CASTAIC VILLAGE SHOPPING CENTER

STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

CASTAIC VILLAGE SHOPPING CENTER

CASTAIC, CA 91384

Stratton International, Inc. is pleased to present the market with the opportunity to lease retail space available in the Castaic Village Shopping Center, a retail shopping center located along the I-5 freeway. This shopping center sits in the growing community of Castaic nestled in the Santa Clarita Valley just minutes away from Castaic Schools, Castaic Aquatic and Sports Center, Six Flags Magic Mountain, I-5 and SR-126 highways.

RENT & LEASE TERMS

NEGOTIABLE - CALL BROKER

45,000
POPULATION
(5 MILE RADIUS)

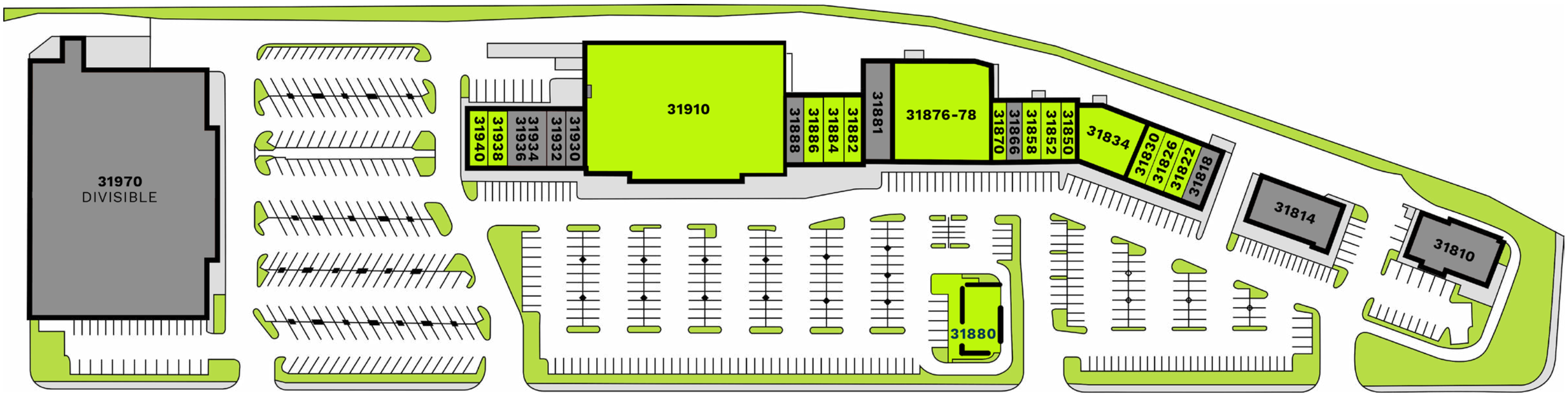
76,300
AVERAGE DAILY
TRAFFIC EXPOSURE

C3 ZONING
MOST COMMERCIAL
USES ACCEPTED

BUS STOP
SCV BUS STOP AT
FRONT OF CENTER

NEW 250,000 Sq.Ft. HIGH SCHOOL
CASTAIC VILLAGE IS THE CLOSEST SHOPPING CENTER

BORDERS MASSIVE NEW DEVELOPMENT
NORTHLAKE DEVELOPMENT APPROVED Q4 2019



Castaic Village Shopping Center **Tenants**

LEASED AVAILABLE

SUITE	TENANT	SF
31810	Available - Drive-Thru Restaurant	3,507
31814	Available - Turn-Key Bank	4,050
31818	Available - End Cap Restaurant	1,400
31822	Chabelo's	1,200
31826	Leased	1,200
31830-31834	Prophetic Fulfillment Center	4,986
31850	Comfort at Home, Inc.	1,080
31852	Castaic Nails	1,200
31858	The UPS Store	1,200
31866	Available - Inline Unit	900
31870	Smoke 4 Less	900
31876-78	Dollar Tree	10,000

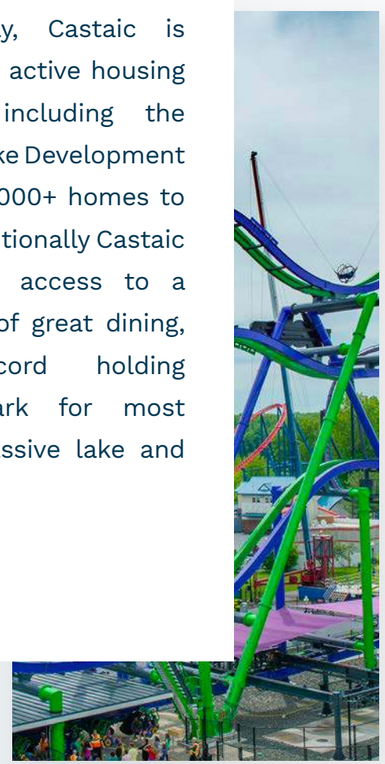
SUITE	TENANT	SF
31881	Available - Turn-Key Medical Space	3,000
31882-31884	The One Taekwondo	2,800
31886	Castaic Dental	1,400
31888	Available - Inline Unit	1,400
31910	Kingdom Life Ministries	27,985
31930	Available - Inline Unit	1,200
31932	Available - Inline Unit	1,200
31934-36	Available - Inline Unit	2,400
31938	Lifton Institute of Media Arts & Sciences	1,200
31940	Country Cleaners	1,200
31970	Available - Divisible	51,619
31880	Panda Express (Separate Parcel)	2,494

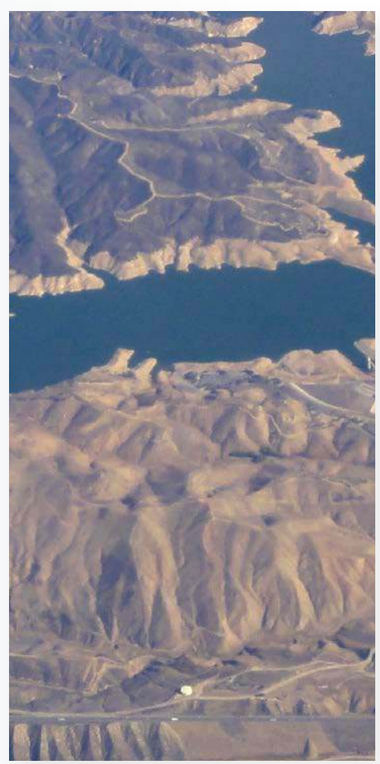
CASTAIC

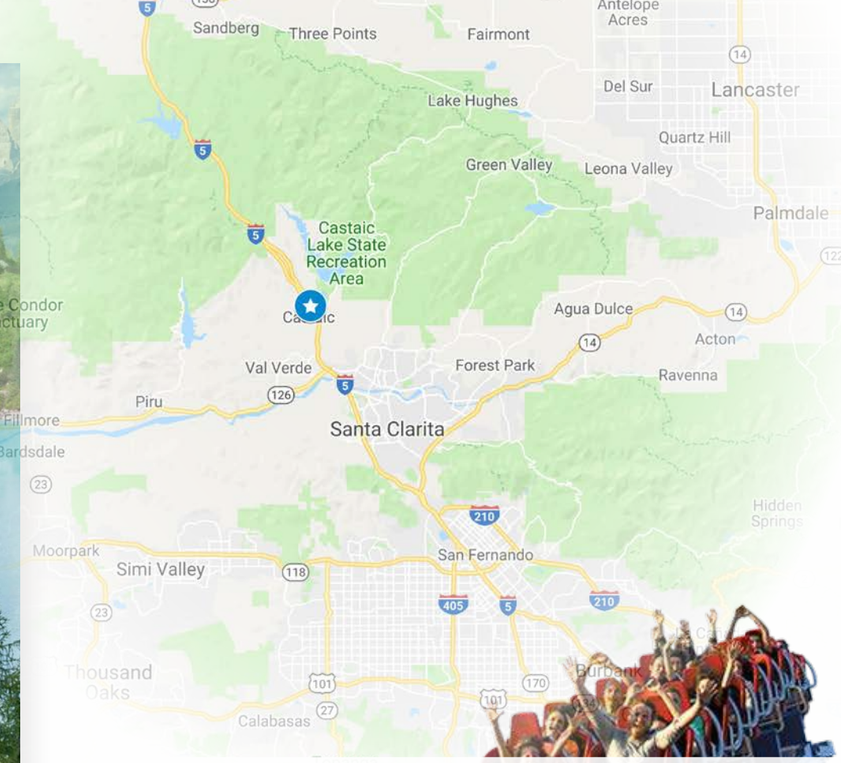
CALIFORNIA

Located in the northern part of Los Angeles County, Castaic, CA is a growing community nestled in the Santa Clarita Valley, situated on Interstate 5. Central to the San Fernando and Antelope Valley, Castaic is conveniently positioned and offer easy access to the surrounding areas.

Growing quickly, Castaic is home to over 14 active housing developments including the massive Northlake Development set to deliver 3,000+ homes to Castaic, CA. Additionally Castaic residents enjoy access to a large selection of great dining, the world-record holding amusement park for most rides and a massive lake and recreation area.







WHY PEOPLE LOVE CASTAIC

Central to Santa Clarita, San Fernando & Antelope Valley

Affordable Housing Comparable to Santa Clarita

Massive Community Centers Sports, Aquatic & Skatepark

Lake and State Recreation Area

I-5 Freeway Traffic
70,000+ Vehicles Daily

Growing Community
21,000+ Population

FAMILY FUN

SIX FLAGS MAGIC MOUNTAIN

3.3 MILLION VISITORS IN 2017!

Looking for some excitment? Take your family to one of the worlds greatest amusement parks, Six Flags Magic Mountain. This location is currently the world record holder for the most rides in a single park, with 19 thrilling rides awaiting your smile.

CASTAIC SPORTS COMPLEX
31230 CASTAIC RD

CASTAIC AQUATIC CENTER
31350 CASTAIC RD

CASTAIC LAKE
32132 CASTAIC LAKE DRIVE

COMBAT PAINTBALL PARK
31050 CHARLIE CYN RD

EDUCATION

CASTAIC HIGH SCHOOL

GRAND OPENING IN FALL 2019!

Castaic High School will be opening to the public in 2019, this massive effort is set to deliver an amazing campus, extensive lineup of academic programs and a complete athletic program. Castaic High School is commited to equipping students with the right skills and education for a bright future. Currently Castaic residents are forced to attend Valencia or West Ranch High School, commuting several miles south.

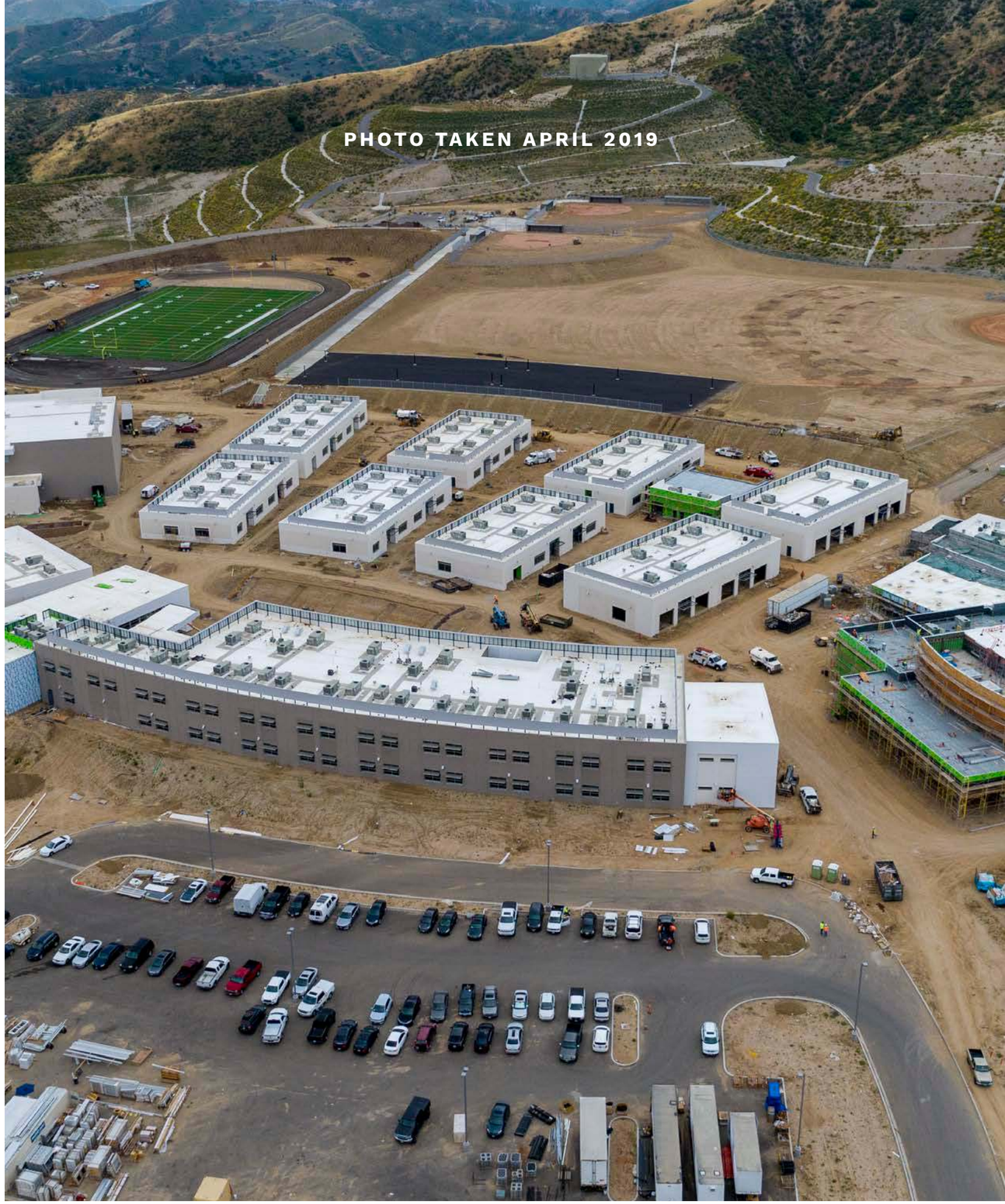
CASTAIC ELEMENTARY
30455 PARK VISTA DR

CASTAIC MIDDLE SCHOOL
28900 HILLCREST PKWY

NORTHLAKE ELEMENTARY
32545 RIDGE RTE RD

SLOAN CANYON PRESCHOOL
28355 SLOAN CANYON RD

BUSINESS FRIENDLY CITY LOADED WITH FAMILY FUN



NÔRTHLAKE DEVELOPMENT

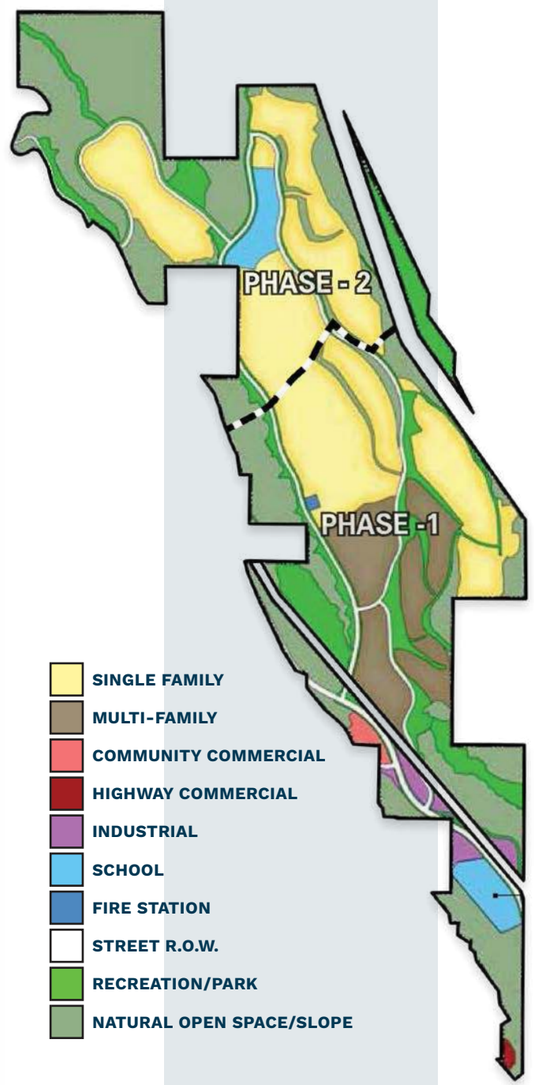
NORTHLAKE DEVELOPMENT GETS FINAL APPROVAL

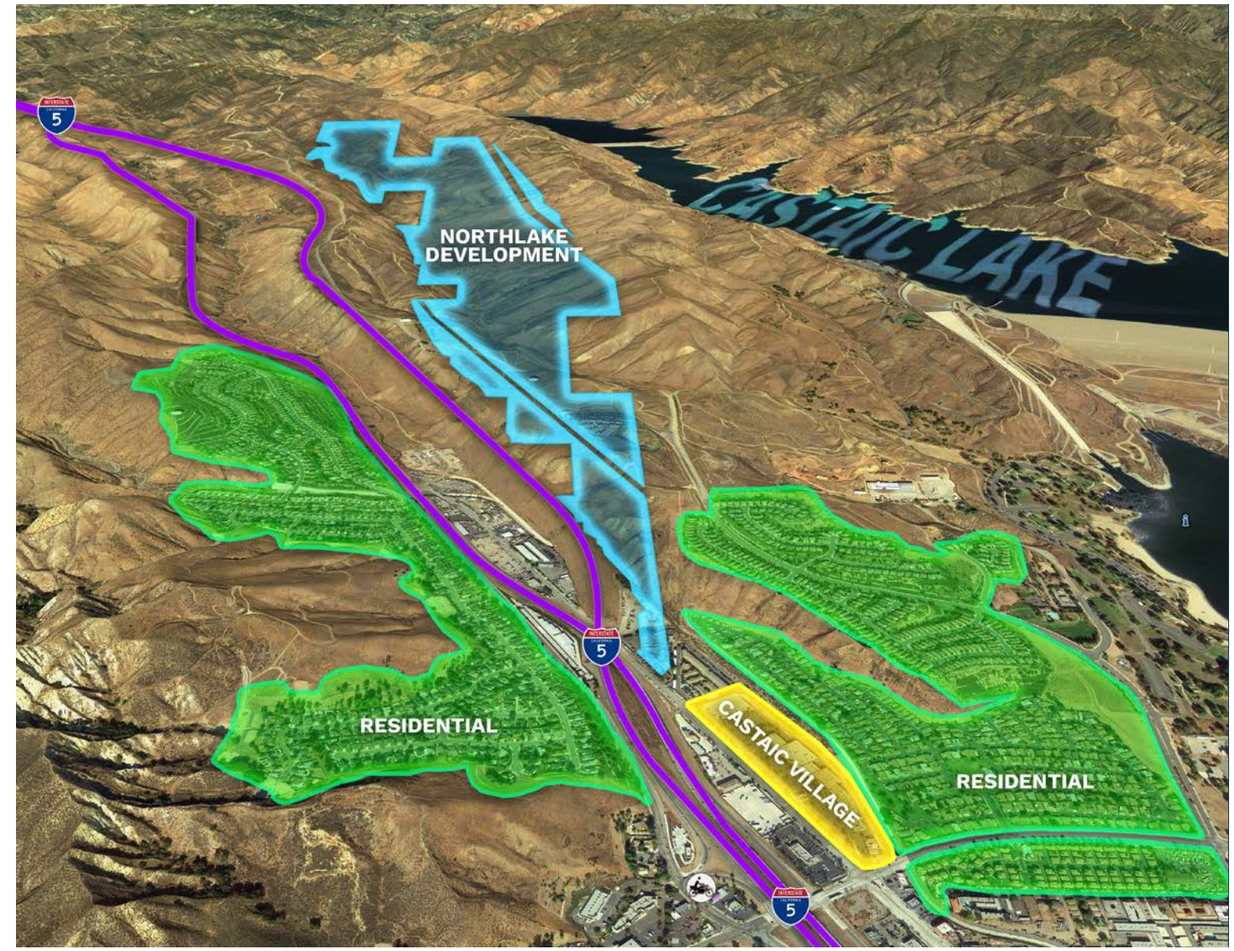
Q4 2018

Originally adopted by the County of Los Angeles in 1992, the **Northlake Development received final approval at the end of 2018**. This massive development is set to bring roughly **3,150 residential units comprised of a mix of single and multi-family units to the community of Castaic, CA.** Residents will enjoy access to **almost 800 acres for recreational and open space use.** This includes a sports park, community and neighborhood parks and 91,150 feet of pedestrian and equestrian trails linking proposed land uses and connecting to the off-site regional trail system. Additionally, the Northlake Development project includes public services uses including schools, parks, a potential library and potential fire station. Development will be completed in two phases, the southern portion will be delivered first.

PROPOSED SITEPLAN

SUBJECT TO CHANGE





LAND BREAKDOWN

USES WITH ESTIMATE AREA

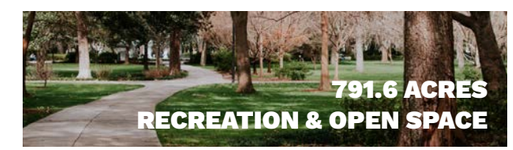
RESIDENTIAL
341.9 Acres - 3,150 Dwelling Units

COMMERCIAL
9.2 Acres

INDUSTRIAL
13.9 Acres

TRAILS & PARKS
167 Acres

OPEN SPACE
624.6 Acres



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