

# OFFICE & RETAIL WITH 5 FWY EXPOSURE

31280-31294 THE OLD RD, CASTAIC, CA 91384

**FOR LEASE**

**1,200 SF - 2,450 SF**



## THE YAMZON TEAM



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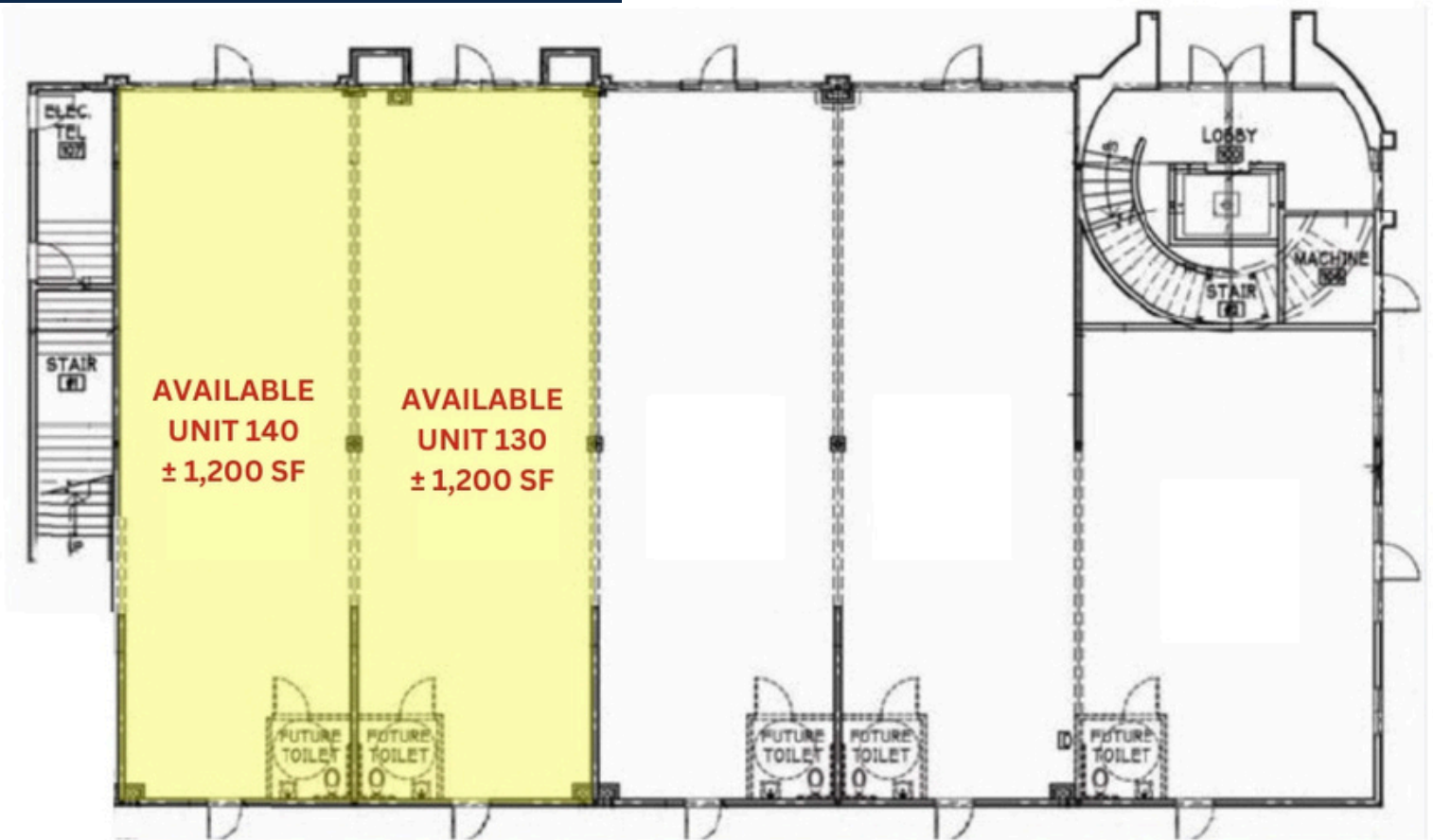
## OVER 650 FT OF CA 5 FREEWAY EXPOSURE DIRECT OF CA 5 FWY ON-RAMP

THE MOST PRIME FREEWAY VISIBLE OFFICE/RETAIL IN CASTAIC, CA

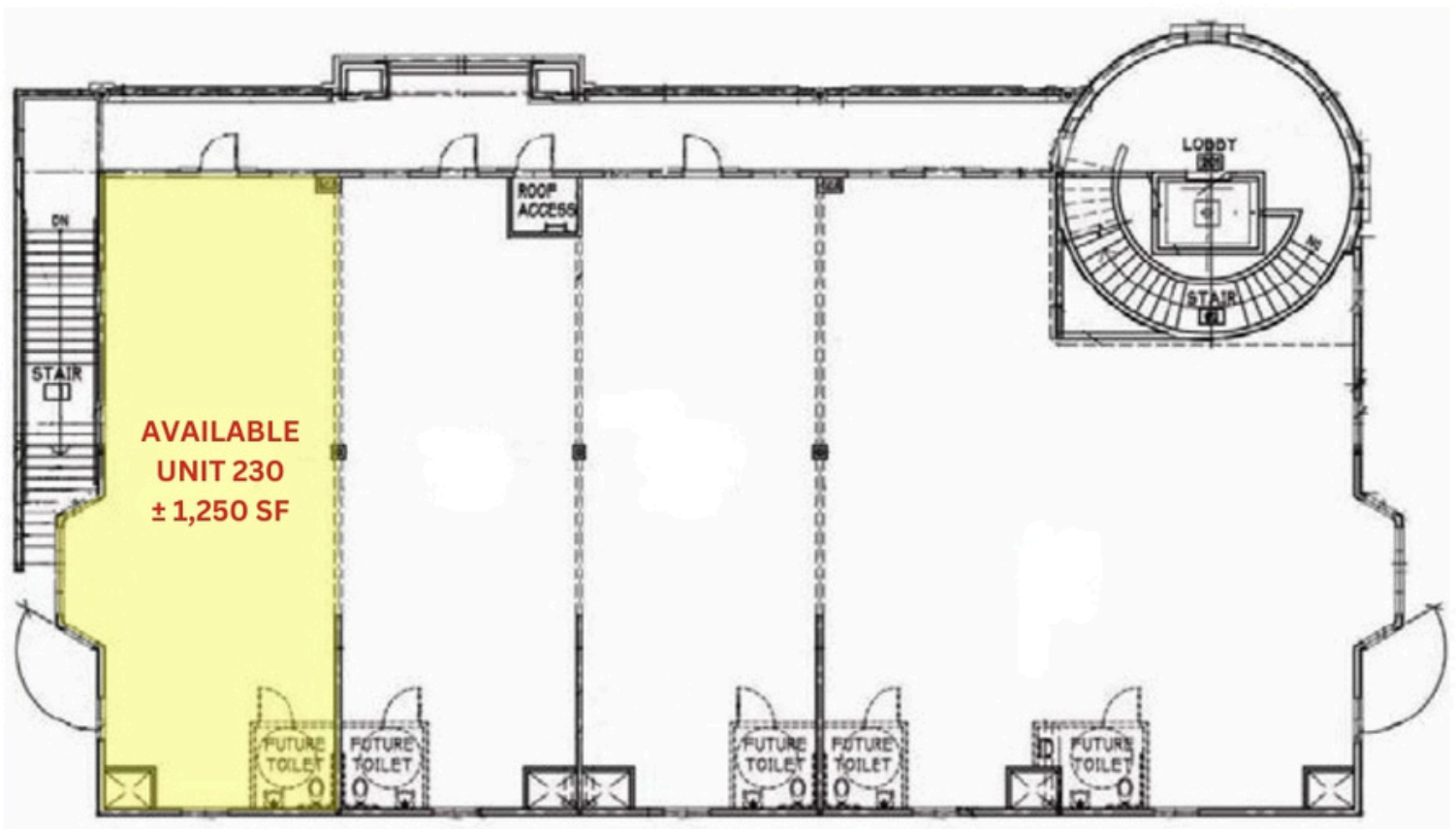


# FLOOR PLAN

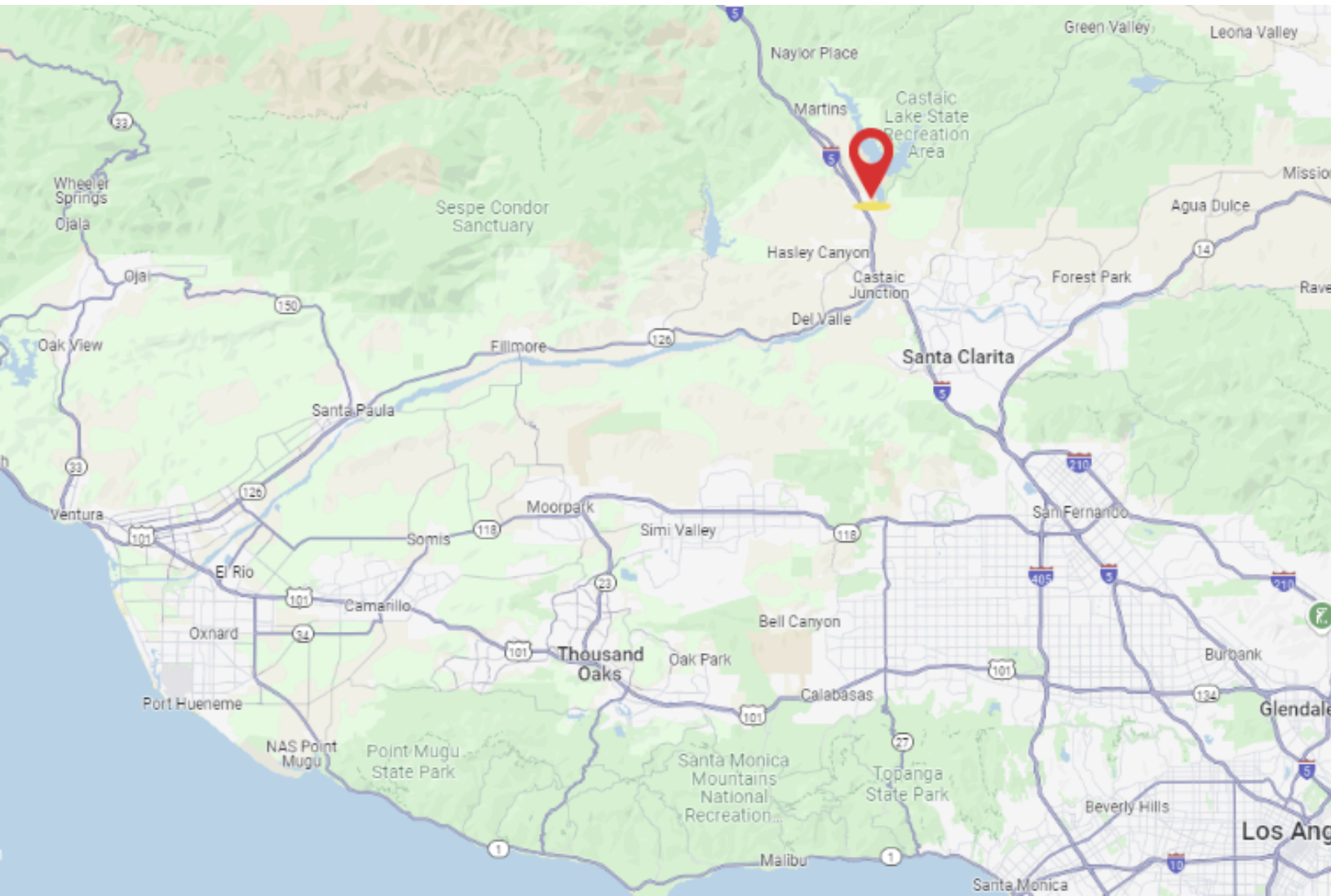
Unit 130 & 140: ± 1,200 - 2,400 SF



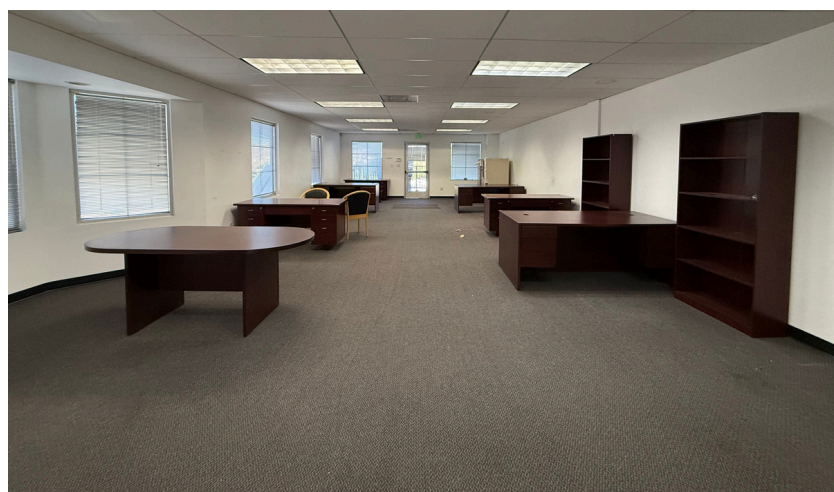
Unit 230: ± 1,250 SF

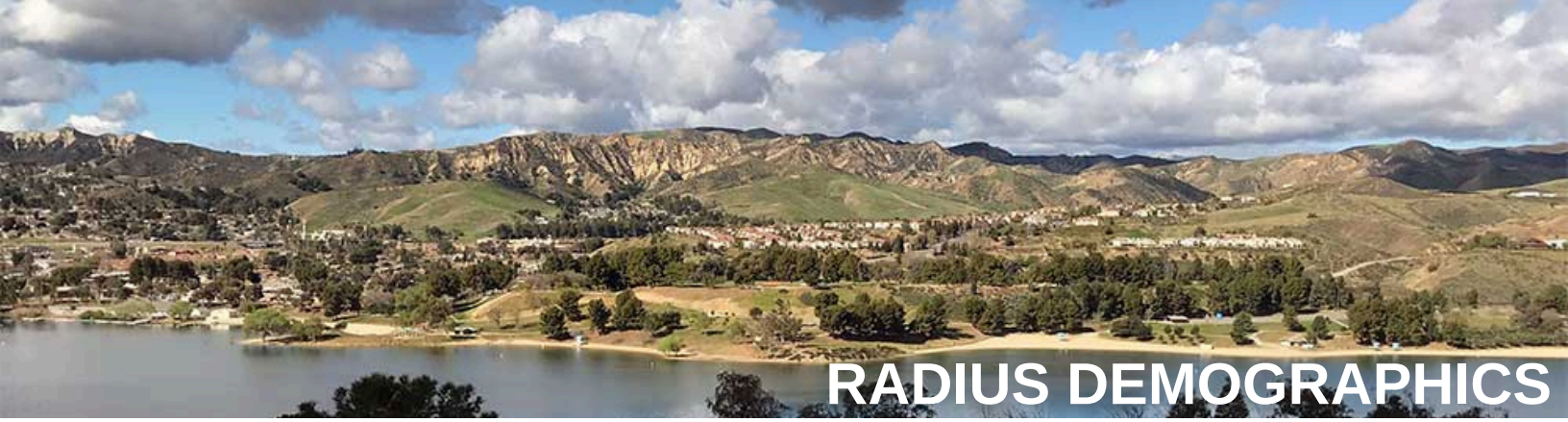


# AERIAL MAP



# PROPERTY PHOTOS





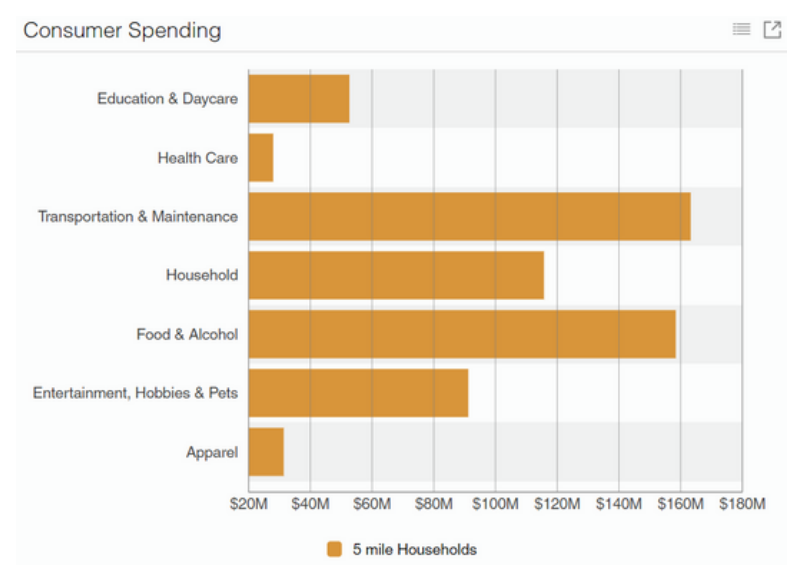
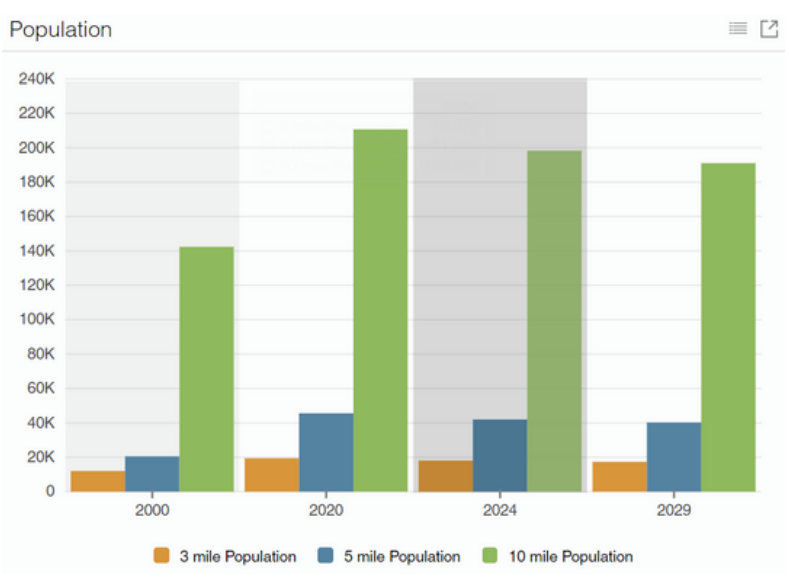
# RADIUS DEMOGRAPHICS

	3 mile	5 mile	10 mile
2020 Population	19,444	45,575	210,710
2024 Population	18,077	41,966	198,311
2029 Population Projection	17,369	40,239	191,069
Annual Growth 2020-2024	-1.8%	-2.0%	-1.5%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.7%
Median Age	40.5	39.4	40.4

	3 mile	5 mile	10 mile
2020 Households	6,215	14,647	70,502
2024 Households	5,684	13,333	65,646
2029 Household Projection	5,439	12,744	63,063
Annual Growth 2020-2024	-0.6%	-0.7%	0.3%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
Owner Occupied Households	4,571	9,911	46,472
Renter Occupied Households	868	2,833	16,591
Avg Household Size	3.1	3.1	2.9

	3 mile	5 mile	10 mile
White	9,213	20,109	97,999
Black	571	1,564	6,798
American Indian/Alaskan Native	192	320	1,640
Asian	1,997	7,218	27,549
Hawaiian & Pacific Islander	30	79	297
Two or More Races	6,075	12,677	64,028
Hispanic Origin	6,048	12,159	63,125

	3 mile	5 mile	10 mile
Avg Household Income	\$152,856	\$159,146	\$144,971
Median Household Income	\$130,375	\$133,252	\$121,366
< \$25,000	373	865	5,518
\$25,000 - 50,000	494	968	6,916
\$50,000 - 75,000	435	997	6,629
\$75,000 - 100,000	594	1,478	7,206
\$100,000 - 125,000	840	1,966	7,670
\$125,000 - 150,000	500	1,189	6,306
\$150,000 - 200,000	1,152	2,374	10,835
\$200,000+	1,299	3,496	14,569



	3 mile	5 mile	10 mile
Median Home Value	\$733,573	\$732,101	\$732,526
Median Year Built	1990	1999	1989

# THE YAMZON TEAM

## CONTACT

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**RE/MAX**

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