

Pilot
1.5 Million Visitors/Yr
Top 1% CA

O'Reilly
AUTO PARTS

WaBa grill
Drive-Thru

Starbucks
Drive-Thru

CAJUN
Chicken & Wings

El Pollo Loco
Drive-Thru

Freeway Exit
Last Exit Before
The Vine

Denny's

Dominos
PIZZA

Available 2,819 SF
Units
31731 | 31735

Available 8,298 SF
Units
31725-31729 | 31709

Available 2,638 SF
Units
31771 | 31765

Available 1,216 SF
Units
31749

Available 1,450 SF
Units
31759

SUBJECT
TheVine
AT CASTAIC
SHOPPING CENTER

70,000+
CARS PER DAY



Castaic Rd.

TheVine
AT CASTAIC
SHOPPING CENTER

RETAIL SPACES FOR LEASE

31675 & 31709-31783 CASTAIC ROAD, CASTAIC, CA 91384

ORBELL OVANESS
Senior Managing Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1822
Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED
Senior Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1781
Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

AXEL BABAKHANYAN
Associate Investments
Office: Los Angeles
Direct: (310) 909-5435
Mobile: (818) 521-9404
axel.babakhanyan@marcusmillichap.com
License: CA 02196472

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OVANESS-ROSTAMIAN GROUP



SHOPPING CENTER

Asking Rent	\$1.65 PSF + NNN
Total Available SF	16,421 SF
Available SF Range	1,077-6,015 SF
Zoning	M-1
Location	Castaic, CA
Year Built	2007



PROPERTY HIGHLIGHTS

Vine @ Castaic Retail Leasing Opportunity Castaic, CA

Shop Space Available in High Traffic Freeway Retail Center

Retail spaces available within a ±31,410 SF center located directly off Interstate 5 at the Lake Hughes Road exit, one of the primary retail nodes serving the Castaic trade area.

Direct Adjacency to High Volume Drive Thru Traffic

Positioned alongside Starbucks, El Pollo Loco, WaBa Grill and Cajun Chicken & Wings, along with O'Reilly Auto Parts, generating consistent daily traffic and strong crossover to surrounding shop space.

Last Stop Before the Grapevine – 2M+ Trucks Annually

Final full-service exit before the Grapevine, capturing ~2 million truck exits annually. Across from California's #1 Pilot Travel Center, with surrounding truck service uses anchoring a proven high-volume driver hub.

Unmatched Visibility with Strong Daily Traffic Counts

Exposure to over 70,000 vehicles per day with excellent frontage, signage, and convenient access points, ideal for tenants that rely on visibility and impulse traffic.

Functional Layout Supporting a Variety of Uses

Well positioned shop spaces suitable for food, retail, medical, and service-oriented tenants looking to plug into an established center with proven traffic patterns.

Growing Trade Area with Significant Residential Pipeline

Immediate area supported by new and planned developments including Williams Ranch, NorthLake, and the Honor Ranch mixed use project, driving continued population growth and demand.

Strategic Location Near Major Demand Drivers

Minutes from Castaic Lake, Castaic Lagoon, and Six Flags Magic Mountain, capturing both local consumers and regional visitors.

Opportunity to Establish Presence in a Supply Constrained Submarket

Limited competing retail inventory in the immediate area allows incoming tenants to capture market share as the trade area continues to expand.



31765-31777 CASTAIC ROAD: STARBUCKS DRIVE-THRU + 2 VACANT SPACES (2,638 SF AVAILABLE)



31743-31759 CASTAIC ROAD: CAJUN CHICKEN, SMOKE SHOP + 2 VACANT SPACES (2,666 SF AVAILABLE)



31709-31729 CASTAIC ROAD: 100% VACANT - 2 VACANT SPACES (8,298 SF AVAILABLE) - CAN BE SUB-DIVIDED



31731-31739 CASTAIC ROAD: WABA GRILL DRIVE-THRU + 2 VACANT SPACES (2,819 SF AVAILABLE)



LEASED

VACANT

31783

Drive-Thru

31777

Drive-Thru

31739

Drive-Thru

31755

Smoke Shop

31743

PYLON SIGN

31675

UNIT	TENANT	SF
31783	El Pollo Loco	2,911
31777	Starbucks	1,700
31771	Vacant	1,216
31765	Vacant	1,422
31759	Vacant	1,450
31755	Smoke Shop	1,216
31749	Vacant	1,216
31743	Cajun Chicken & Wings	1,400
31739	Waba Grill	1,762
31735	Vacant	1,077
31731	Vacant	1,742
31725-31729	Vacant	2,283
31709	Vacant	6,015
31675	O'Reilly Auto Parts	6,000

SITE PLAN

SUBJECT

TheVine
AT CASTAIC
SHOPPING CENTER

Starbucks Drive-Thru
Waba Drive-Thru
Puffo Loco
O'Reilly Drive-Thru
CAJUN

Castaic Lake

Lake Hughes Rd.

5

5

Wendy's
DOLLAR TREE
McDonald's

Castaic Lake & Lagoon
Approx. 2 Million
Visitors Per Year

Castaic Lagoon

Freeway Exit
Last Exit Before
The Vine

Walgreens
Jack in the box

7-Eleven
Pilot
Penny's

14,346
CARS PER DAY

Combat Paintball Park

Sloan Canyon Rd.

Castaic Sports Complex Aquatic Center

Walmart

70,000+
CARS PER DAY

Castaic Skatepark

Castaic Sports Complex

Castaic High School
1,193 Students
2.4+ Miles Away

Smart & Final
The Habit Burger Grill
LA FITNESS

THE HOME DEPOT
Jack in the box
Ontro MATTRESS
AMERICAN TIRE DEPOT

Office DEPOT
Starbucks
Wendy's

Ralphs
McDonald's
planet fitness

Ralphs
SUBWAY

DEL TACO
Jack in the box
Tommy's
7-Eleven
IN-N-OUT BURGER
Starbucks

Valencia High School
2,543 Students

SANTA CLARITA

SEAFOOD CITY SUPERMARKET
HOBBY LOBBY
CVS pharmacy
BEST BUY
Jack in the box
Wendy's
TRADER JOE'S
VONS
ROSS DRESS FOR LESS

Henry Mayo Dr.

36,820
CARS PER DAY

126

Six Flags
MAGIC MOUNTAIN

43,042
CARS PER DAY

LOWE'S
at&t

7-Eleven
UPS
Rita's
Sprint

Newhall Ranch Rd.



SUBJECT

TheVine
AT CASTAIC
SHOPPING CENTER



Drive-Thru




Castaic High School
1,193 Students
2.4+ Miles Away

Freeway Exit
Last Exit Before
The Vine



Drive-Thru



Drive-Thru

McDonald's



Walgreens



Chicken & Wings

70,000+
CARS PER DAY



14,346
CARS PER DAY

Lake Hughes Rd.



1.5 Million Visitors/Yr
Top 1% CA

Castaic Rd.





Castaic Lake & Lagoon
Approx. 2 Million
Visitors Per Year

Lake Hughes Rd.

Castaic Rd.



Proposed Honor
Ranch Development
1.8M SF Industrial,
Life Science, Retail



14,346
CARS PER DAY

70,000+
CARS PER DAY

Freeway Exit
Last Exit Before
The Vine



CASTAIC, CALIFORNIA OVERVIEW

Castaic, CA, is a vibrant and growing community in northern Los Angeles County, celebrated for its scenic surroundings, recreational attractions, and welcoming atmosphere. Nestled near the beautiful Castaic Lake and surrounded by rolling hills, the area offers abundant outdoor activities including boating, fishing, hiking, and camping. Its strategic location along Interstate 5 ensures easy access to Santa Clarita, Los Angeles, and the San Fernando Valley, making it a convenient hub for commuters and visitors alike. The community features well-regarded schools, a variety of local businesses, and a steady stream of development, all while maintaining a peaceful suburban charm. With its combination of natural beauty, accessibility, and ongoing growth, Castaic presents a unique setting where quality of life and opportunity go hand in hand.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



47,994
2025 POPULATION



\$153,342
2025 AVERAGE HOUSEHOLD INCOME



\$102,678
TOTAL AVERAGE HOUSEHOLD EXPENDITURE



± 48 Minute Drive
FROM CASTAIC TO LOS ANGELES

LOS ANGELES

40
MILES

PALM SPRINGS

150
MILES

SAN DIEGO

160
MILES

FRESNO

179
MILES

SAN FRANCISCO

342
MILES

SACRAMENTO

344
MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,560	21,146	48,750
2025 Estimate			
Total Population	6,613	20,920	47,994
2020 Census			
Total Population	6,730	20,781	47,817
2010 Census			
Total Population	5,787	21,434	41,970
Daytime Population			
2025 Estimate	3,309	10,405	54,103
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,363	6,207	14,259
2025 Estimate			
Total Households	2,348	6,098	13,988
Average (Mean) Household Size	2.8	2.8	2.7
2010 Census			
Total Households	2,321	5,898	13,486
2010 Census			
Total Households	1,865	5,636	11,008
Occupied Units			
2030 Projection	2,433	6,343	14,600
2025 Estimate	2,417	6,231	14,321
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	31.1%	44.4%	46.1%
\$100,000-\$149,999	22.8%	24.6%	23.1%
\$75,000-\$99,999	12.6%	9.8%	10.0%
\$50,000-\$74,999	9.9%	7.6%	7.8%
\$35,000-\$49,999	5.7%	4.2%	3.9%
Under \$35,000	18.0%	9.3%	9.0%
Average Household Income	\$131,157	\$147,135	\$153,342
Median Household Income	\$112,811	\$125,481	\$131,873
Per Capita Income	\$46,817	\$49,432	\$51,932

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$91,840	\$102,280	\$102,678
Consumer Expenditure Top 10 Categories			
Housing	\$35,821	\$39,167	\$39,189
Transportation	\$14,657	\$16,457	\$16,837
Food	\$12,994	\$14,407	\$14,620
Personal Insurance and Pensions	\$12,191	\$14,206	\$14,434
Entertainment	\$4,362	\$4,954	\$4,859
Apparel	\$2,885	\$3,209	\$3,205
Cash Contributions	\$2,783	\$3,013	\$2,813
Education	\$1,928	\$2,380	\$2,367
Personal Care Products and Services	\$1,267	\$1,401	\$1,380
Alcoholic Beverages	\$842	\$945	\$913
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,613	20,920	47,994
Under 20	25.2%	23.3%	25.2%
20 to 34 Years	17.9%	21.5%	20.8%
35 to 39 Years	6.9%	7.0%	7.8%
40 to 49 Years	13.5%	14.3%	16.1%
50 to 64 Years	22.1%	22.3%	19.7%
Age 65+	14.4%	11.5%	10.4%
Median Age	40.0	40.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,597	14,535	32,639
Elementary (0-8)	2.8%	3.4%	3.5%
Some High School (9-11)	6.5%	8.0%	7.2%
High School Graduate (12)	20.0%	18.3%	17.1%
Some College (13-15)	26.9%	24.1%	21.7%
Associate Degree Only	8.7%	10.0%	9.9%
Bachelor's Degree Only	29.5%	25.8%	26.8%
Graduate Degree	5.6%	10.5%	13.8%

EXCLUSIVELY LISTED BY

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

ORBELL OVANESS

Senior Managing Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1822
Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Senior Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1781
Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

AXEL BABAKHANYAN

Associate Investments
Office: Los Angeles
Direct: (310) 909-5435
Mobile: (818) 521-9404
axel.babakhanyan@marcusmillichap.com
License: CA 02196472

TONY SOLOMON

Broker of Record
23975 Park Sorrento Suite 400
Calabasas, CA 91302
License: CA 01238010

