQ. FT.



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STRATTON COMMERCIAL REAL ESTATE, INC.



CASTAIC VILLAGE CENTER

31814-31940 CASTAIC RD
CASTAIC CA 91384

Stratton Commercial Real Estate, Inc. is pleased to present the opportunity to purchase the Castaic Village Center, a community shopping center in the Santa Clarita Valley. Castaic Village Center is positioned along the I-5 freeway on the signalized corner of Castaic Rd & Lake Hughes Rd. The center is in close proximity to Six Flags Magic Mountain, Castaic Lake, Castaic Aquatic & Sports Center and the brand new Castaic High School. Extensive renovations have been made to the property and ±28,151 SF of available space makes this a tremendous value add opportunity.



45,000
POPULATION (5 MILE RADIUS)

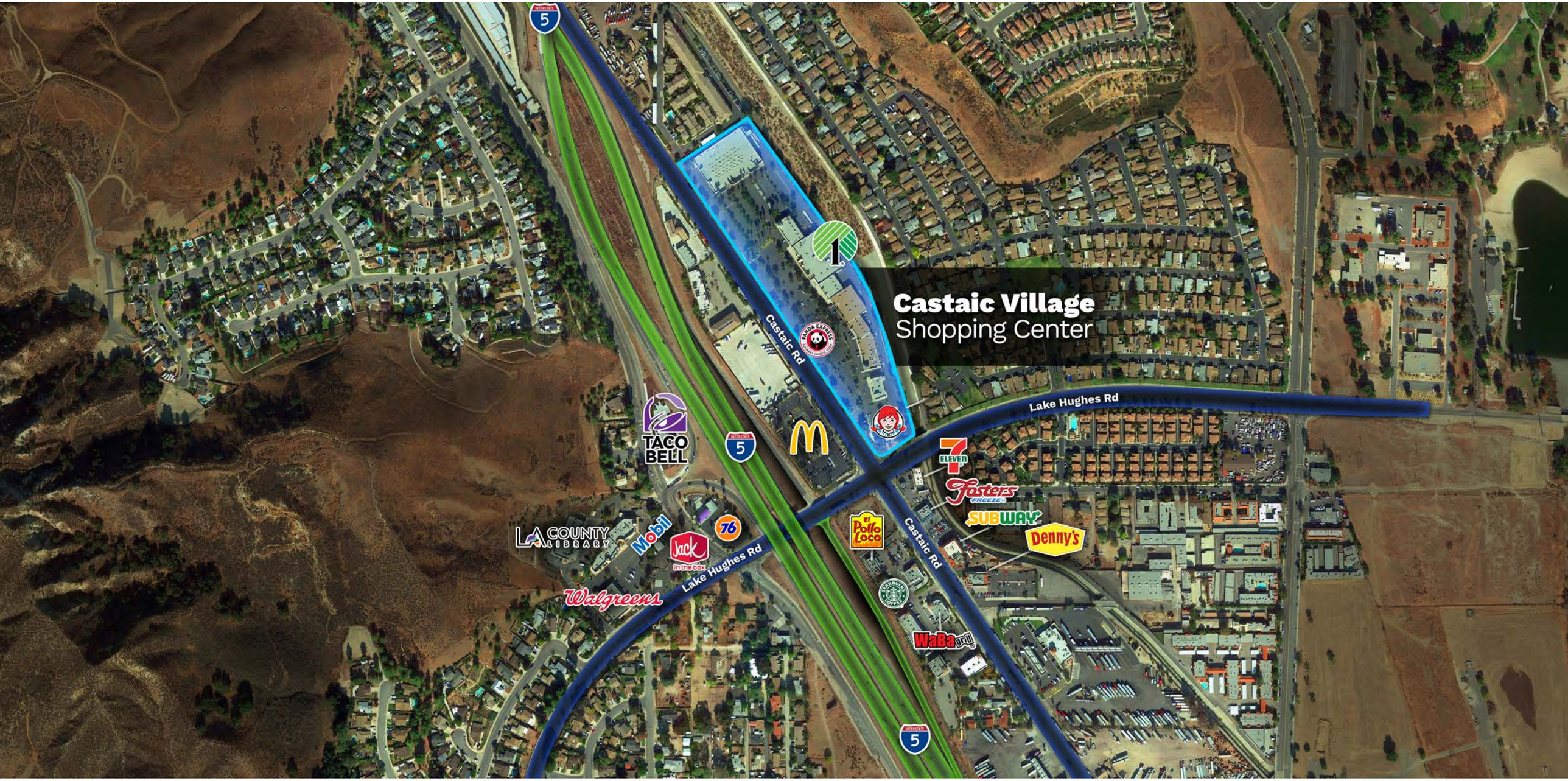
76,300 CARS
AVERAGE DAILY TRAFFIC EXPOSURE

C3 ZONING
MOST COMMERCIAL USES ACCEPTED

BUS STOP
SCV BUS STOP AT FRONT OF CENTER

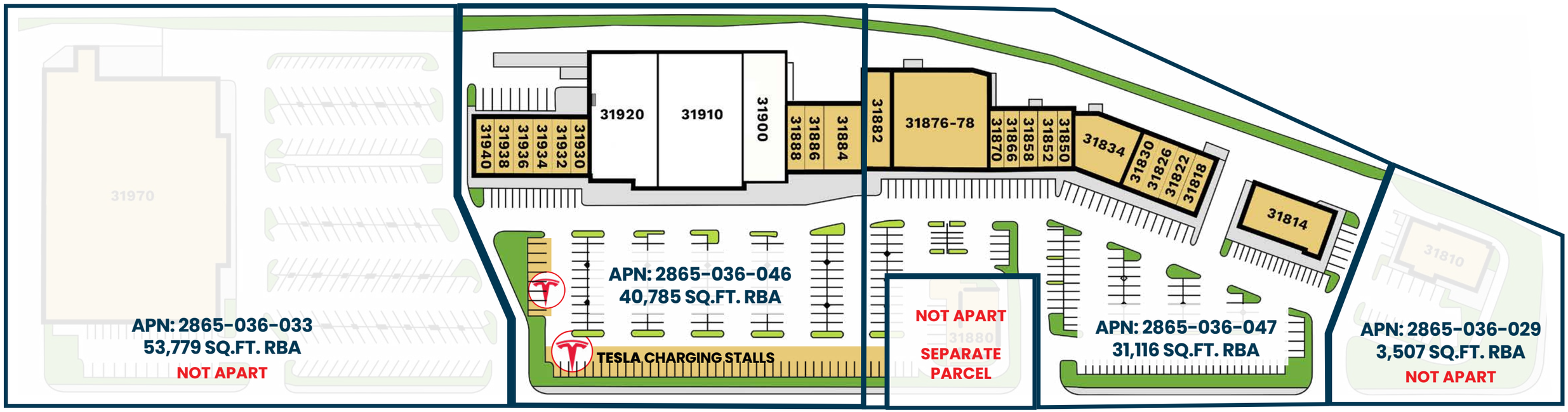
NEW 250,000 Sq.Ft. HIGH SCHOOL
CASTAIC VILLAGE IS ONLY MINUTES FROM CASTAIC HIGH

BORDERS MASSIVE NEW DEVELOPMENT
NORTHLAKE DEVELOPMENT APPROVED Q4 2019



RETAIL HIGHLIGHTS

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Tenants & Availabilities

LEASED AVAILABLE

28,151 SQ.FT. AVAILABLE

44,232 SQ.FT. LEASED

72,383 TOTAL SQ.FT.

UNIT	TENANTS	SF
31814	Notre Dame Children's Academy	4,363
31818-31822	Chabelo's Mexican Grill	2,600
31826	Acai Sun Fit Life	1,200
31830	Sow Good Coffee	1,200
31834	Prophetic Fulfillment Church	3,789
31850	WWL Movement	1,080
31852	Castaic Nails	1,200
31858	Castaic Barbershop	1,200
31866-70	Kingdom Life Ministries	1,800
31876-31878	Dollar Tree	10,000
31882	Vincenzo's Pizza Factory	3,000
31884	The One Taekwondo	2,800
31886	Castaic Dental Center	1,400
31888	River's Recording	1,400
31930	B Boxing Academy	1,200
31932-31934	Fusion Christian Center	2,400
31936	Fusion Christian Center	1,200
31938	Peaceful Pets	1,200
31940	Country Cleaners	1,200
PARKING	Tesla EV Chargers (32 Stalls)	x32
31880	Panda Express (Separate Parcel)	2,494

UNIT	AVAILABILITIES	SF
31900	Vacant - For Lease	6,937 SF
31910	Vacant - For Lease	12,549 SF
31920	Vacant - For Lease	8,665 SF



OFFERING SUMMARY

31900-31920 CASTAIC RD

Stratton Commercial Real Estate, Inc. is pleased to present 31900, 31910, and 31920 Castaic Rd, three contiguous retail/warehouse opportunities totaling 28,151 sq.ft. within a bustling 72,383 sq.ft. retail center. The available spaces consist of ±6,937 sq.ft. at 31900 Castaic Rd, ±12,549 sq.ft. at 31910 Castaic Rd, and ±8,665 sq.ft. at 31920 Castaic Rd, which may be leased individually or combined. This large retail/warehouse opportunity sits on 216,970 sq.ft. of C3-zoned land and offers premier freeway and street visibility, a 16’ ceiling height, a 100’ loading dock with load leveler, prominent pylon and building signage, and excellent accessibility.

Conveniently positioned along the I-5 Freeway at the signalized corner of Castaic Rd. and Lake Hughes Rd., the property is well suited for a variety of retail, warehouse, showroom, wholesale, distribution, recreational, and commercial uses. The property features approximately 144 parking spaces, 84 tons of HVAC, new LED lighting, a new ceiling installation, and a robust 600-amp, 480-volt, three-phase electrical system.

For enhanced functionality, the site includes a total of five 12-foot ground-level loading doors and one dock-high loading door with a truck well and load leveler serving Suite 31920, as well as secured perimeter gates for controlled access.

For more information or to schedule a tour, please contact Robert Stratton, David Stratton, or Daniel Stratton.

AVAIL SQ.FT	6,937 - 28,151±
BUILDING SQ.FT	72,383±
LOT SIZE SQ.FT	216,970±
PARKING SPACES	5/1000 SF
YEAR BUILT	1993
APN(S)	2865-036-047, 2865-036-046
ZONING	C3
DRIVE-THRU DOORS	4X 10’ X 12’




DOLLAR TREE


DOLLAR TREE
Warrior Cheer
The UPS Store
Castaic NAILS
PAMELA JOHNSTONS
DANCE STUDIO
805.573-8248
31852
31850

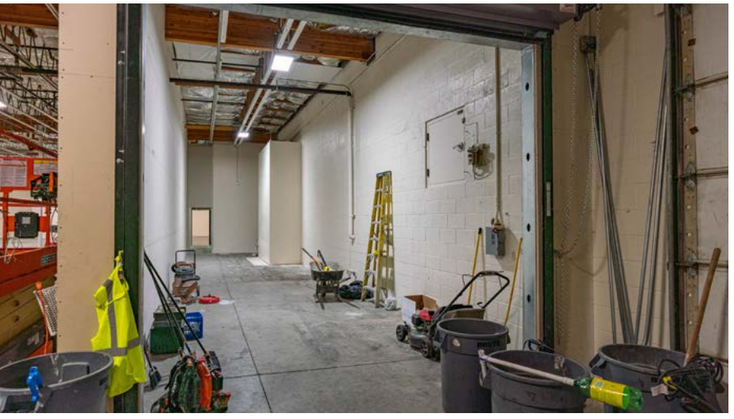

TOMMY'S
BOATS
Jesus Loves You
INTERNATIONAL.ORG


661-425-454
PIZZA
PANDA
EXPRESS
CASTAIC
VILLAGE
SHOPPING CENTER









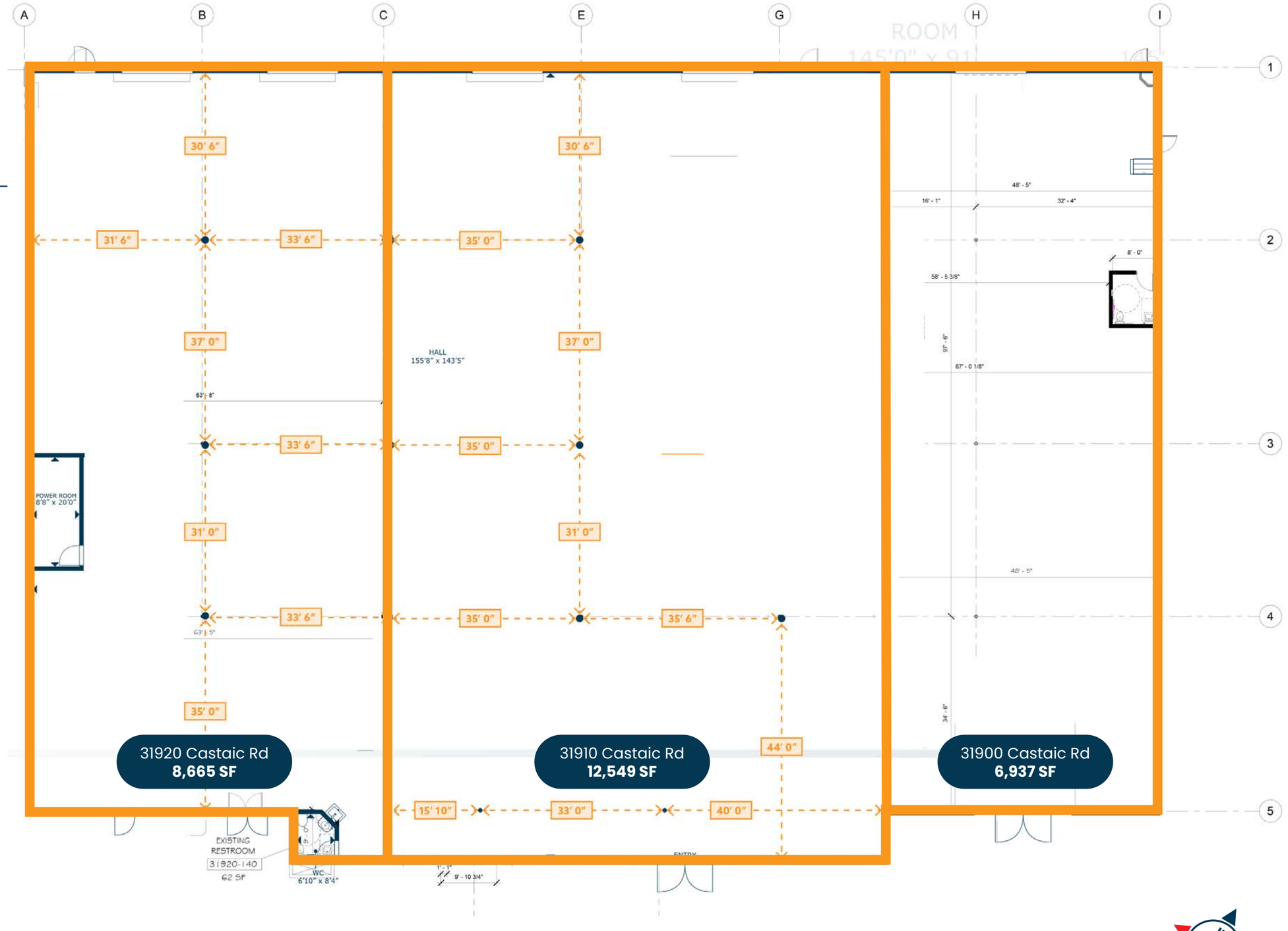


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FIRST FLOOR
FLOOR PLAN



3D TOUR
SCAN, TAP or CLICK!

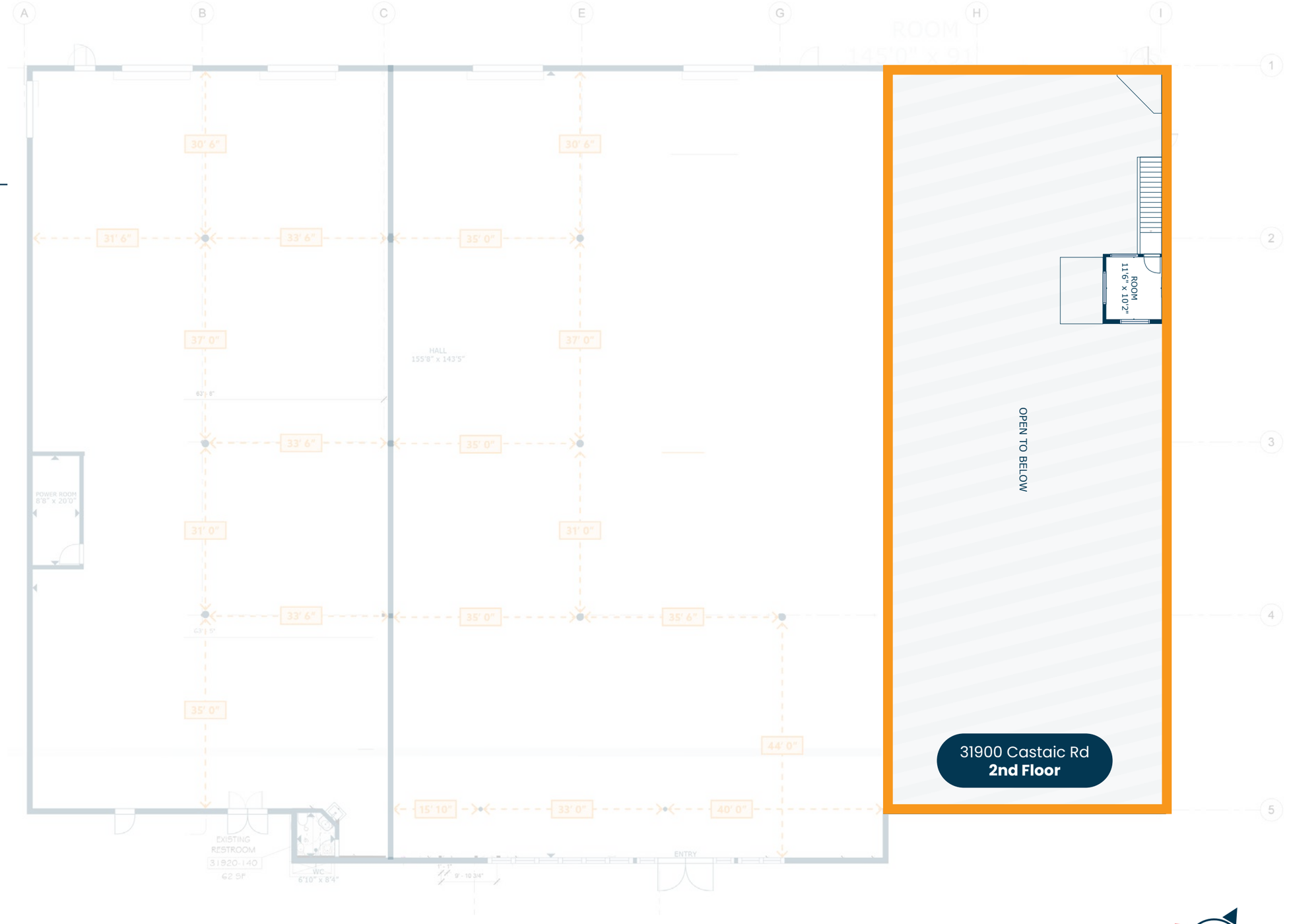
The information in this floorplan has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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31900-31920
CASTAIC RD

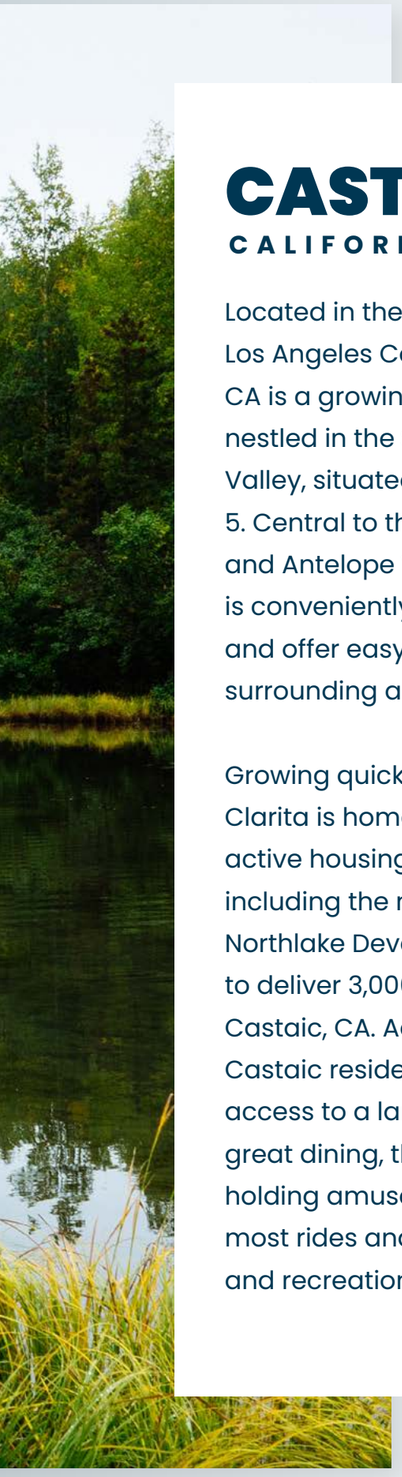
CASTAIC, CA 91384

SECOND FLOOR
FLOOR PLAN



3D TOUR
SCAN, TAP or CLICK!

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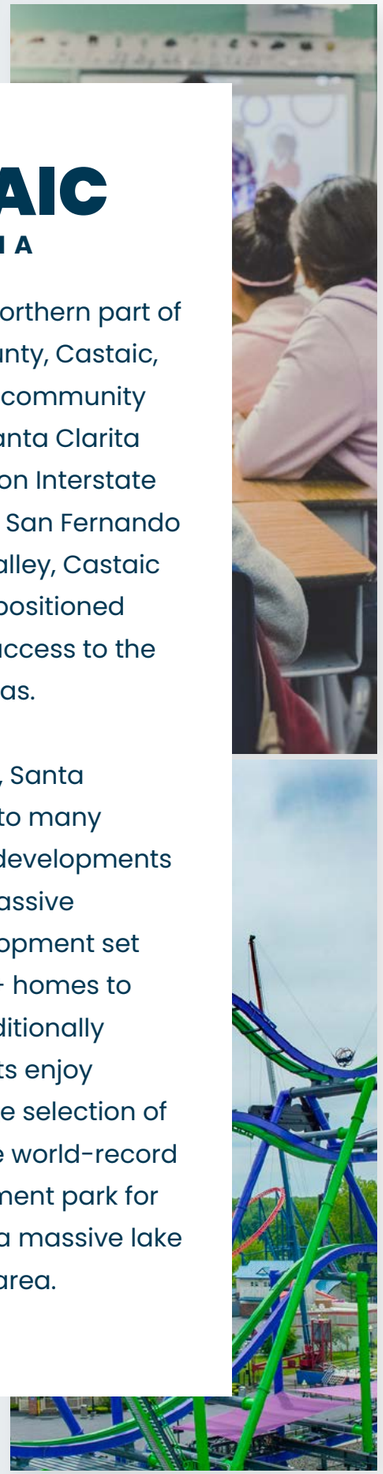


CASTAIC

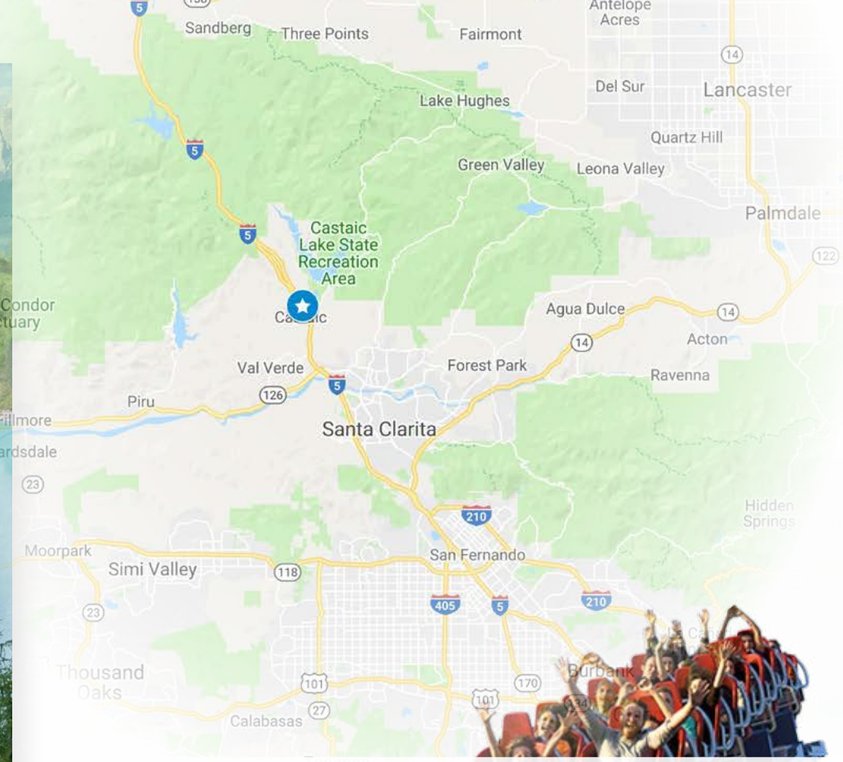
CALIFORNIA

Located in the northern part of Los Angeles County, Castaic, CA is a growing community nestled in the Santa Clarita Valley, situated on Interstate 5. Central to the San Fernando and Antelope Valley, Castaic is conveniently positioned and offer easy access to the surrounding areas.

Growing quickly, Santa Clarita is home to many active housing developments including the massive Northlake Development set to deliver 3,000+ homes to Castaic, CA. Additionally Castaic residents enjoy access to a large selection of great dining, the world-record holding amusement park for most rides and a massive lake and recreation area.







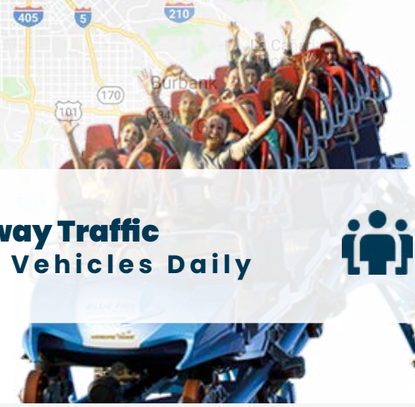
WHY PEOPLE LOVE CASTAIC

Central to Santa Clarita, San Fernando & Antelope Valley

Affordable Housing Comparable to Santa Clarita

Massive Community Center Sports, Aquatic & Skatepark

Lake and State Recreation Area



I-5 Freeway Traffic
70,000+ Vehicles Daily

Growing Community
21,000+ Population

FAMILY FUN

SIX FLAGS MAGIC MOUNTAIN

3.3 MILLION VISITORS IN 2017!

Looking for some excitment? Take your family to one of the worlds greatest amusement parks, Six Flags Magic Mountain. This location is currently the world record holder for the most rides in a single park, with 19 thrilling rides awaiting your smile.

CASTAIC SPORTS COMPLEX
31230 CASTAIC RD

CASTAIC AQUATIC CENTER
31350 CASTAIC RD

CASTAIC LAKE
32132 CASTAIC LAKE DRIVE

COMBAT PAINTBALL PARK
31050 CHARLIE CYN RD

EDUCATION

CASTAIC HIGH SCHOOL
GRAND OPENING FALL 2019

Castaic High School is officially open to the public! Castaic High School features an amazing campus, extensive lineup of academic programs and a complete athletic program. Castaic High School is commited to equipping students with the right skills and education for a bright future. Prior to the opening, Castaic residents were forced to attend Valencia or West Ranch High School, commuting several miles south.

CASTAIC ELEMENTARY
30455 PARK VISTA DR

NORTHLAKE ELEMENTARY
32545 RIDGE RTE RD

CASTAIC MIDDLE SCHOOL
28900 HILLCREST PKWY

SLOAN CANYON PRESCHOOL
28355 SLOAN CANYON RD



NÔRTHLAKE
DEVELOPMENT

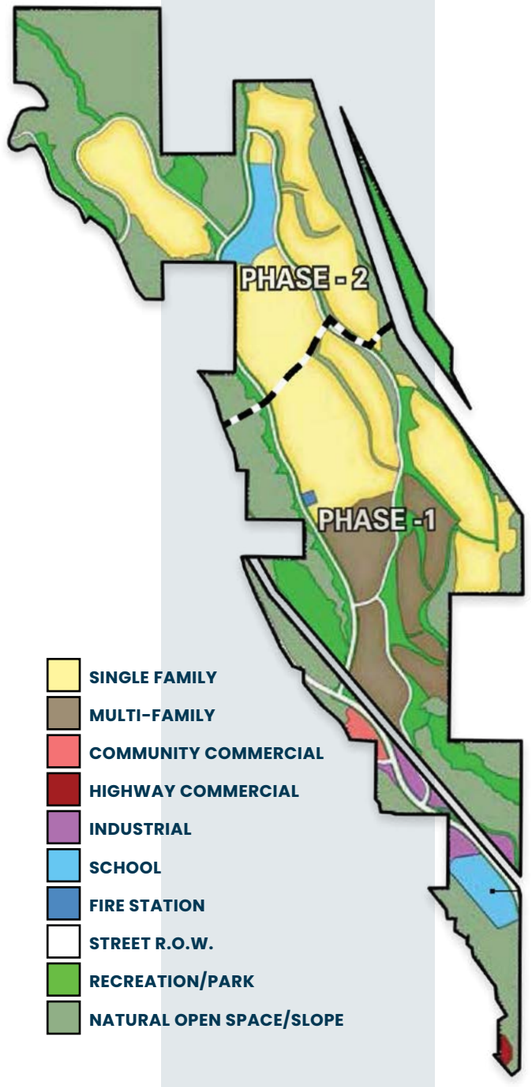
NORTHLAKE DEVELOPMENT GETS FINAL APPROVAL

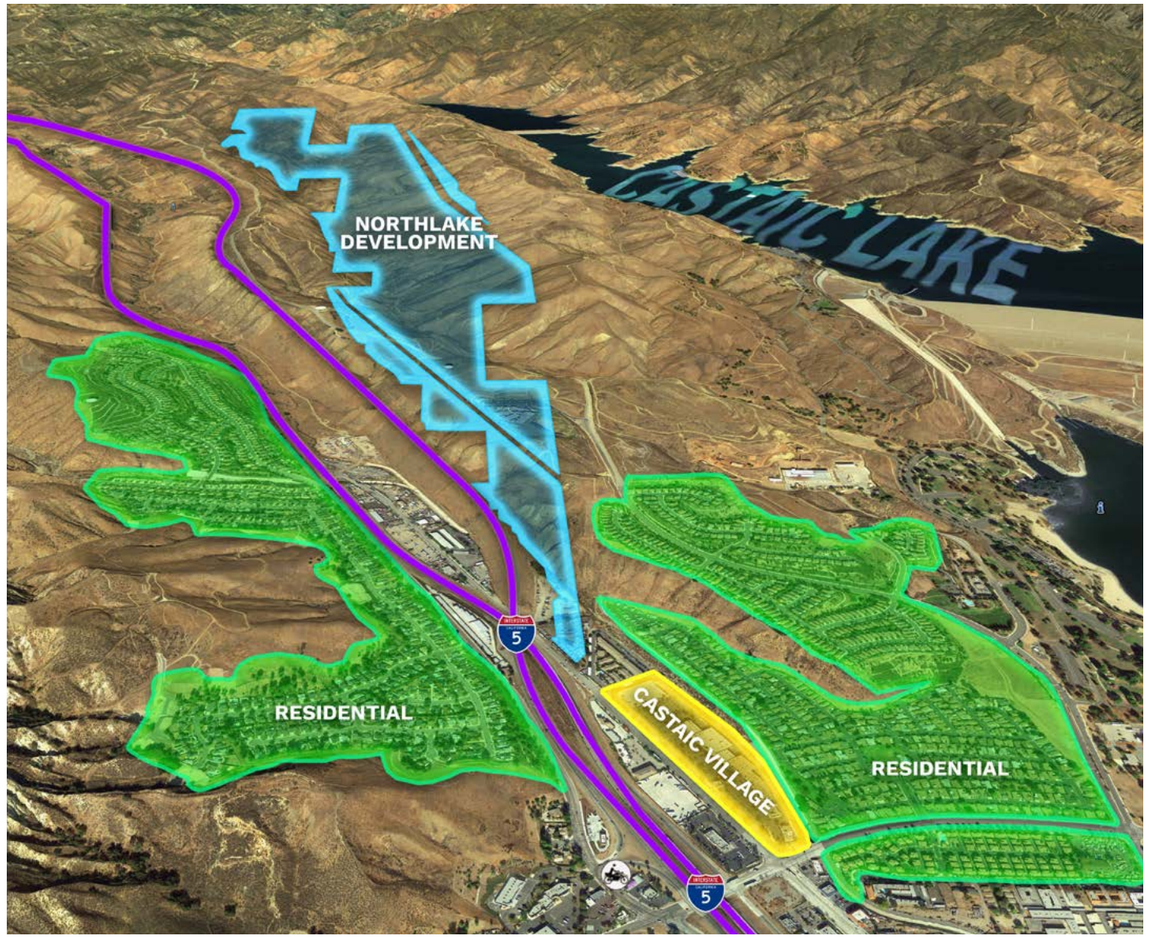
Q4 2018

Originally adopted by the County of Los Angeles in 1992, the **Northlake Development received final approval at theendof2018**.Thismassivedevelopment is set to bring roughly **3,150 residential units comprised of a mix of single and multi-family units to the community of Castaic, CA.** Residents will enjoy access to **almost 800 acres for recreational and open space use.** This includes a sports park, community and neighborhood parks and 91,150 feet of pedestrian and equestrian trails linking proposed land uses and connecting to the off-site regional trail system. Additionally, the Northlake Development project includes public services uses including schools, parks, a potential library and potential fire station. Development will be completed in two phases, the southern portion will be delivered first.

PROPOSED SITEPLAN

SUBJECT TO CHANGE





LAND BREAKDOWN

USES WITH ESTIMATE AREA

RESIDENTIAL
341.9 Acres - 3,150 Dwelling Units

COMMERCIAL
9.2 Acres

TRAILS & PARKS
167 Acres

INDUSTRIAL
13.9 Acres

OPEN SPACE
624.6 Acres





WILLIAMS RANCH

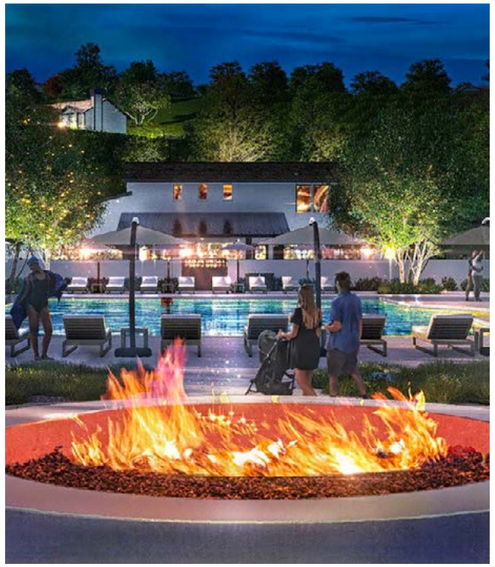
“Spanning 430 acres in the Santa Clarita Valley, CA – one of The Top 100 Best Places to Live – Williams Ranch is a modern, master planned community with a rustic affection for the simple life. Where wide open spaces collide with spectacular views and neighbors are inspired to grow together to live a beautiful life above it all.”

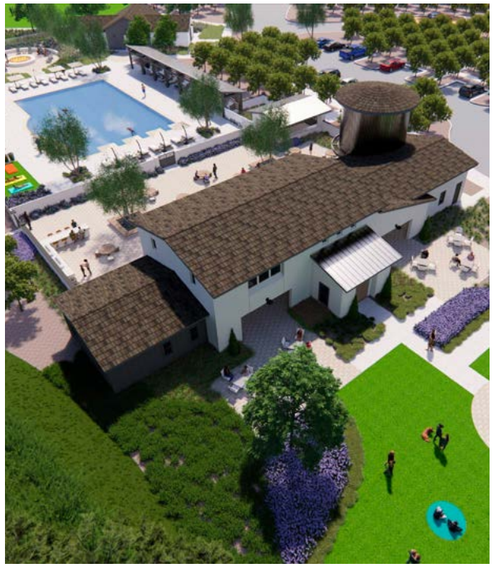
“What will it be like to live on a 430-acre master planned community nestled between the Sierra Pelona Mountains, Castaic Lake Recreation Area and directly adjacent to Valencia’s Commerce Center? It will be perfection.

A small town all its own, Williams Ranch is designed to bring people closer to the things that matter, and the result is a new choice of where and how to live. The community will feature an exceptional recreation center to serve as the gathering place for residents and will include a clubhouse, swimming pool, and outdoor kitchen. Surrounded by abundant open space and linked by an intricate trail system, numerous parks of every size and shape, entertainment amphitheater, large citrus orchards, working vineyards and a wine pavilion, Williams Ranch boasts a warm and welcoming, family-centric lifestyle.

Most of the 497 homes will be single-story and gated, but all are designed to embrace Castaic’s natural terrain and vistas, while adhering to the highest standards of design and detail. Residents will enjoy spacious, pool sized lots with most allowing for RV access and breathtaking views. Whether you’re seeking a full-time residence or a second home, Williams Ranch will have an exceptional offering of homes from which to choose.”









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MID-ANCHOR - FOR LEASE

FOR MORE INFORMATION:

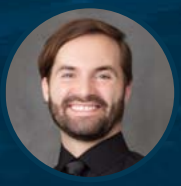


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