

PRICE REDUCTION



31703

CASTAIC ROAD
CASTAIC | CA

FOR SALE

FREESTANDING DRIVE-THRU RESTAURANT BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

- Newer Stand Alone Drive Thru Restaurant
- Large Dining Room – Ideal for QSF / Fast Food Restaurants
- Ample Parking and Great Visibility
- Signage includes a pole sign that is adjacent to Interstate 5
- Vine at Castaic has many National Tenants
- Including: El Pollo Loco, O'Reilly Auto Parts and Starbucks

PROPERTY DESCRIPTION

A freestanding restaurant building and drive thru of approximately 3,570 square feet situated on approximately 28,750 square feet of land for Sale.

LOCATION DESCRIPTION

Located in the Vine at Castaic at the busy intersection of Castaic Road and Lake Hughes Road, highly visible from the Interstate 5.

OFFERING SUMMARY

Sale Price:	\$1,149,000
Building Size:	3,570 SF



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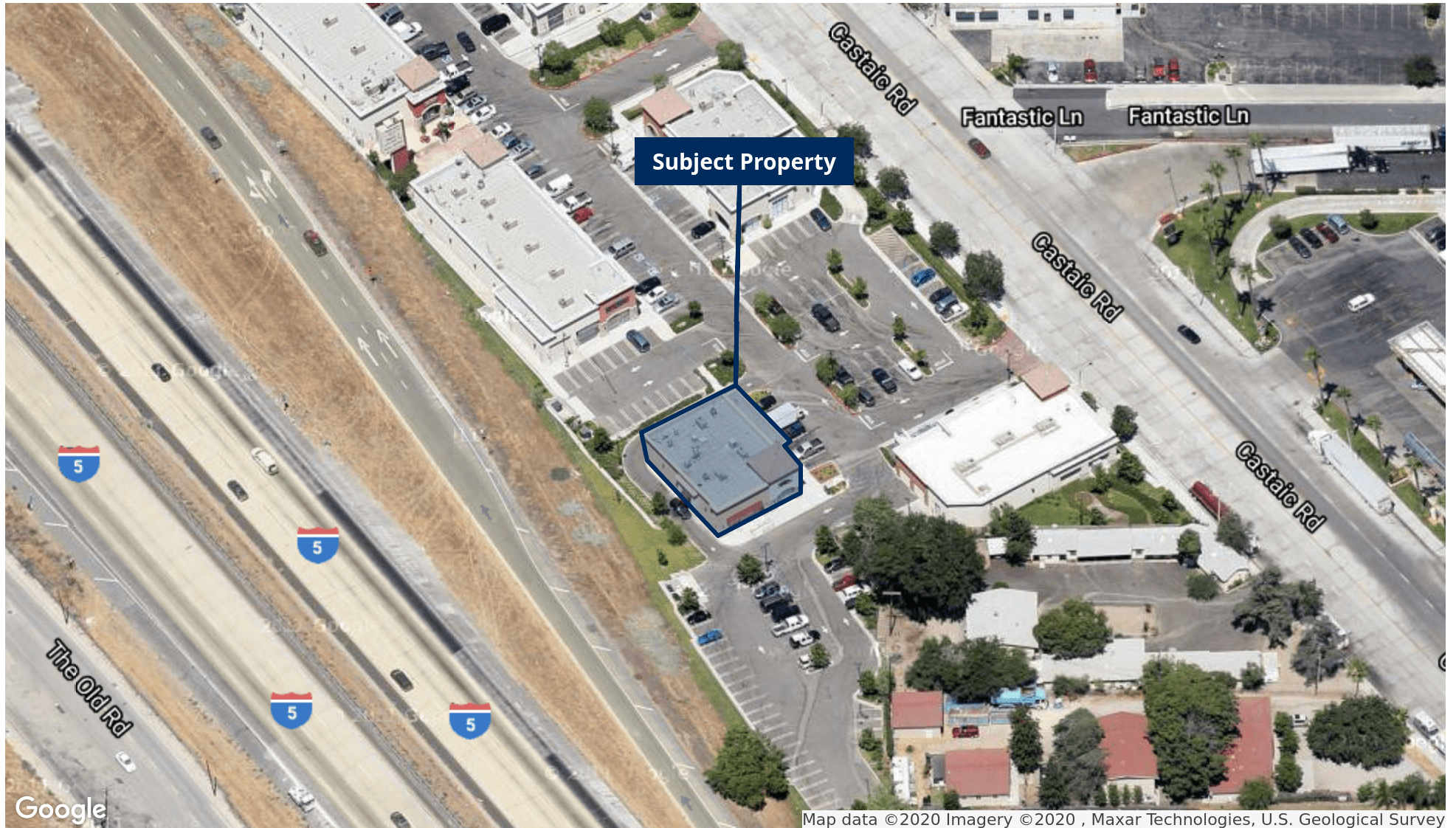
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,354	25,212	45,834

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH income	\$112,017	\$128,442	\$134,377


* Demographic data derived from 2019 Estimates (CoStar)

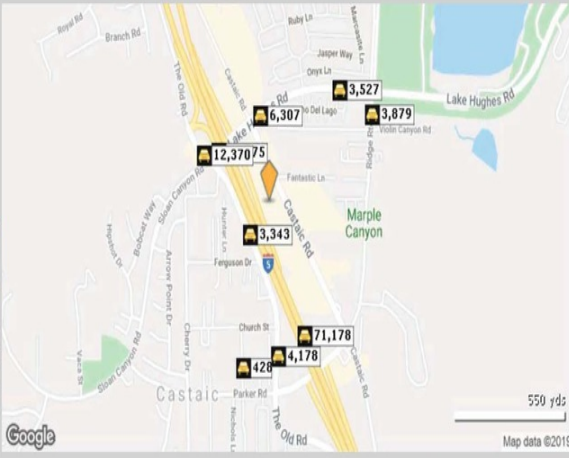
TRAFFIC COUNT

* Traffic Count Report (left) derived from CoStar

31703 Castaic Rd, Castaic, CA 91384

Building Type: **General Retail**
 Secondary: **Fast Food**
 GLA: **3,570 SF**
 Year Built: **2008**
 Total Available: **3,570 SF**
 % Leased: **0%**
 Rent/SF/Mo: **\$1.68**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 The Old Rd	Ferguson Dr	0.06 SE	2018	3,343	MPSI	.08
2 Cam del Valle	Lake Hughes Rd	0.01 NE	2014	11,799	MPSI	.17
3 Lake Hughes Rd	Cam del Valle	0.01 NE	2018	12,975	MPSI	.17
4 Lake Hughes Rd	Castaic Rd	0.03 SW	2018	6,307	MPSI	.17
5 The Old Rd	Cam del Valle	0.02 SE	2018	12,370	MPSI	.21
6 I-5	Parker Rd	0.08 SE	2018	71,178	MPSI	.27
7 The Old Rd	Church St	0.05 N	2018	4,178	MPSI	.29
8 Lake Hughes Rd	Diamond Ln	0.10 W	2018	3,527	MPSI	.30
9 Karena Ave	Church St	0.01 N	2018	428	MPSI	.32
10 Ridge Route Rd	Violin Canyon Rd	0.03 S	2018	3,879	MPSI	.35



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