



32203 CASTAIC RD

CASTAIC, CA 91384

RETAIL/FLEX BUILDING FOR LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC.

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

DRE# 01875861

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OFFERING SUMMARY

Lease Rate:	\$1.65 SF/MO \$12,000/MO (NNN) \$2,500/MO NNN
Building Size:	7,236 SF
Available SF:	7,236 SF
Lot Size:	30,647 SF
Parking:	36 Spaces
Tenancy:	Single Tenant Building
Zoning:	LAC-M1

PROPERTY OVERVIEW

RARE SINGLE-TENANT RETAIL/FLEX POWERSPORTS LOCATION AVAILABLE! Minutes from local outdoor recreational areas including Castaic Lake and Pyramid Lake, and other off-road spaces. Take advantage of this fully gated, freeway visible property (approx. 75,000 cars daily), complete with multiple grade level loading doors (2), multiple drive-aisles (2) and a rare storage/parking lot area along the South portion of the property. Fully sprinklered, including private offices, restrooms, showroom floor, and service department areas. Excellent power available with 400a/3ph (Tenant to confirm). Available within 30 days.
PLEASE CONTACT BROKERS BELOW.

PROPERTY HIGHLIGHTS

- Freeway Visibility – Traffic Count approx. 75,000 vehicles (2025) per Costar TrafficMetrix
- 400a/3ph Power (Tenant to confirm)
- Two (2) grade level loading doors; one (1) 8'x10', one (1) 10'x12'
- 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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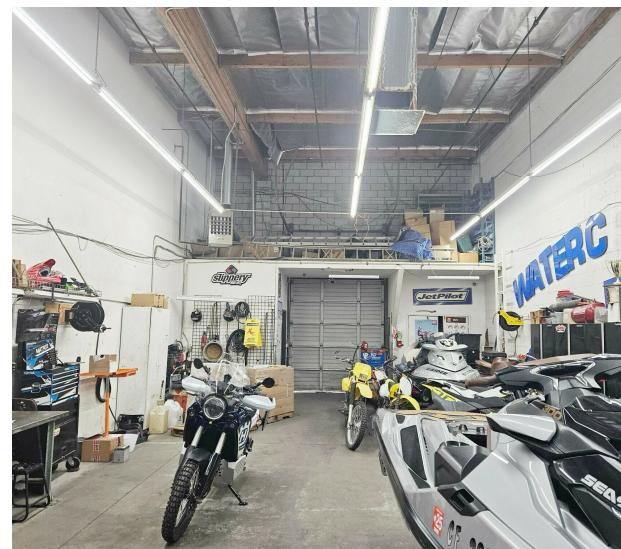
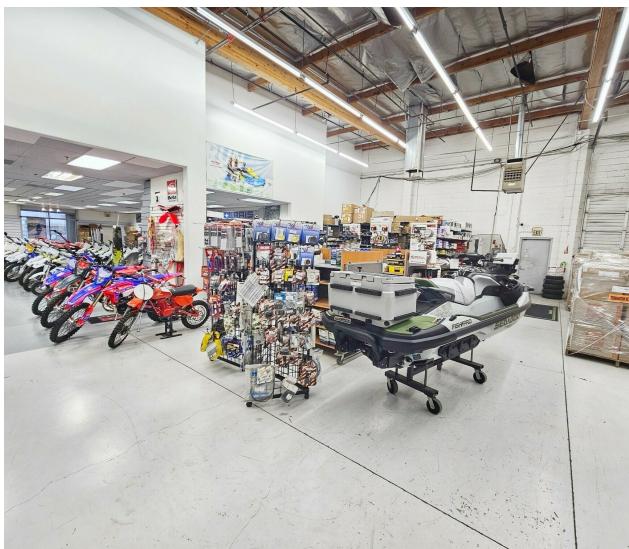
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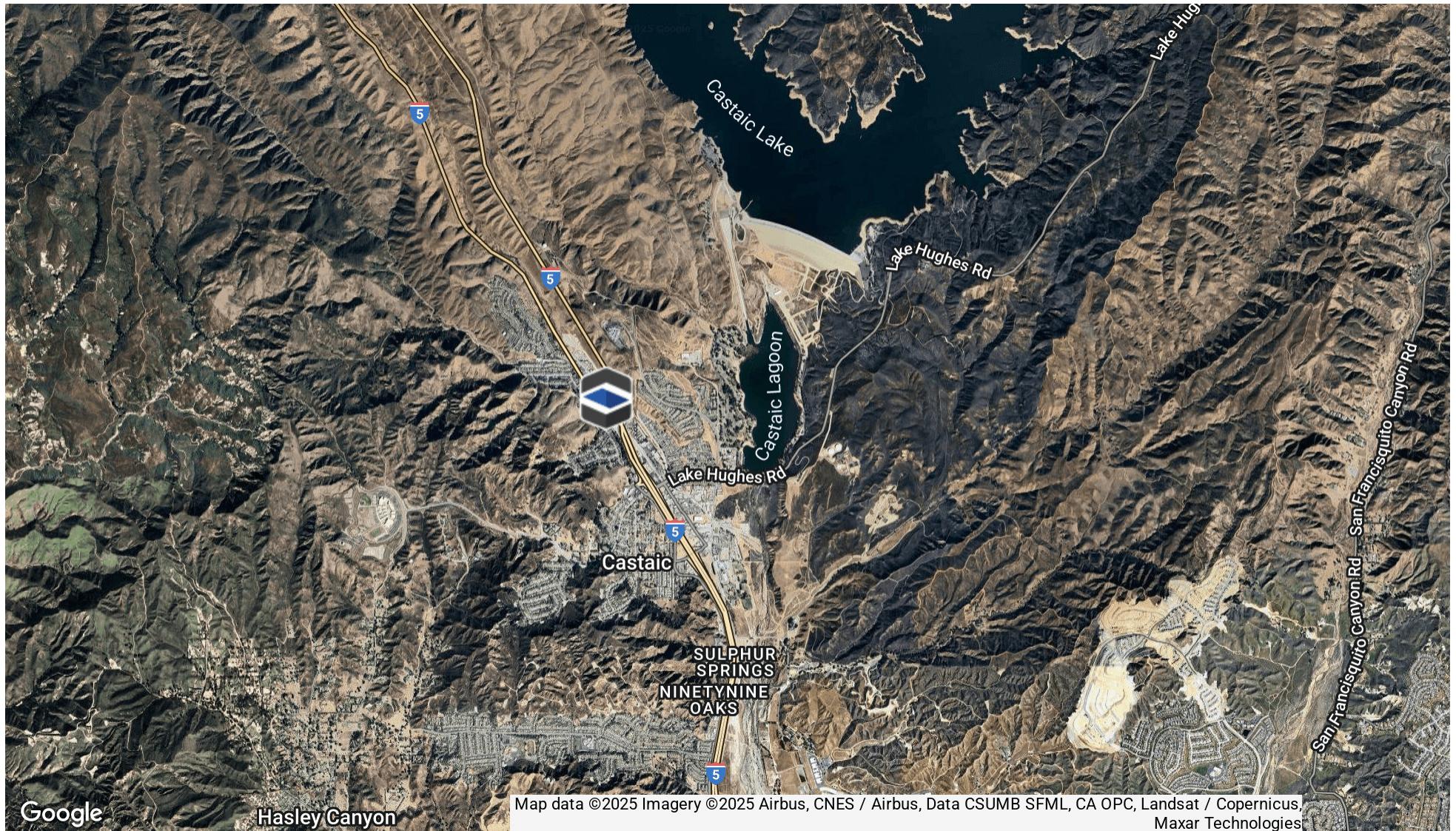
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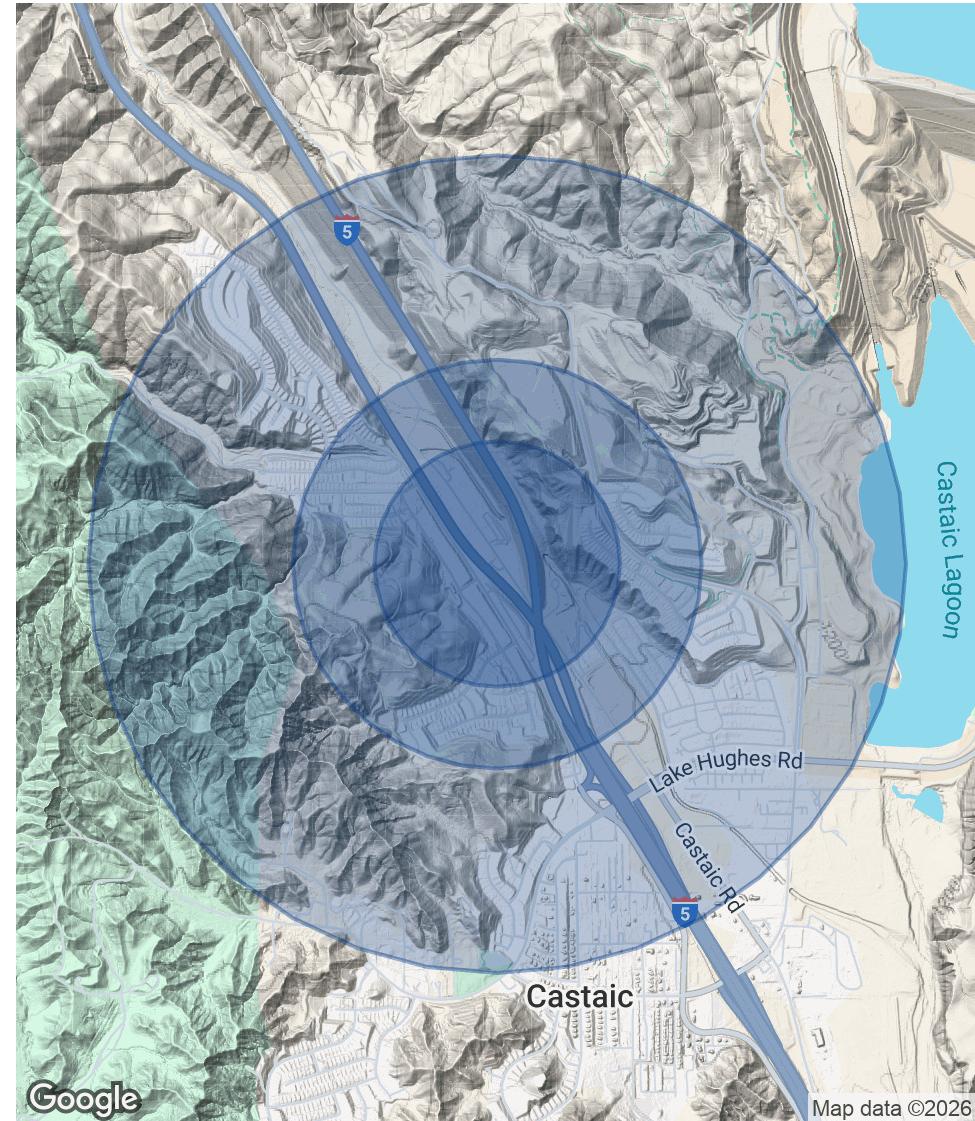
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	1,772	6,067
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41

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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