

± 2.06 AC DEVELOPMENT OPPORTUNITY WITH FREEWAY EXPOSURE

31426 THE OLD RD, CASTAIC, CA 91384



DAILY TRAFFIC COUNT: OVER 156,000 VPD



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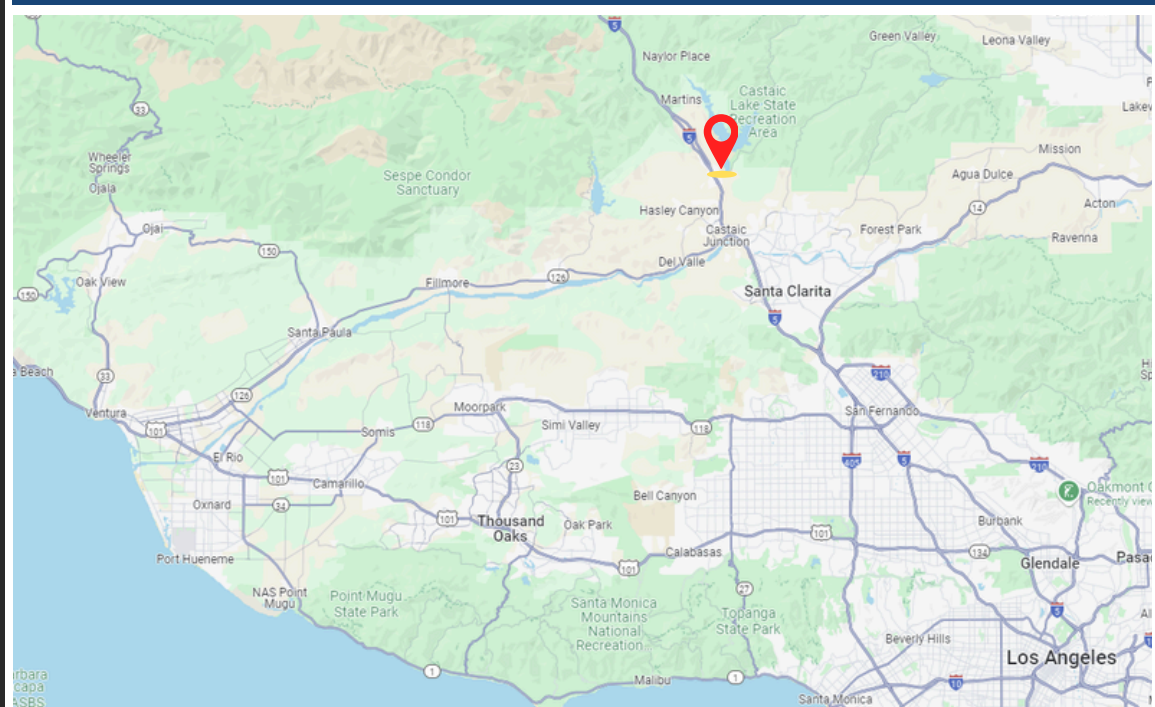
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**OVER 400 FT OF CA 5 FREEWAY EXPOSURE
DIRECT OF CA 5 FWY ON-RAMP**

THE MOST PRIME FREEWAY VISIBLE LAND IN CASTAIC, CA



PROPERTY DESCRIPTION

Subject Property: 31426 The Old Rd.,
Castaic, CA 91384

Total Lot Size: ± 2.06 AC (89,438 SF)

Zoning: LCC3*

Property Type: Commercial

APN: 2865-010-029
2865-010-030
2865-010-031



OVER 400 FT OF CA 5 FREEWAY EXPOSURE & DIRECT OF CA 5 FWY ON-RAMP

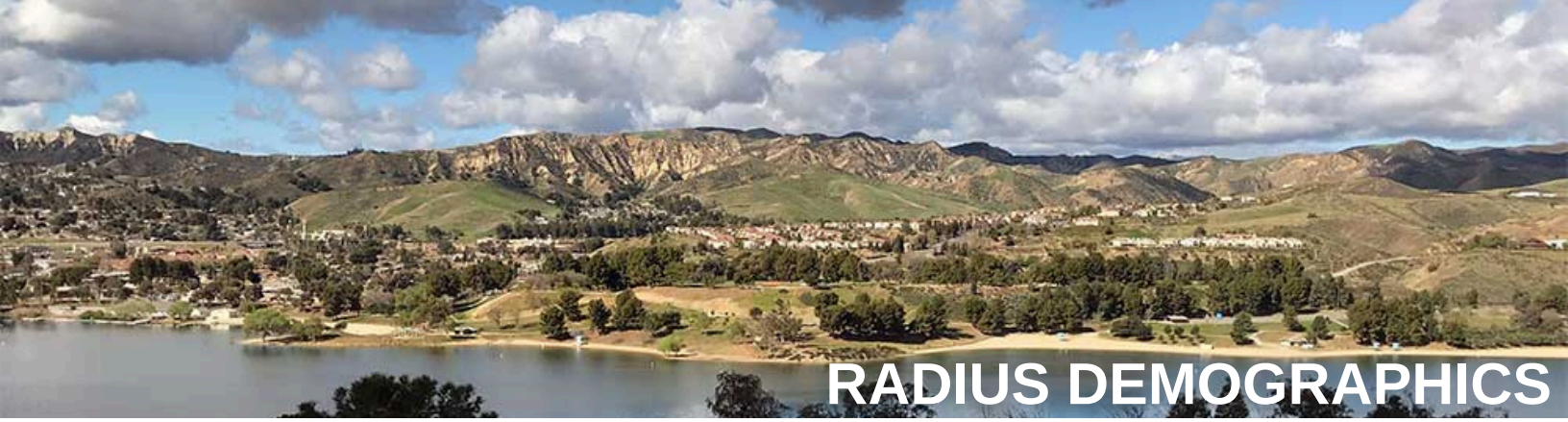


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INVESTMENT HIGHLIGHTS

- PRIME LOCATION WITH OVER 400 FT OF CA 5 FREEWAY EXPOSURE
- DIRECT IN FRONT OF CA 5 FWY ON-RAMP
- CA I-5 FREEWAY IS THE STATE'S MAJOR NORTH-SOUTH ARTERY FOR TRANSPORTATION AND COMMUTING
- HIGH TRAFFIC COUNT - WITH A DAILY TRAFFIC COUNT OF OVER 156,000 VEHICLES PER DAY (VPD)
- MOST DESIRABLE FREEWAY EXPOSED LAND IN CASTAIC, CA





RADIUS DEMOGRAPHICS

Population

	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

Households

	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

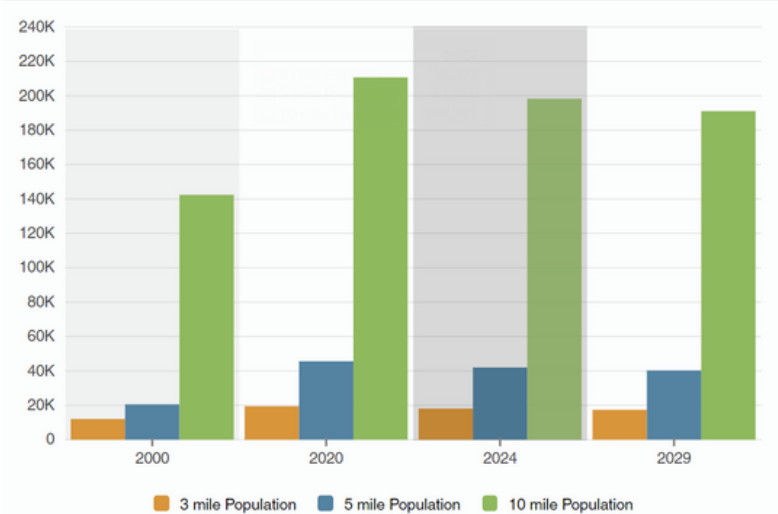
Population By Race

	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

Income

	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

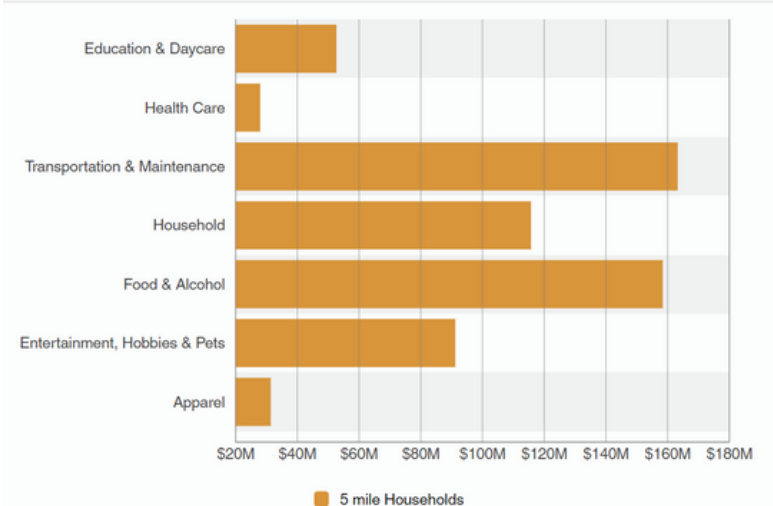
Population



Housing

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

Consumer Spending



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