

FOR SALE OR LEASE

31970
CASTAIC RD

CASTAIC, CA 91384

RETAIL WAREHOUSE



STRATTONCRE.COM



31970 CASTAIC RD

CASTAIC, CA 91384

FOR SALE OR LEASE
RETAIL WAREHOUSE

FOR SALE
\$9.8 MILLION
ALL CASH OR CASH
TO NEW LOAN

FOR LEASE
APPROX. \$0.97 NNN BASE RENT
\$0.32 NNN EXPENSES



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OFFERING SUMMARY

31970 CASTAIC RD

RETAIL WAREHOUSE

Stratton Commercial Real Estate, Inc. is pleased to present 31970 Castaic Road, a rare retail warehouse opportunity for sale or lease in the heart of the Castaic Village Center. This ±51,619 sq.ft. C3-zoned commercial building sits on its own secure, gated parcel within a nearly fully leased shopping center. The property is currently occupied by month-to-month tenants.

Previously home to Tommy Boats, the building offers a versatile open layout with office and mezzanine space, making it ideal for a wide range of retail, industrial, or entertainment uses.

Recent improvements include a brand-new 40-ton HVAC system and significant tenant upgrades, enhancing both functionality and aesthetics. Key features include 1600A / 600V / 3-wire heavy power, dock-high and ground-level loading, and ample on-site gated parking for employees and customers. This is truly one of the best values in all of Los Angeles County, offering flexible purchase or lease options in a growing submarket. Don't miss your chance to secure this premier commercial space in the Santa Clarita Valley.

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

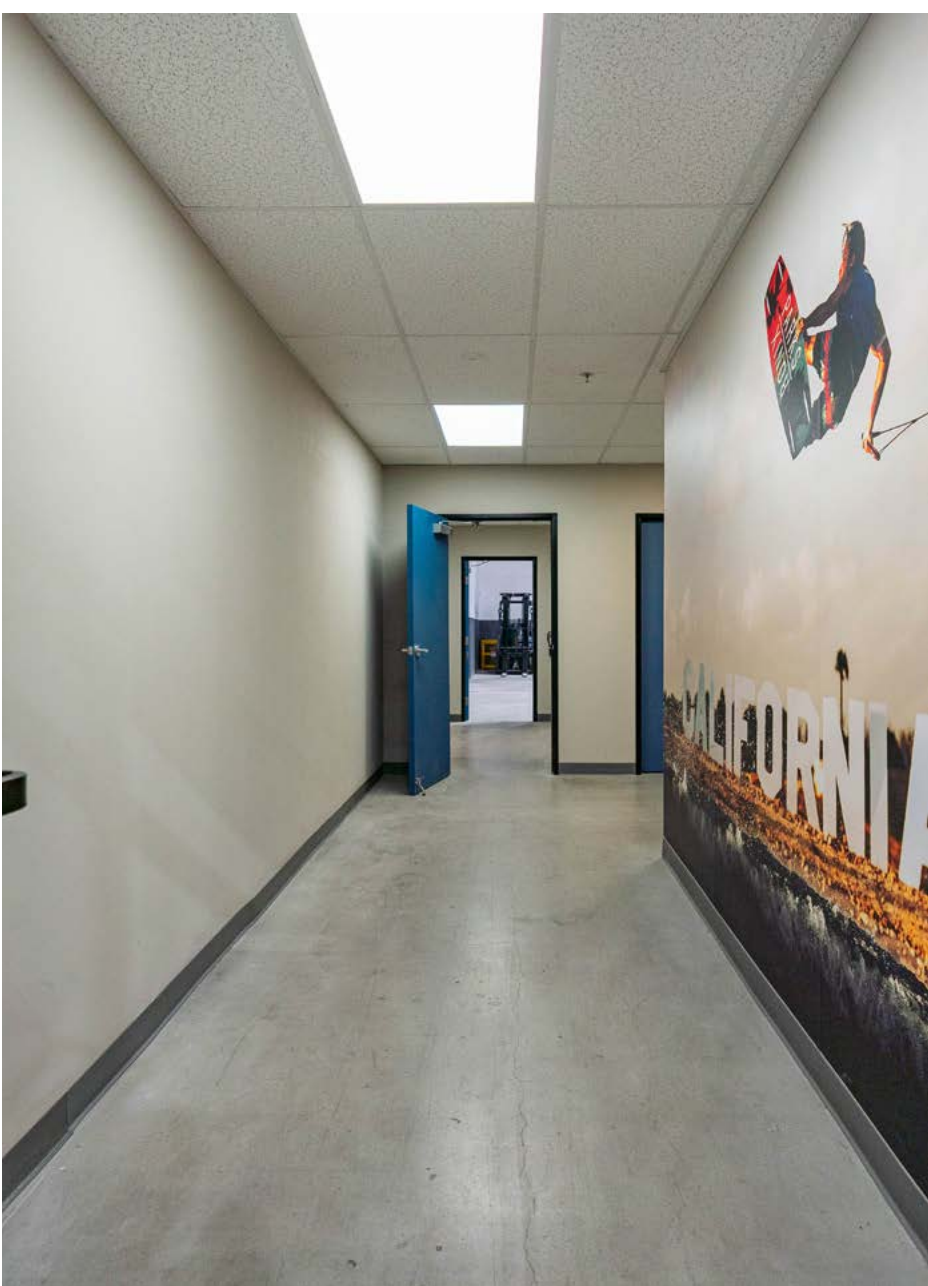
BUILDING SQ.FT.	51,619±
LOT SQ.FT.	224,348±
FLOORS	2
LOADING	5X GROUND-LEVEL, 2X DOCK-HIGH
CEILING HEIGHT	22' FT.
POWER	1600A 600V 3-WIRE
ZONING	C3

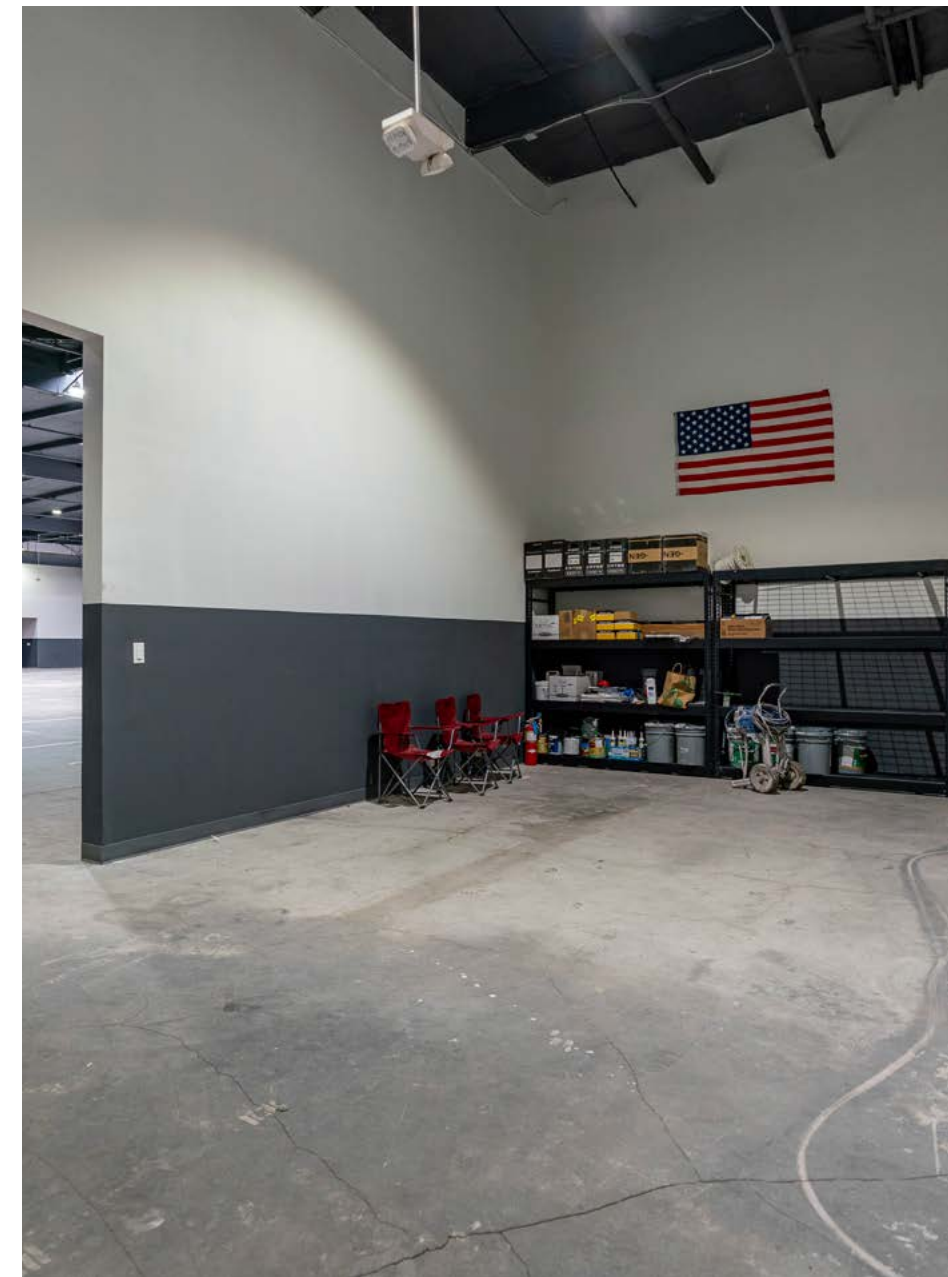
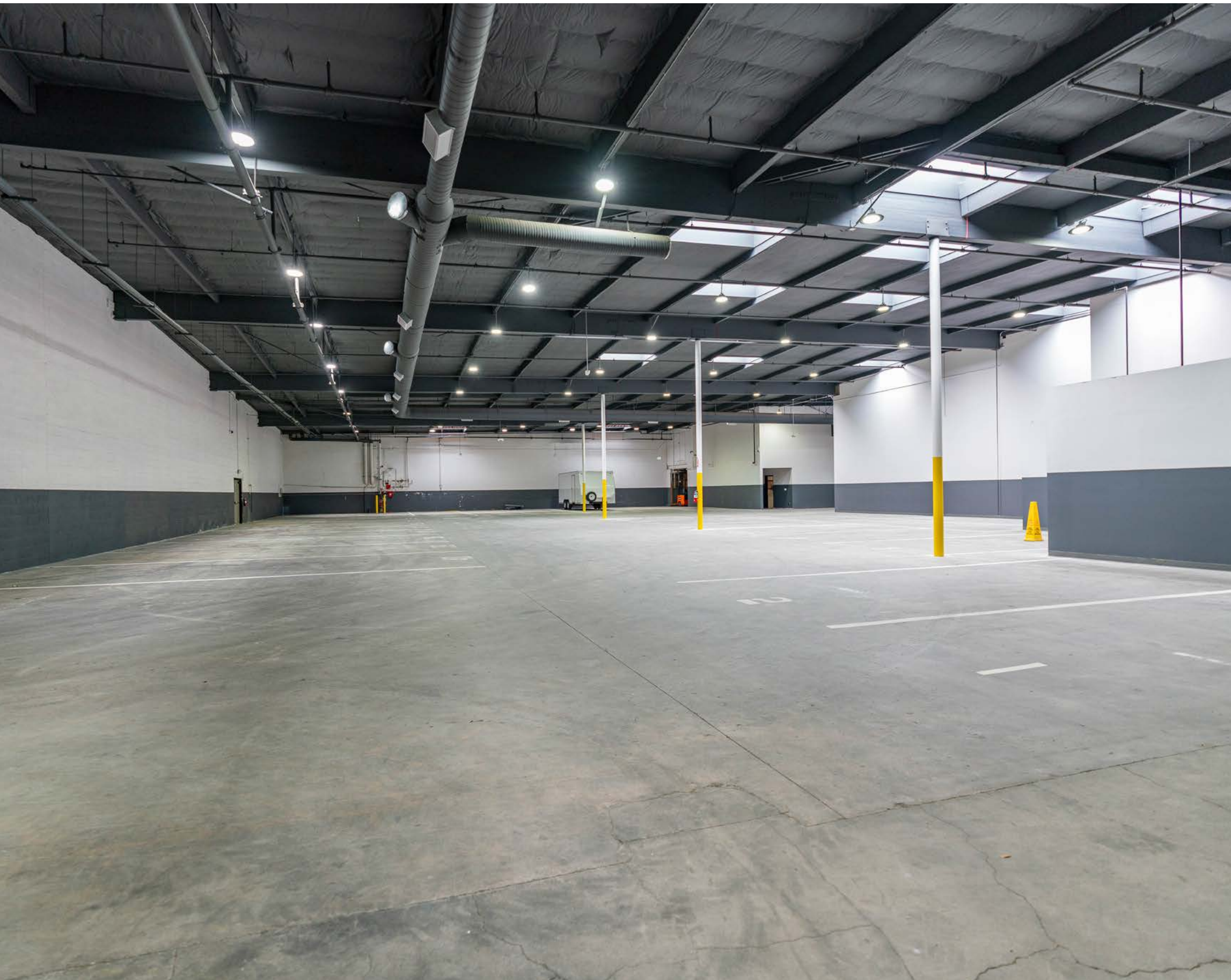


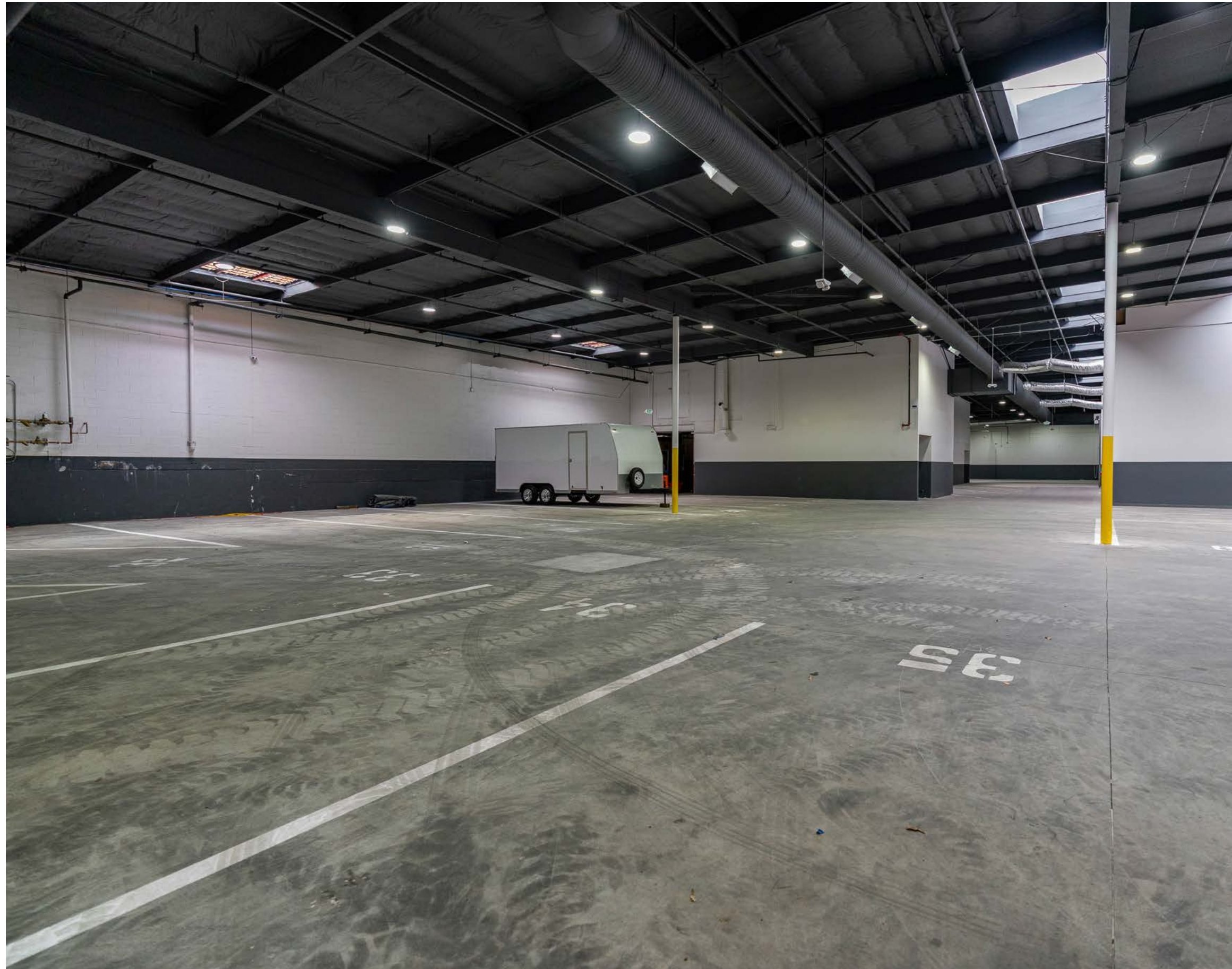


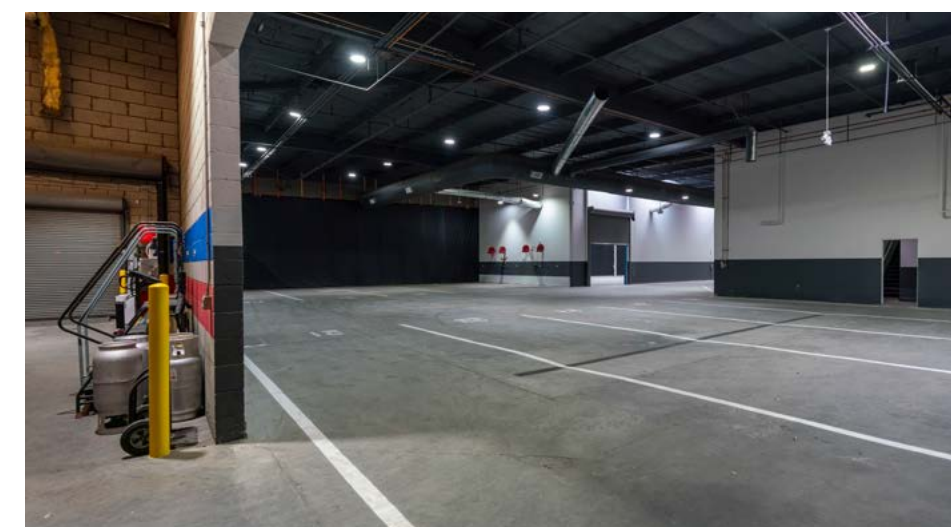
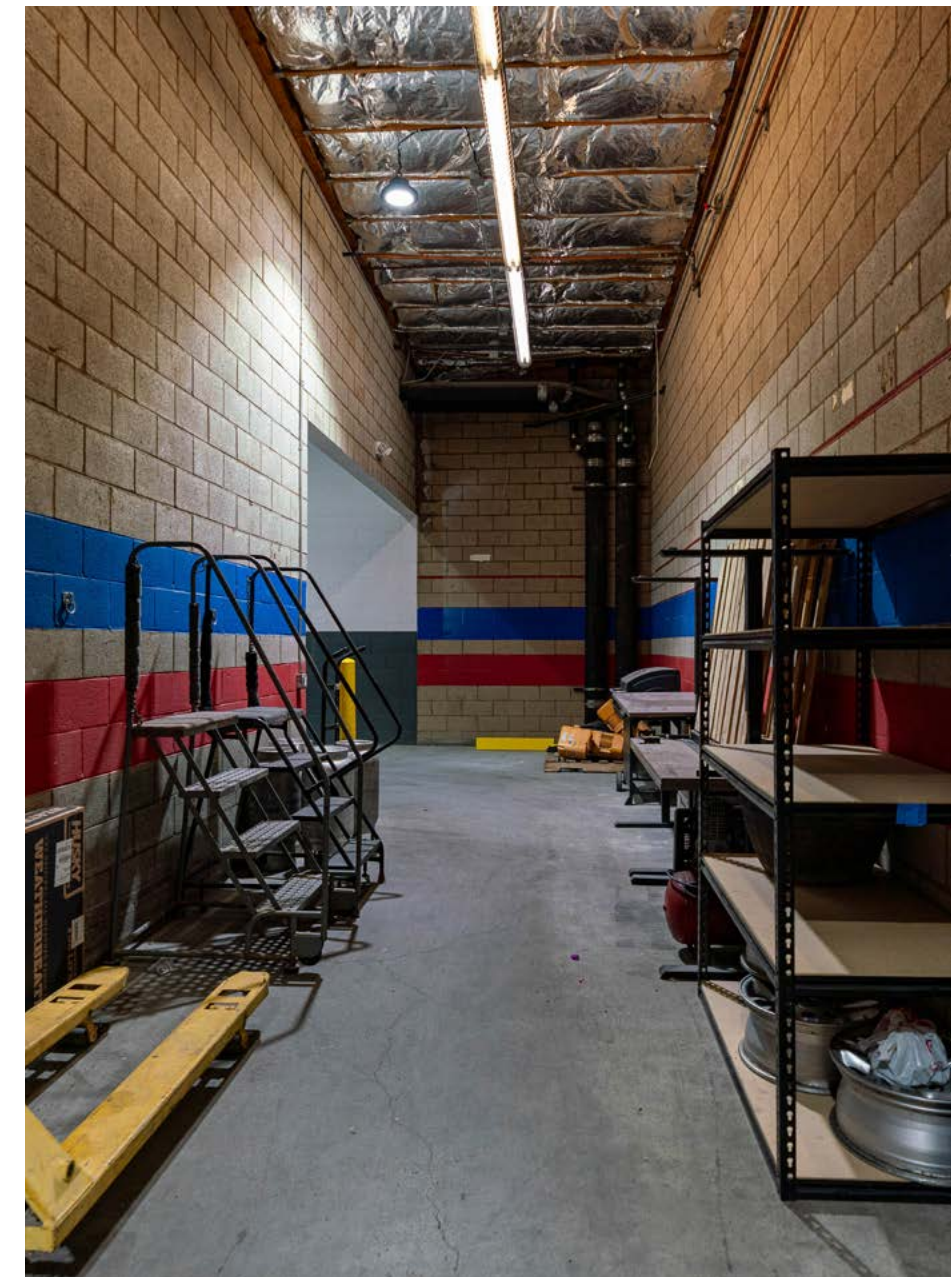
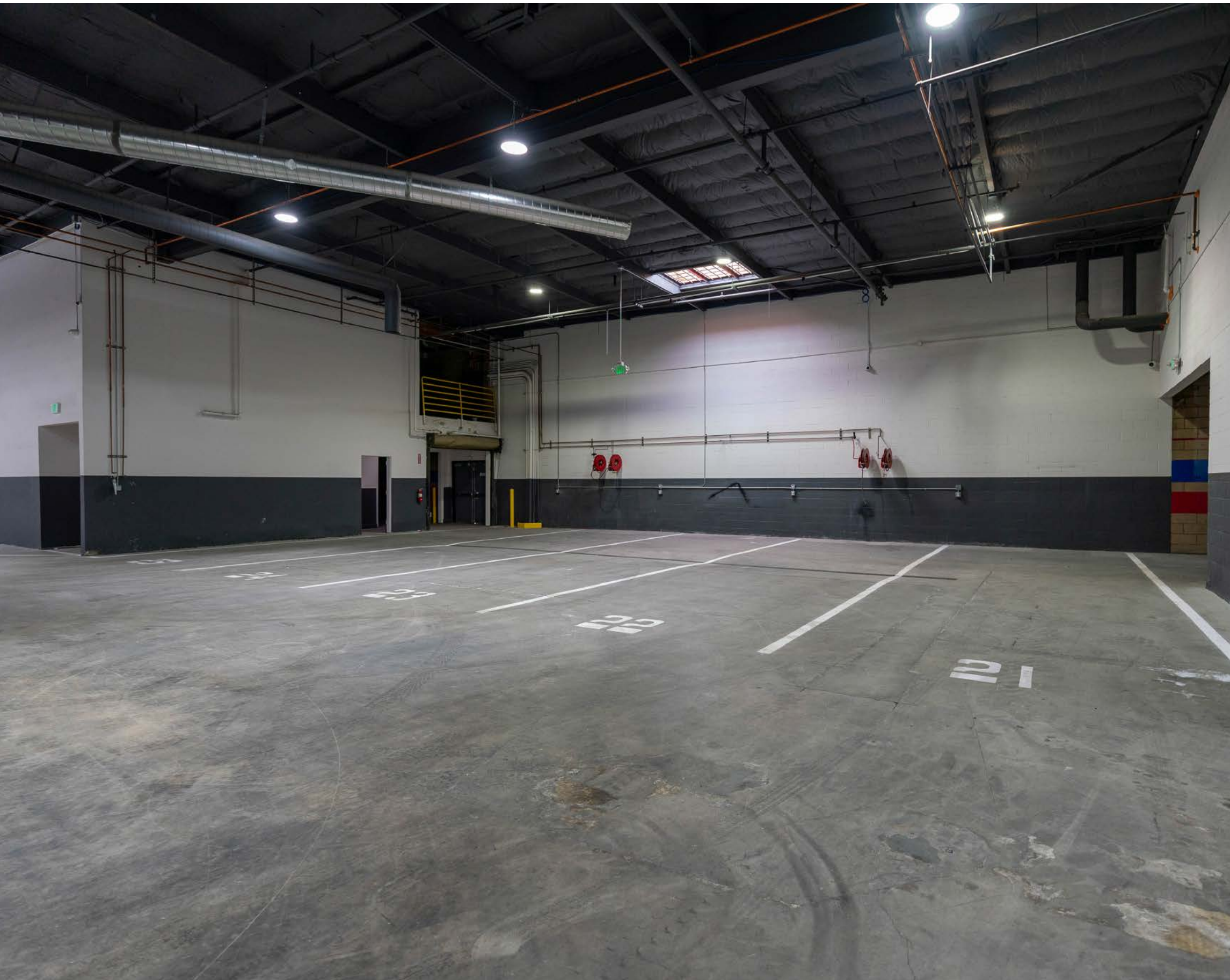














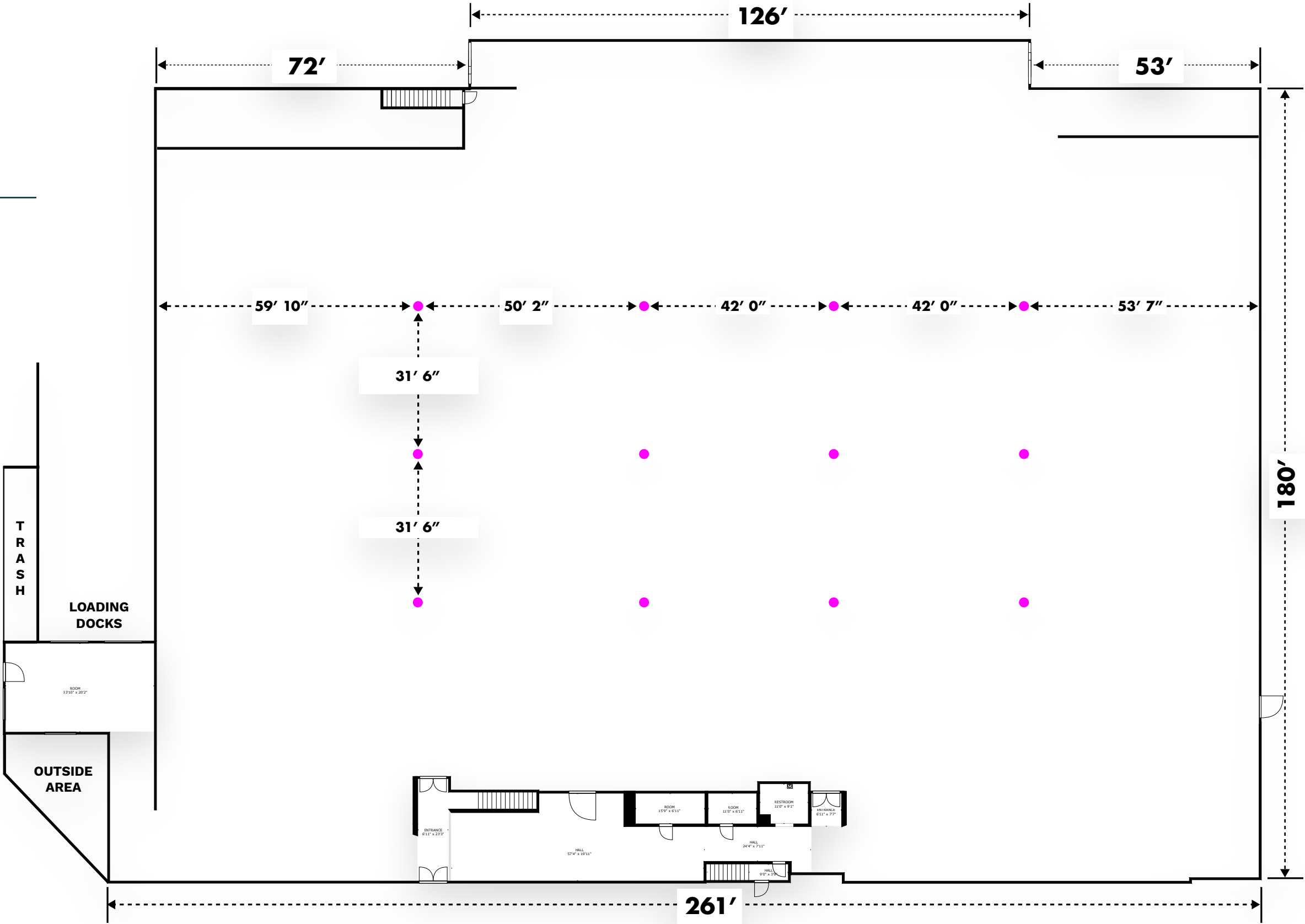




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COLUMN PLAN



3D TOUR



SCAN, TAP or CLICK!

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