

31905 Castaic Road
Castaic, CA 91384



FOR LEASE
CASTAIC LAKE PLAZA

PROFESSIONAL OFFICE / MEDICAL
ENTIRE BUILDING AVAILABLE



OFFICE/MEDICAL
PROPERTY TYPE



1,500-15,000
SF AVAILABLE



ELEVATOR
SERVED



IMMEDIATE
FREEWAY ACCESS



HIGH COUNT
TRAFFIC AREA



EXCELLENT
DEMOGRAPHICS

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FOR LEASE | 1,500 TO ENTIRE BUILDING

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PROPERTY HIGHLIGHTS

- Two Story Professional Medical / Office Building
- Suites Ranging from 1,500 SF to the Entire Building,
- Flexible Floor Plates
- Built-out Urgent Care Facility/Medical Office Suite
- Large Lobby/ Upgraded Bathrooms / Extensive Window Lines
- Freeway Visibility with Tremendous Signage Opportunity
- Elevator Served

LOCATION HIGHLIGHTS

- Located in Growing Castaic Community
- Minutes from Magic Mountain, Castaic Lake Hurricane Harbor, Castaic Aquatics / Sports Center
- High Traffic Counts and Good Demographic
- Immediate Access to the Freeway Ramps with 200,000 Cars per Day
- Close Proximity to New Home Developments Sites + 30,000 Homes
- Excellent Economics Values in a Growing Community



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DEMOGRAPHIC DATA



POPULATION	3 MILE	5 MILES	7 MILES
2019 Estimated Population	25,762	46,039	96,693
2024 Projected Population	25,802	46,084	96,757
Trade Area Size	28.3 sq mi	78.5 sq mi	153.9 sq mi



AVERAGE HOUSEHOLD INCOME	3 MILE	5 MILES	7 MILES
2019 Est. Average Household Income	\$ 136,536	\$ 139,435	\$ 142,062
2019 Est. Median Household Income	\$ 113,020	\$ 113,665	\$ 116,381
2019 Est. Per Capita Income	\$ 35,514	\$ 40,543	\$ 45,409



DAYTIME DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
2019 Est. Total Businesses	423	2,628	4,554
2019 Est. Total Employees	3,995	29,436	53,820



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