



32203 CASTAIC RD

CASTAIC, CA 91384

HIGH-VISIBILITY FREEWAY-FRONT RETAIL | FLEX BUILDING



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OFFERING SUMMARY

Lease Rate:	\$12,000 per month (NNN) NNN costs are additional and available upon request
Lease Term:	Negotiable
Building Size:	7,236 SF
Lot Size:	30,647 SF
Parking:	36 Spaces
Tenancy:	Single Tenant Building
Zoning:	LAC-M1 (Light Industrial)
Conditional Uses:	Various commercial, service, and industrial USES

PROPERTY OVERVIEW

Rare single-tenant retail/flex opportunity with exceptional visibility along Castaic Road and the I-5 Freeway corridor, serving both local and regional traffic. The property benefits from approximately 75,000 vehicles per day (per CoStar TrafficMetrix) and offers a highly functional layout with showroom, warehouse, service, and gated storage areas. The building is well suited for a variety of industrial, service, showroom, fitness, specialty automotive, and trade-oriented uses. Ownership is seeking a long-term tenant and is open to structuring terms that support successful occupancy.

PLEASE CONTACT BROKERS BELOW.

PROPERTY HIGHLIGHTS

- Approx. 75,000 vehicles per day 5 freeway visibility (2025 CoStar TrafficMetrix)
- Two (2) grade level loading doors; one (1) 8'x10', one (1) 10'x12'
- Approx. 400A / 3-phase power (tenant to verify)
- Fully sprinklered warehouse/showroom areas
- Large gated storage/parking lot on South portion of the site.
- 512 Feet of direct street frontage along Castaic Road (North) (Two (2) driveway curb-cuts).

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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| 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

| DRE# 01875861



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Landlord Assistance

The owner is familiar with local planning processes and is willing to assist qualified tenants with the Conditional Use Permit (CUP) process, where applicable. We encourage preliminary discussions regarding use feasibility to address any CUP-related hurdles proactively.

Ideal Uses

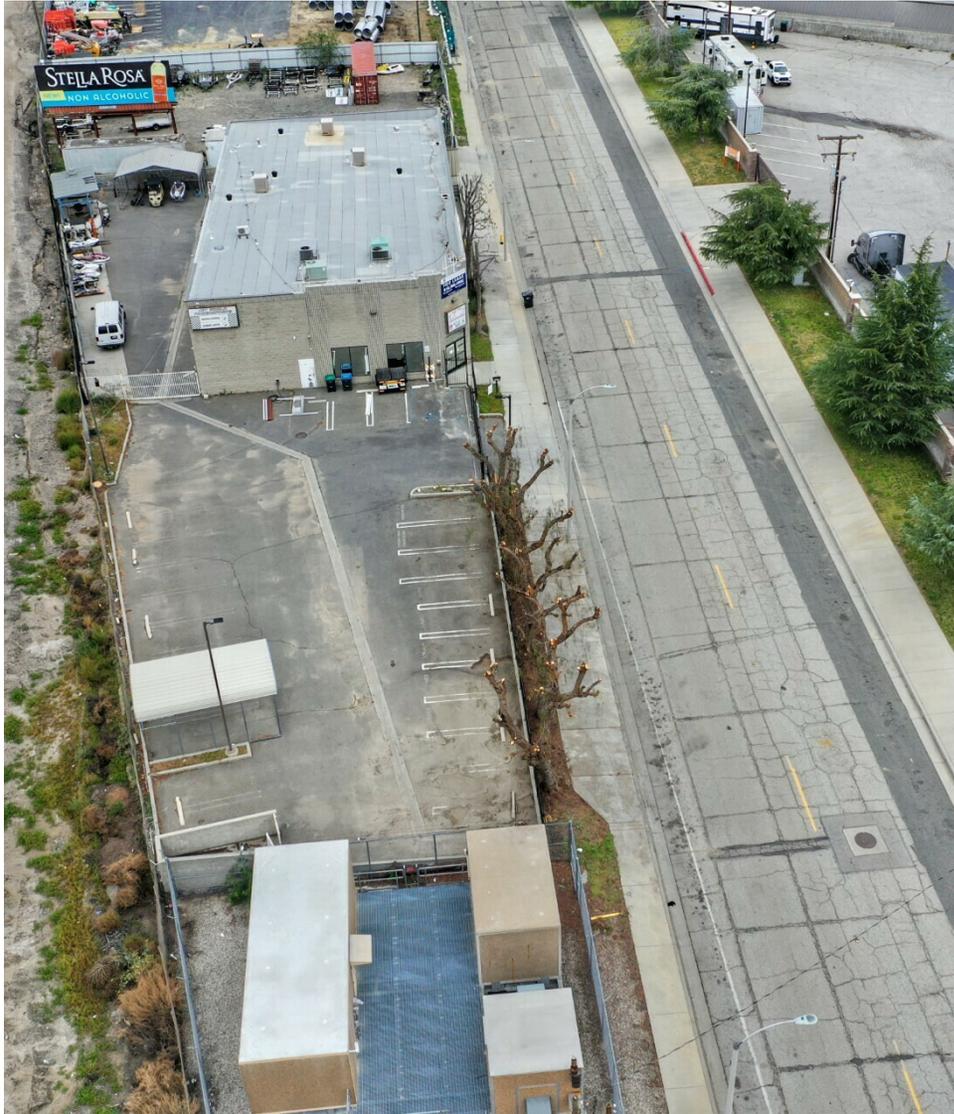
Representative uses include (subject to City approval where required):

- Contractor or trade headquarters
- Specialty automotive, off-road, or marine sales/service
- Fitness, training, or recreational uses
- Showroom / warehouse hybrid
- Equipment rental or service businesses
- Light manufacturing



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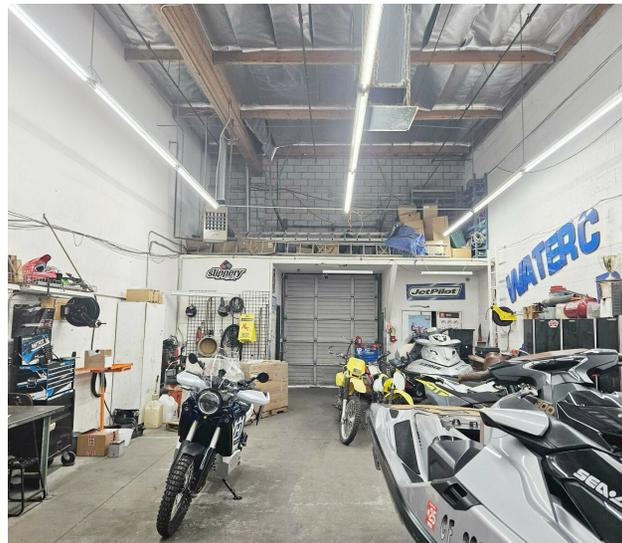
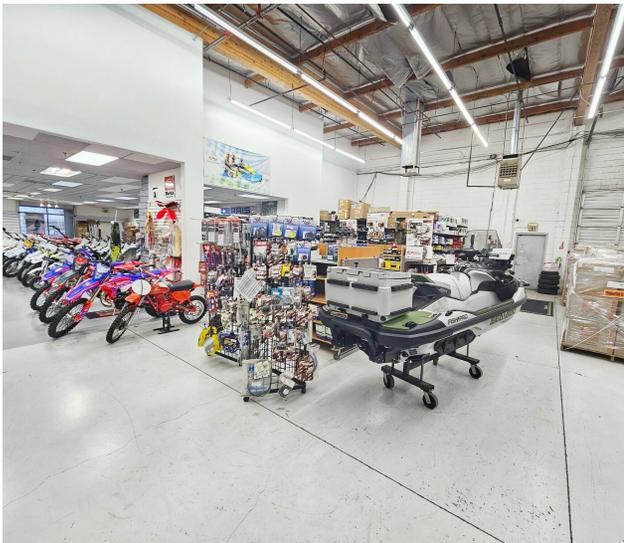


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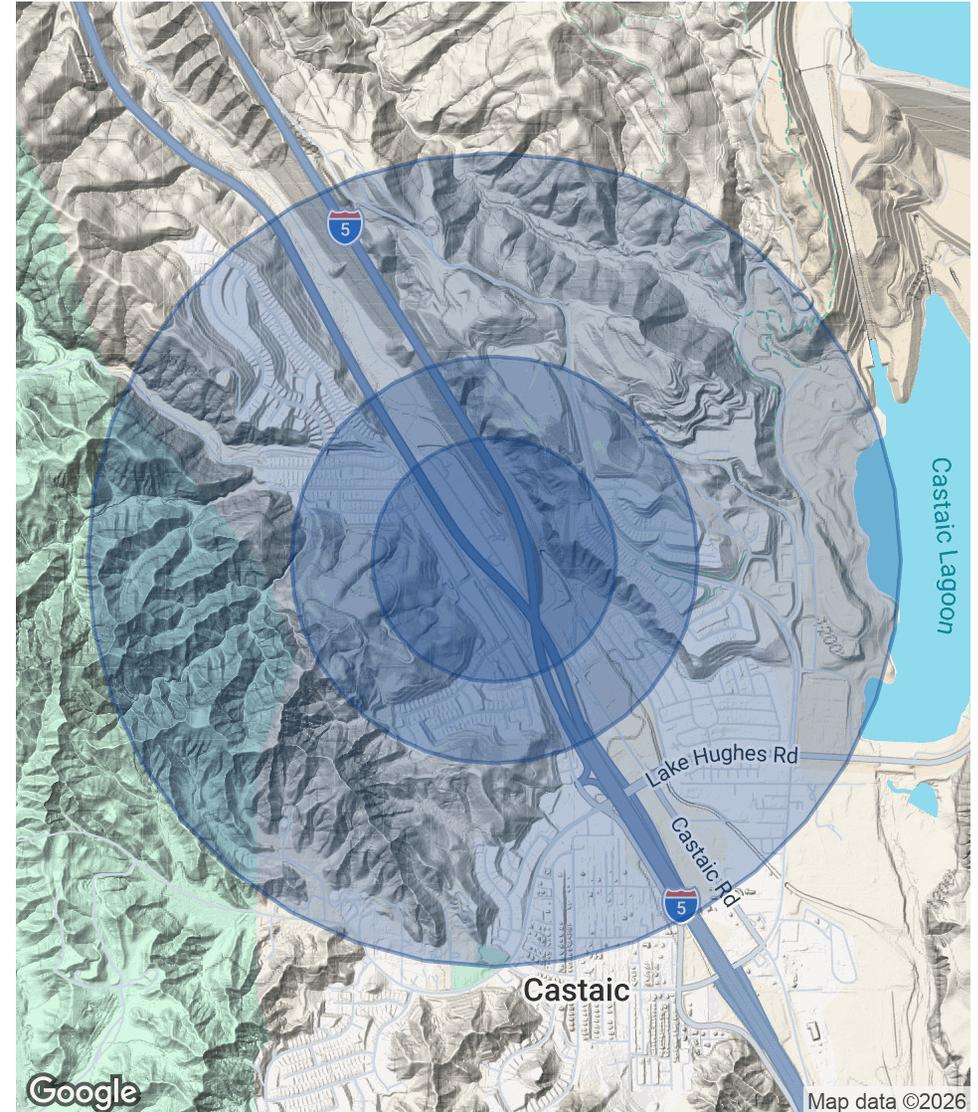
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	1,772	6,067
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	604	2,057
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$153,689	\$155,244	\$148,499
Average House Value	\$760,298	\$766,968	\$763,318

Demographics data derived from AlphaMap



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