

FOR SALE OR LEASE

**31970  
CASTAIC RD**

CASTAIC, CA 91384

**RETAIL ANCHOR**





# 31970 CASTAIC RD

CASTAIC, CA 91384

**FOR SALE OR LEASE  
RETAIL ANCHOR**



**Robert Stratton**

CEO/President - DRE #01182000

**Cell: 661-212-5699**

[Robert@StrattonCRE.com](mailto:Robert@StrattonCRE.com)

The information in this brochure 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.



**OFFERING SUMMARY**

# 31970 CASTAIC RD

## RETAIL ANCHOR

Stratton Commercial Real Estate, Inc. is pleased to present 31970 Castaic Road, a rare anchor opportunity for sale or lease in the heart of the Castaic Village Center. This  $\pm$ 51,619 sq.ft. C3-zoned commercial building sits on its own secure, gated parcel within a nearly fully leased shopping center, now anchored by the newly opened Wendy's at the front of the property. Formerly 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. Contact Robert Stratton at 661-212-5699 for further information or to schedule a tour.

**BUILDING SQ.FT.** ..... 51,619 $\pm$

**LOT SQ.FT.** ..... 224,348 $\pm$

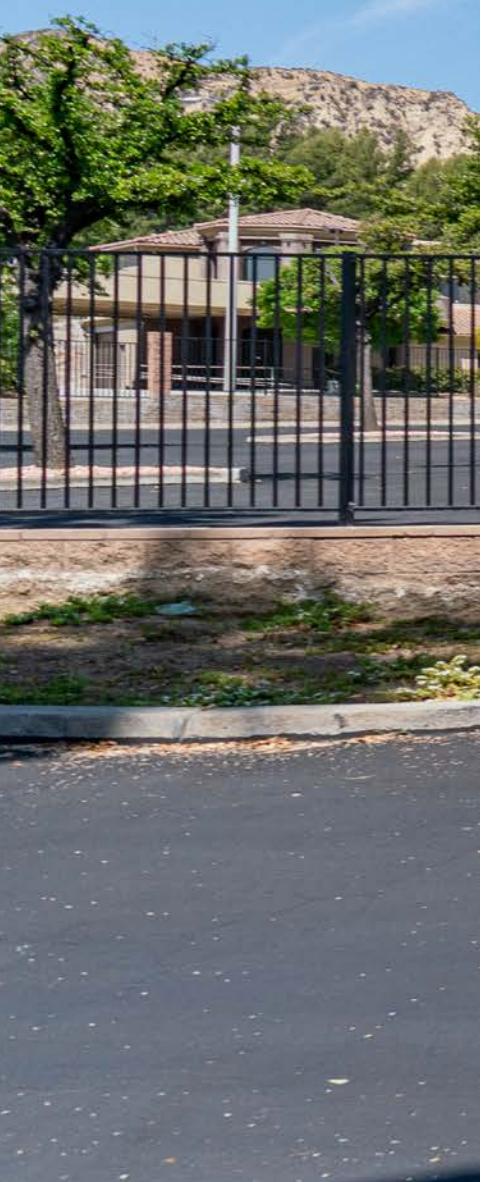
**FLOORS** ..... 2

**LOADING** ..... 5X GROUND-LEVEL, 2X DOCK-HIGH

**CEILING HEIGHT** ..... 22' FT.

**POWER** ..... 1600A | 600V | 3-WIRE

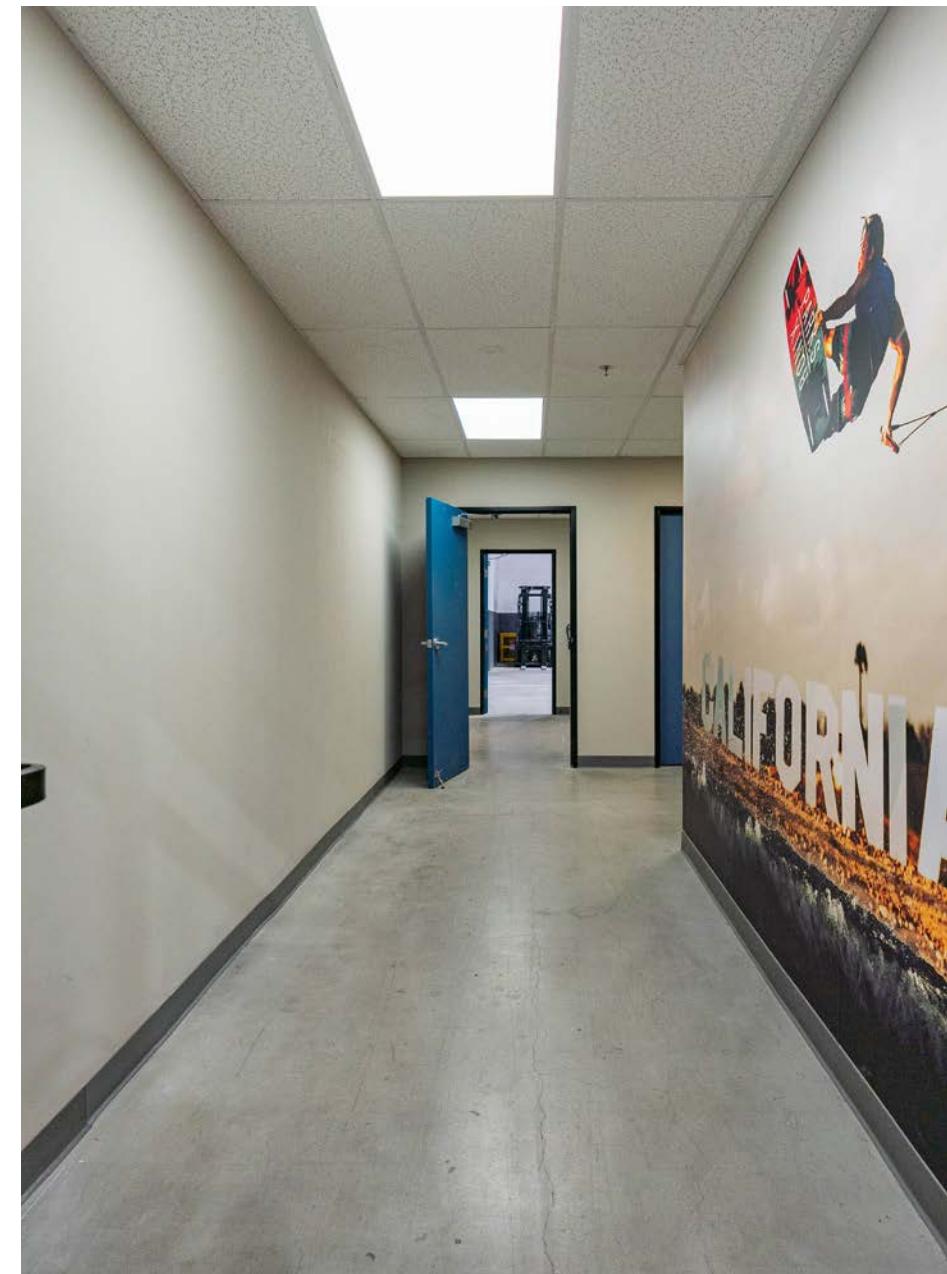
**ZONING** ..... LCA2

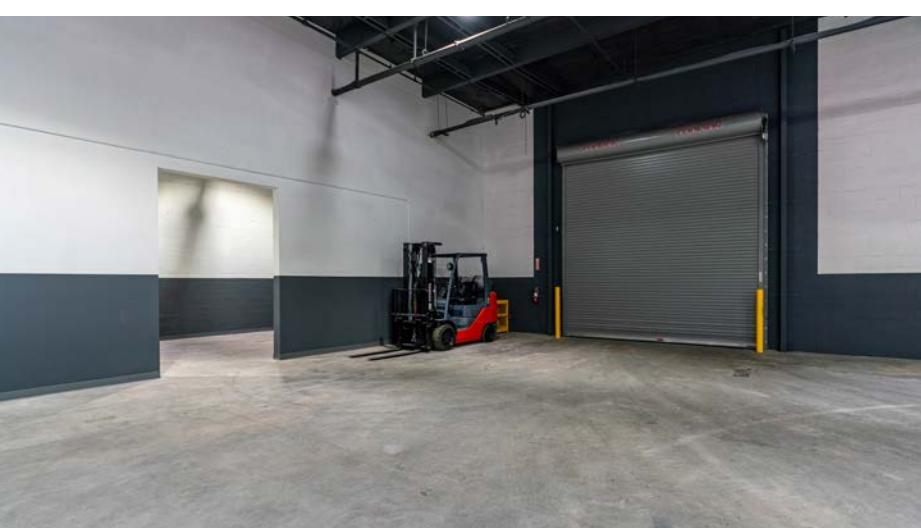
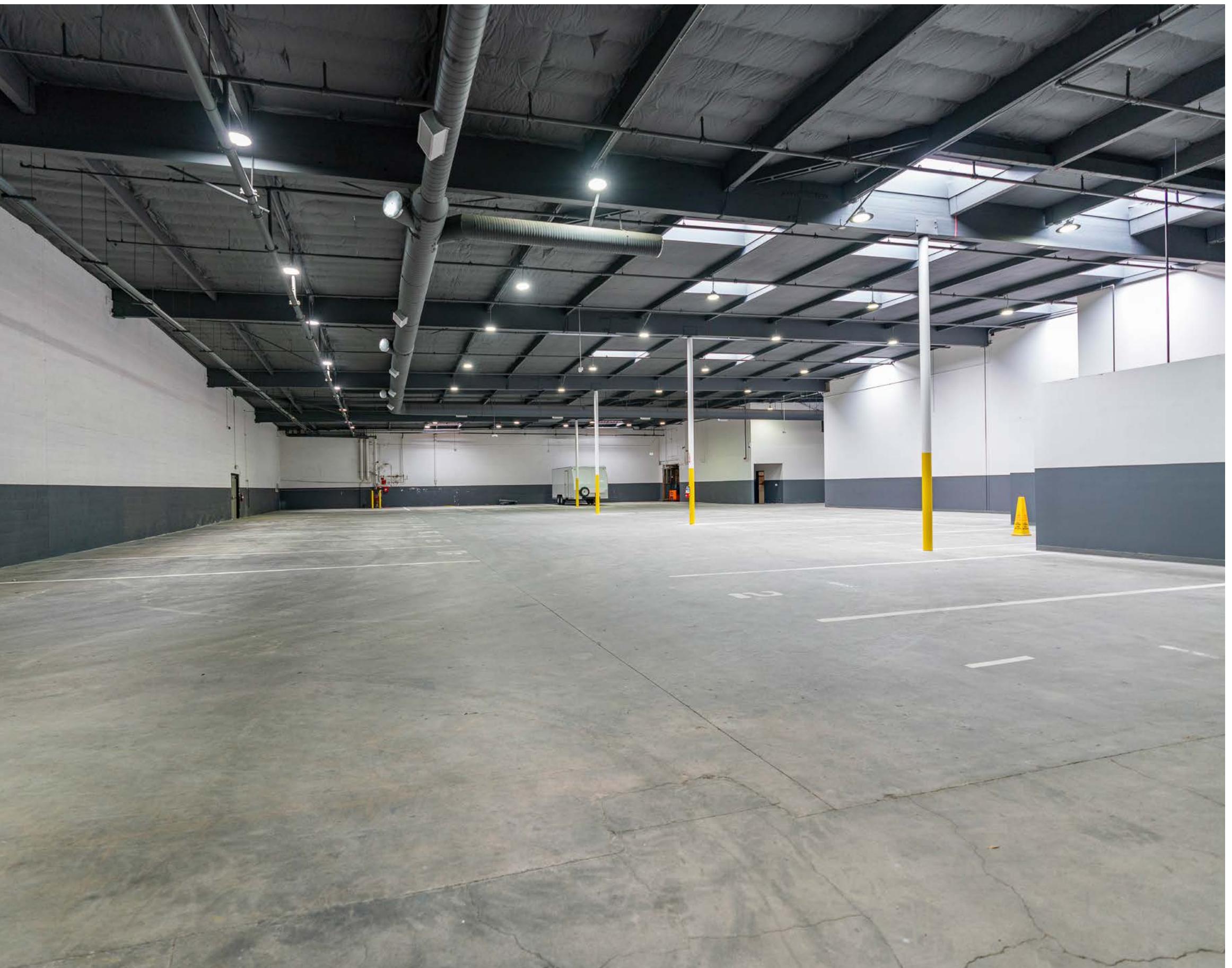




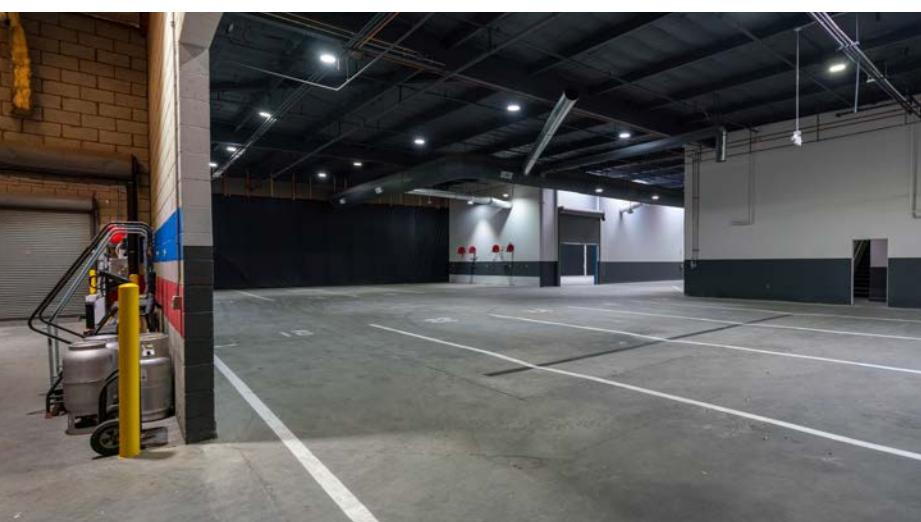
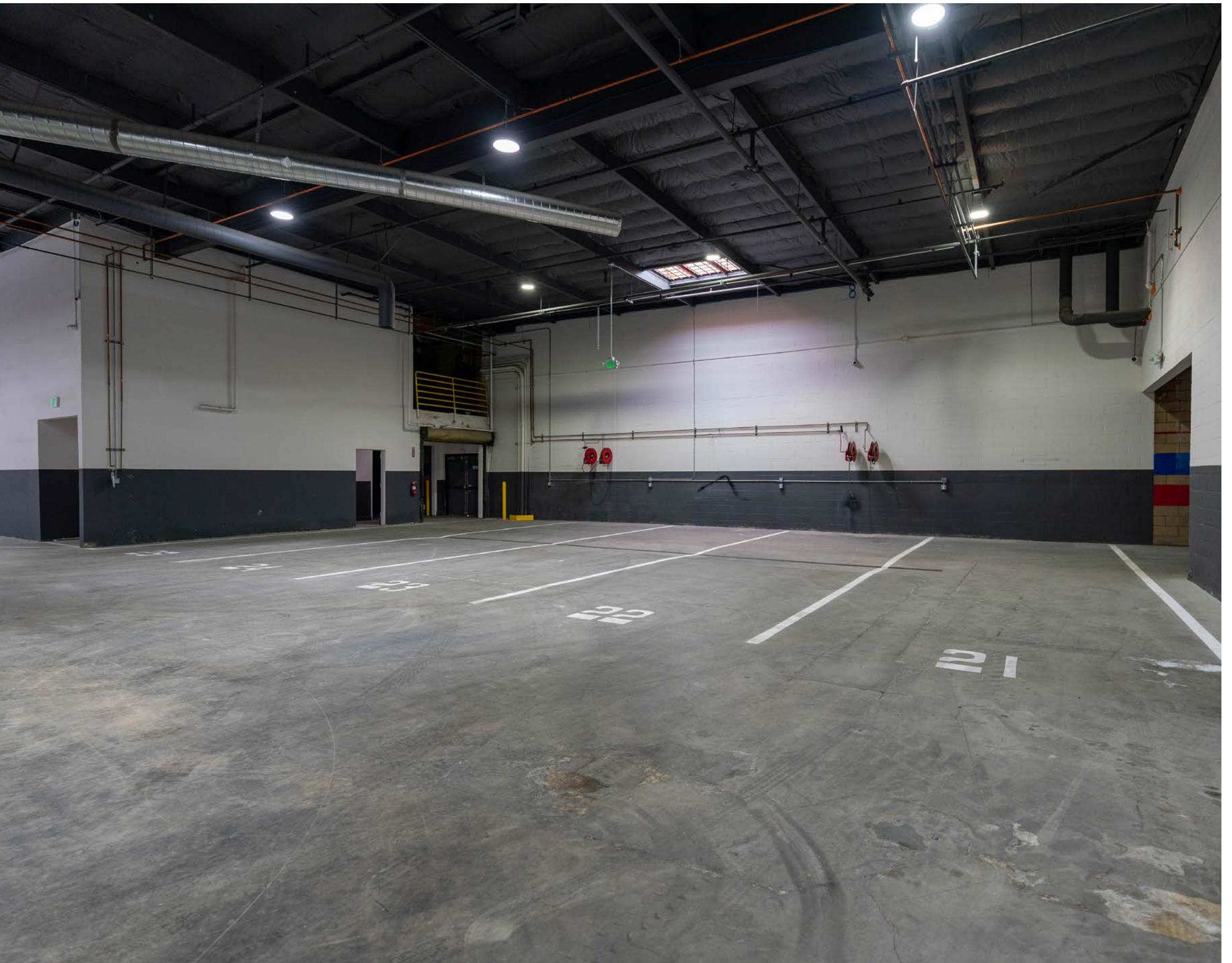












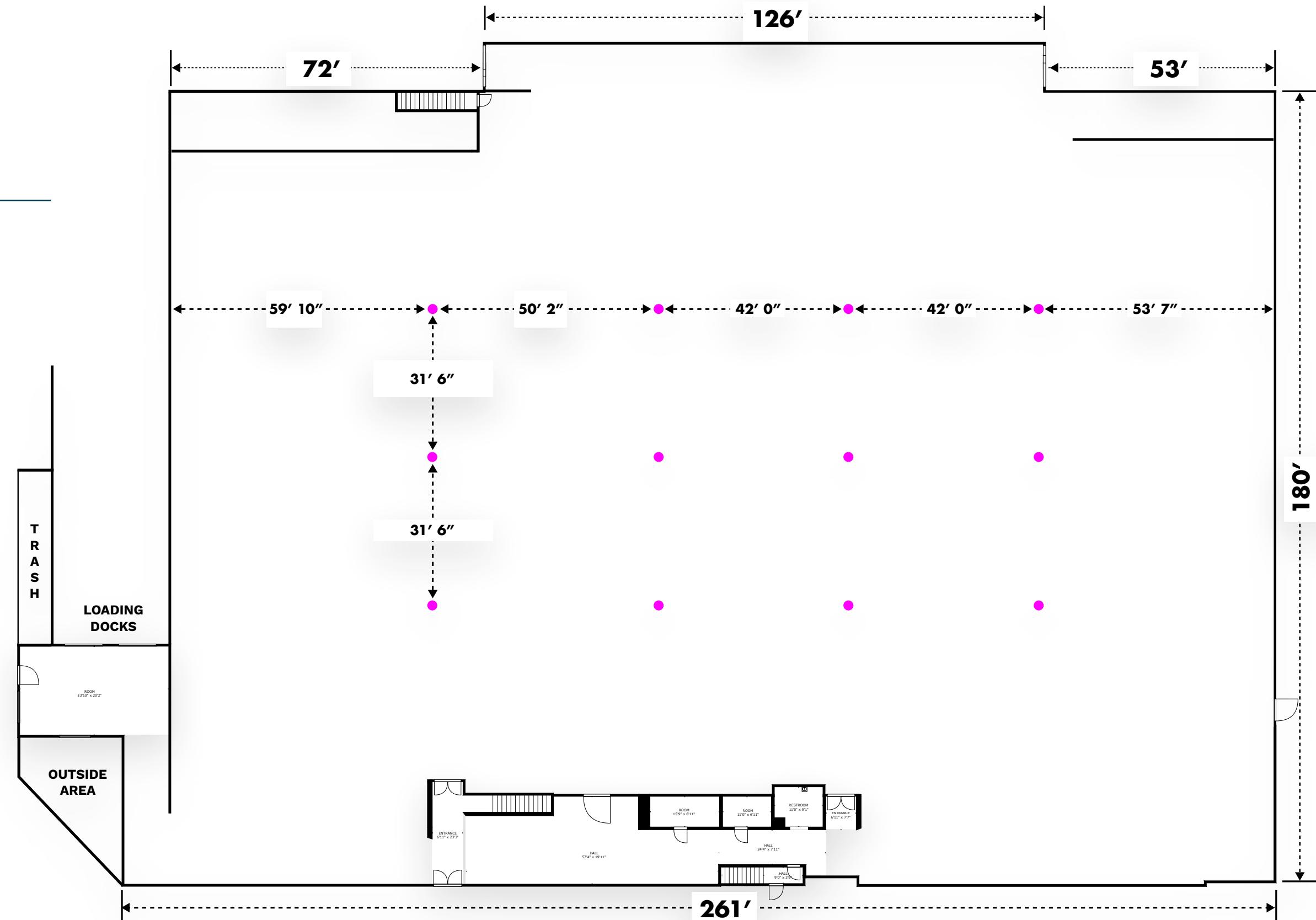




# 31970 CASTAIC RD

CASTAIC, CA 91384

## COLUMN PLAN



## 3D TOUR



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.





# 31970 CASTAIC RD

CASTAIC, CA 91384

**RETAIL ANCHOR - FOR SALE OR LEASE**

**FOR MORE INFORMATION:**



**Robert Stratton**

CEO/President - DRE #01182000

**Cell: 661-212-5699**

[Robert@StrattonCRE.com](mailto:Robert@StrattonCRE.com)

The information in this brochure 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.

**STRATTON**  
COMMERCIAL REAL ESTATE