



MULTIFAMILY PROPERTY FOR SALE

Castaic Lake Apartments

31701 RIDGE ROUTE ROAD, CASTAIC, CA 91384

Marcus & Millichap
LAAA TEAM

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Activity ID #ZAH0120038

**CASTAIC LAKE
APARTMENTS**

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SEC. 1 CASTAIC LAKE APARTMENTS

Executive Summary

- Offering Summary
- Investment Overview
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OFFERING SUMMARY

Castaic Lake Apartments



Listing Price
\$7,500,000



Cap Rate
5.64%



of Units
33

FINANCIAL

Listing Price	\$7,500,000
Down Payment	40% / \$3,000,000
NOI	\$423,001
Cap Rate	5.64%
Total Return	4.77%
Price/SF	\$274.12
Rent/SF (Monthly)	\$2.20
Rent/SF (Annually)	\$26.40
Price/Unit	\$227,273

OPERATIONAL

Gross SF	27,360 SF
Rentable SF	27,360 SF
# of Units	33
Lot Size	1.34 Acres (58,370 SF)
Occupancy	97%
Year Built	1988

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CASTAIC LAKE APARTMENTS

31701 Ridge Rte Rd, Castaic, CA 91384

INVESTMENT OVERVIEW

31701 Ridge Route Road is a 33-unit apartment community in the heart of the Santa Clarita Valley, being offered to the open market for the first time in nearly 40 years. The property was built and owned by the same family since its development in 1986 and 1988, and is now being offered by the original owner's children. The property has a proven track record and has been well-maintained throughout its history.

The property comprises 33 residential units across 27,360 rentable square feet on a 1.34-acre site. The unit mix skews toward functional one- and two-bedroom floor plans — the bread and butter of the Santa Clarita Valley workforce renter — with units averaging 829 square feet. In-place rents trail current market rates by a meaningful margin, and five units are currently vacant, providing an incoming owner with an immediate opportunity to begin capturing market rents at close.

Situated along the I-5 corridor approximately 35 miles north of downtown Los Angeles, Castaic occupies a meaningful geographic and economic position as the northern gateway to the Santa Clarita Valley. The location gives residents direct freeway access to Santa Clarita's employment base to the south and to the broader Los Angeles metro beyond — all without the congestion and cost of living that define closer-in neighborhoods. Castaic Lake and the surrounding recreation corridor add a quality-of-life dimension that sets this community apart and contributes to the stable, deeply rooted residential character that has defined this property over nearly four decades of family ownership.

INVESTMENT HIGHLIGHTS

- First time on the market in 40 years
- Growing Population, Limited New Supply
 - Desirable Unit Mix
 - Attainable Cost Basis
 - Onsite Laundry
 - Gated Parking

AERIAL PHOTOS

Castaic Lake Apartments



PROPERTY PHOTOS

Castaic Lake Apartments



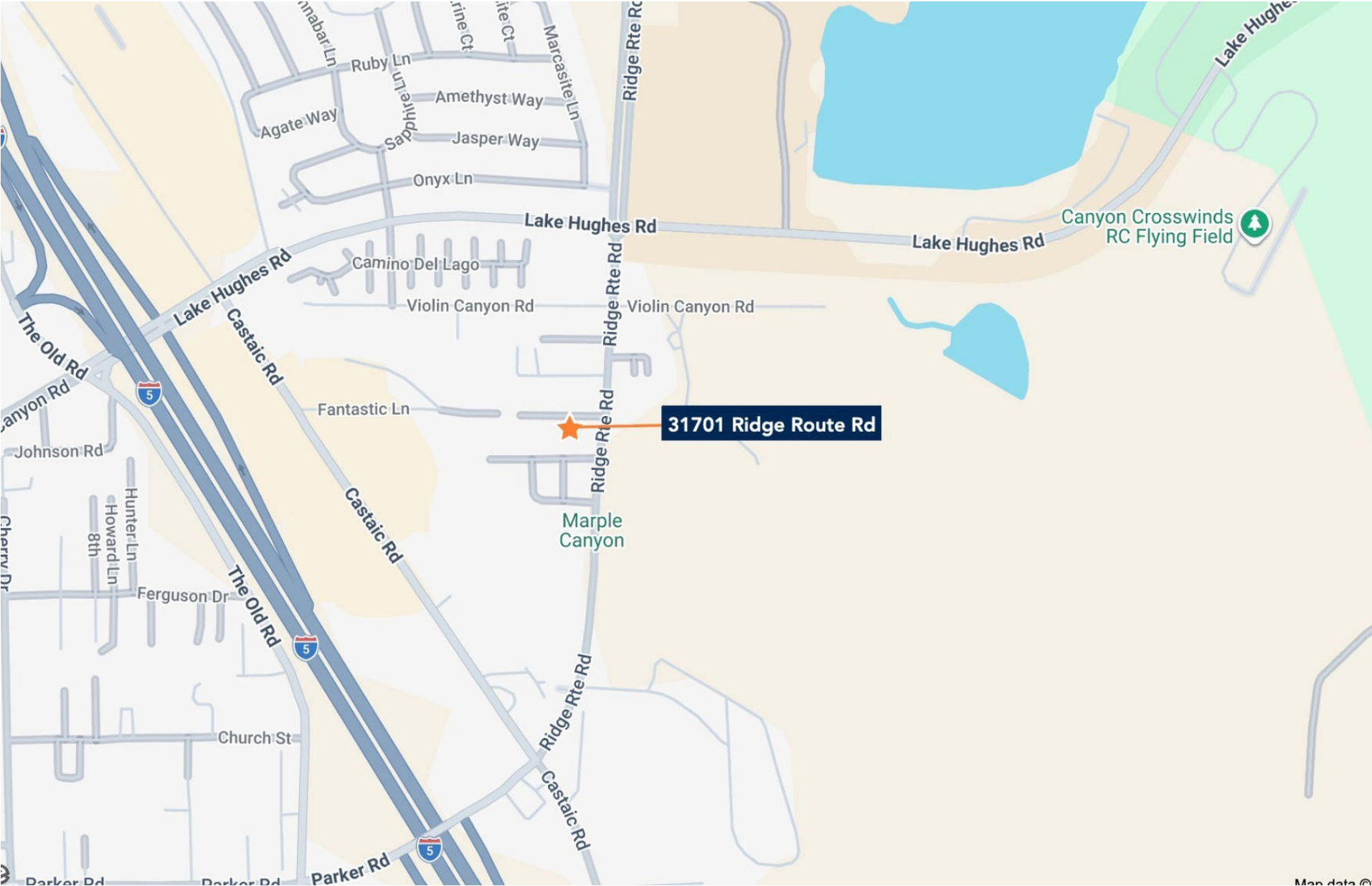


Property Information

- Local Map
- Regional Map
- Retailer Map

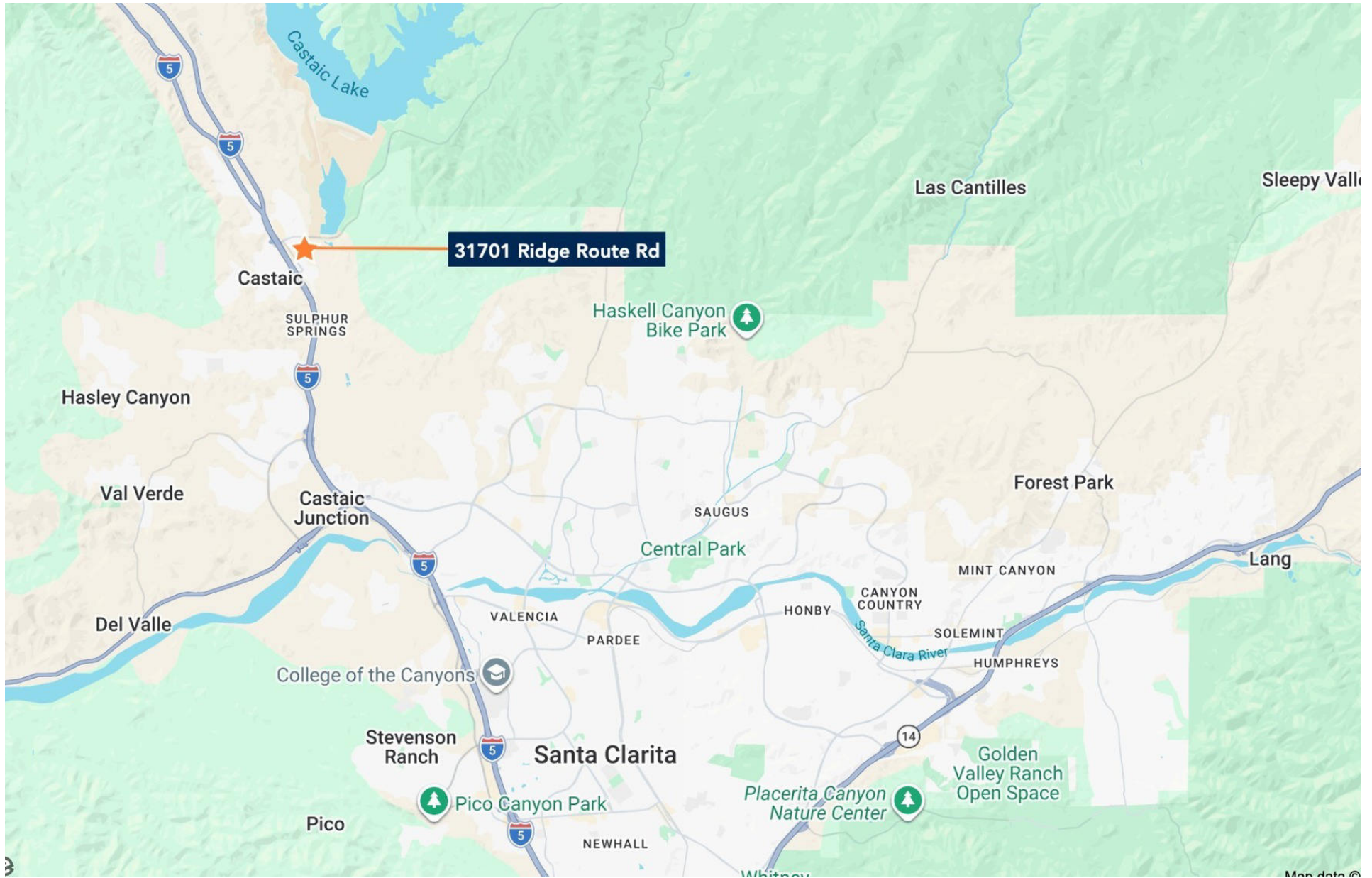
LOCAL MAP

Castaic Lake Apartments



REGIONAL MAP

Castaic Lake Apartments



RETAILER MAP

Castaic Lake Apartments



SEC. 3 CASTAIC LAKE APARTMENTS

Financial Analysis

- Financial Details

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FINANCIAL DETAILS

Castaic Lake Apartments

As of July,2026

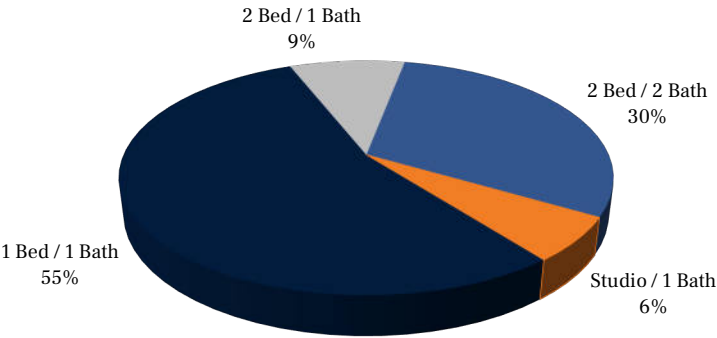
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
101	1 Bed / 1 Bath (Vacant)	755	\$1,950	\$2.58	\$1,950	\$2.58
102	1 Bed / 1 Bath	755	\$1,605	\$2.13	\$1,950	\$2.58
103	1 Bed / 1 Bath	755	\$1,809	\$2.40	\$1,950	\$2.58
104	1 Bed / 1 Bath	755	\$1,548	\$2.05	\$1,950	\$2.58
105	2 Bed / 2 Bath	955	\$1,494	\$1.56	\$2,400	\$2.51
106	2 Bed / 2 Bath (Vacant)	955	\$2,400	\$2.51	\$2,400	\$2.51
107	2 Bed / 2 Bath	955	\$2,050	\$2.15	\$2,400	\$2.51
108	2 Bed / 2 Bath	955	\$2,350	\$2.46	\$2,400	\$2.51
109	2 Bed / 1 Bath	950	\$2,600	\$2.74	\$2,350	\$2.47
110	2 Bed / 1 Bath (Manager)	950	\$2,300	\$2.42	\$2,350	\$2.47
111	2 Bed / 1 Bath	950	\$2,317	\$2.44	\$2,350	\$2.47
201	1 Bed / 1 Bath (Vacant)	755	\$1,597	\$2.12	\$1,950	\$2.58
202	1 Bed / 1 Bath	704	\$1,930	\$2.74	\$1,930	\$2.74
203	1 Bed / 1 Bath	755	\$1,707	\$2.26	\$1,950	\$2.58
204	1 Bed / 1 Bath	755	\$1,254	\$1.66	\$1,950	\$2.58
205	2 Bed / 2 Bath	955	\$1,976	\$2.07	\$2,400	\$2.51
206	2 Bed / 2 Bath	955	\$1,841	\$1.93	\$2,400	\$2.51
207	2 Bed / 2 Bath (Vacant)	955	\$2,400	\$2.51	\$2,400	\$2.51
208	2 Bed / 2 Bath	955	\$2,107	\$2.21	\$2,400	\$2.51
301	Studio / 1 Bath	625	\$1,376	\$2.20	\$1,650	\$2.64
302	1 Bed / 1 Bath	755	\$1,660	\$2.20	\$1,950	\$2.58
303	2 Bed / 2 Bath	955	\$2,004	\$2.10	\$2,400	\$2.51
304	1 Bed / 1 Bath	755	\$1,634	\$2.16	\$1,950	\$2.58
305	1 Bed / 1 Bath	755	\$1,238	\$1.64	\$1,950	\$2.58
306	1 Bed / 1 Bath	755	\$1,597	\$2.12	\$1,950	\$2.58
307	1 Bed / 1 Bath	755	\$1,705	\$2.26	\$1,950	\$2.58
401	Studio / 1 Bath	625	\$1,403	\$2.24	\$1,650	\$2.64
402	1 Bed / 1 Bath	755	\$1,656	\$2.19	\$1,950	\$2.58
403	2 Bed / 2 Bath	955	\$2,100	\$2.20	\$2,400	\$2.51
404	1 Bed / 1 Bath	755	\$1,249	\$1.65	\$1,950	\$2.58
405	1 Bed / 1 Bath	755	\$1,583	\$2.10	\$1,950	\$2.58
406	1 Bed / 1 Bath	755	\$1,850	\$2.45	\$1,950	\$2.58
407	1 Bed / 1 Bath (Vacant)	755	\$1,900	\$2.52	\$1,950	\$2.58
Total		Square Feet: 27,360	\$60,192	\$2.20	\$69,430	\$2.54

FINANCIAL DETAILS

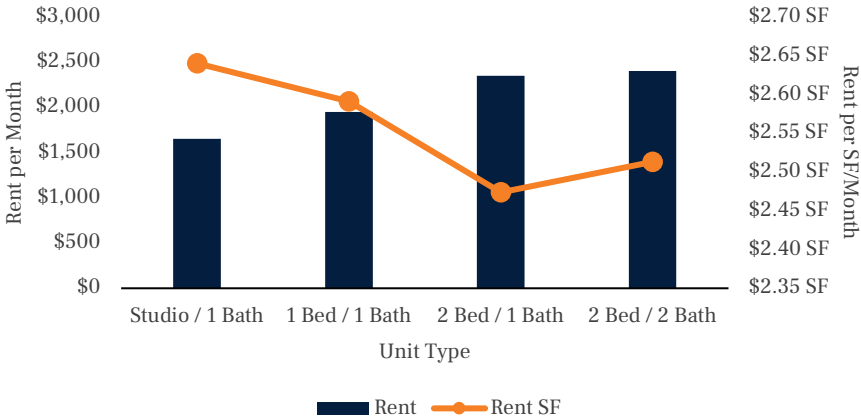
Castaic Lake Apartments

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio / 1 Bath	2	625	\$1,376 - \$1,403	\$1,389	\$2.22	\$2,779	\$1,650	\$2.64	\$3,300
1 Bed / 1 Bath	15	752	\$1,238 - \$1,930	\$1,602	\$2.13	\$24,027	\$1,949	\$2.59	\$29,230
1 Bed / 1 Bath (Vacant)	3	755	\$1,597 - \$1,950	\$1,816	\$2.40	\$5,447	\$1,950	\$2.58	\$5,850
2 Bed / 1 Bath	2	950	\$2,317 - \$2,600	\$2,459	\$2.59	\$4,917	\$2,350	\$2.47	\$4,700
2 Bed / 1 Bath (Manager)	1	950	\$2,300 - \$2,300	\$2,300	\$2.42	\$2,300	\$2,350	\$2.47	\$2,350
2 Bed / 2 Bath	8	955	\$1,494 - \$2,350	\$1,990	\$2.08	\$15,922	\$2,400	\$2.51	\$19,200
2 Bed / 2 Bath (Vacant)	2	955	\$2,400 - \$2,400	\$2,400	\$2.51	\$4,800	\$2,400	\$2.51	\$4,800
TOTALS/WEIGHTED AVERAGES	33	829		\$1,824	\$2.20	\$60,192	\$2,104	\$2.54	\$69,430
GROSS ANNUALIZED RENTS				\$722,305			\$833,160		

Unit Distribution



Unit Rent



FINANCIAL DETAILS

Castaic Lake Apartments

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	722,305		833,160		25,247	30.45
Physical Vacancy	(21,669)	3.0%	(24,995)	3.0%	(757)	(0.91)
TOTAL VACANCY	(\$21,669)	3.0%	(\$24,995)	3.0%	(\$757)	(\$1)
Effective Rental Income	700,636		808,165		24,490	29.54
Other Income						
All Other Income	8,557		8,557		259	0.31
TOTAL OTHER INCOME	\$8,557		\$8,557		\$259	\$0.31
EFFECTIVE GROSS INCOME	\$709,193		\$816,722		\$24,749	\$29.85
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	105,000		105,000		3,182	3.84
Insurance	45,000		45,000		1,364	1.64
Utilities	24,824		24,824		752	0.91
Repairs & Maintenance	23,100		23,100		700	0.84
Contract Services	9,900		9,900		300	0.36
Payroll	40,000		40,000		1,212	1.46
General & Administrative	6,000		6,000		182	0.22
Operating Reserves	4,000		4,000		121	0.15
Management Fee	28,368	4.0%	32,669	4.0%	990	1.19
TOTAL EXPENSES	\$286,192		\$290,493		\$8,803	\$10.62
EXPENSES AS % OF EGI	40.4%		35.6%			
NET OPERATING INCOME	\$423,001		\$526,229		\$15,946	\$19.23

Current onsite manager pays no rent as payment. We put the manager's expense in the payroll line item of the expense section and used market rent for the manager's unit.

FINANCIAL DETAILS

Castaic Lake Apartments

SUMMARY		
Price	\$7,500,000	
Down Payment	\$3,000,000	40%
Number of Units	33	
Price Per Unit	\$227,273	
Price Per SqFt	\$274.12	
Gross SqFt	27,360	
Lot Size	1.34 Acres	
Approx. Year Built	1986/1988	

RETURNS	Current	Pro Forma
CAP Rate	5.64%	7.02%
GRM	10.38	9.00
Cash-on-Cash	3.02%	6.46%
Debt Coverage Ratio	1.27	1.58

FINANCING	Loan
Loan Amount	\$4,500,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	Studio / 1 Bath	625	\$1,389	\$1,650
18	1 Bed / 1 Bath	752	\$1,637	\$1,949
3	2 Bed / 1 Bath	950	\$2,406	\$2,350
10	2 Bed / 2 Bath	955	\$2,072	\$2,400

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$722,305		\$833,160
Less: Vacancy/Deductions	3.0%	\$21,669	3.0%	\$24,990
Total Effective Rental Income		\$700,636		\$808,160
Other Income		\$8,557		\$8,557
Effective Gross Income		\$709,193		\$816,720
Less: Expenses	40.4%	\$286,192	35.6%	\$290,490
Net Operating Income		\$423,001		\$526,220
Cash Flow		\$423,001		\$526,220
Debt Service		\$332,487		\$332,480
Net Cash Flow After Debt Service	3.02%	\$90,514	6.46%	\$193,740
Principal Reduction		\$52,731		\$56,120
TOTAL RETURN		4.77%	\$143,244	8.33% \$249,860

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$105,000	\$105,000
Insurance	\$45,000	\$45,000
Utilities	\$24,824	\$24,820
Repairs & Maintenance	\$23,100	\$23,100
Contract Services	\$9,900	\$9,900
Payroll	\$40,000	\$40,000
General & Administrative	\$6,000	\$6,000
Operating Reserves	\$4,000	\$4,000
Management Fee	\$28,368	\$32,660
TOTAL EXPENSES	\$286,192	\$290,490
Expenses/Unit	\$8,672	\$8,803
Expenses/SF	\$10.46	\$10.62

Sales Comparables

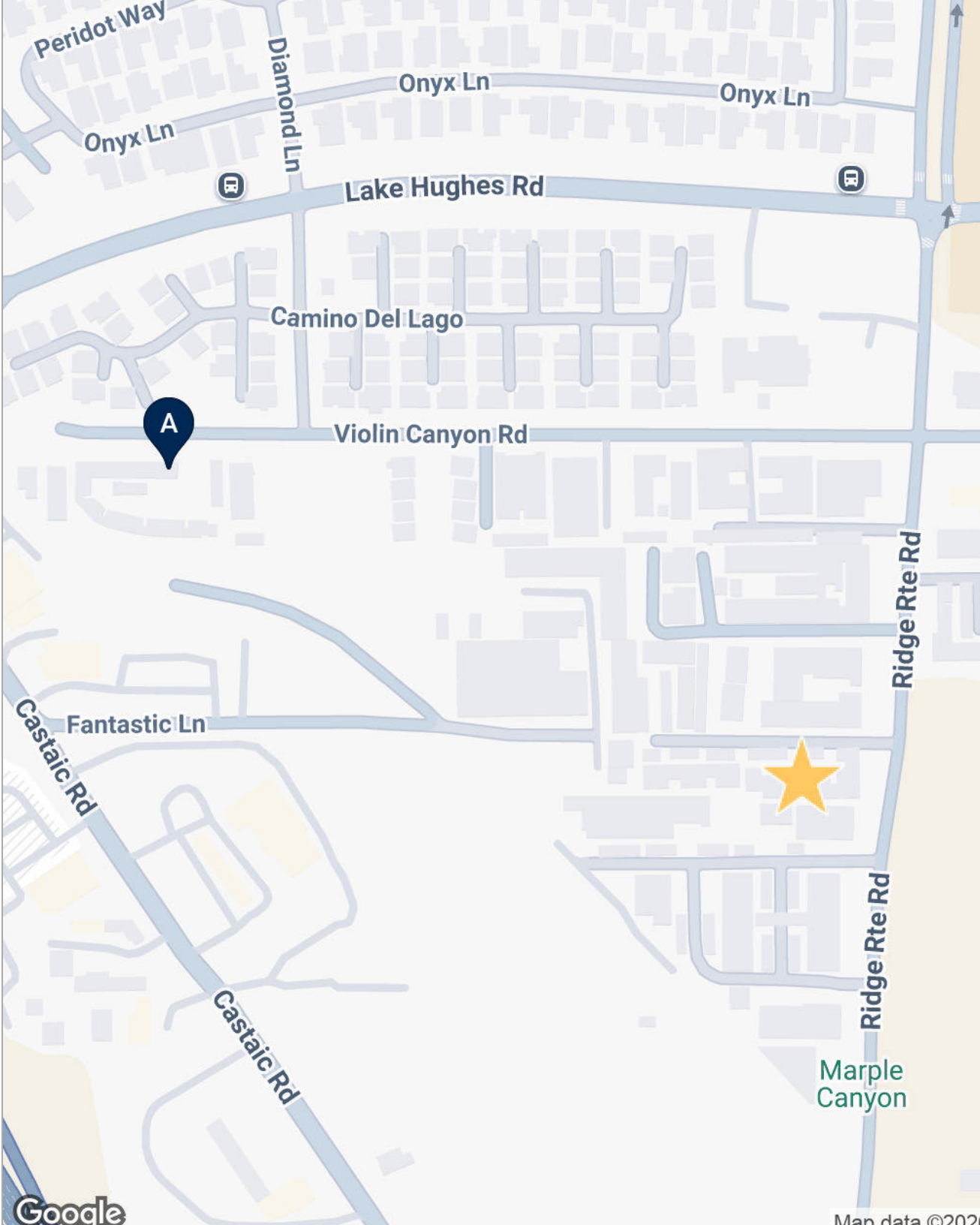
- Sales Comps Map
- Sales Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sales Comps

SALES COMPS MAP

Castaic Lake Apartments

SALES COMPS MAP

- ★ Castaic Lake Apartments
- A Casa Violin Canyon Apartments



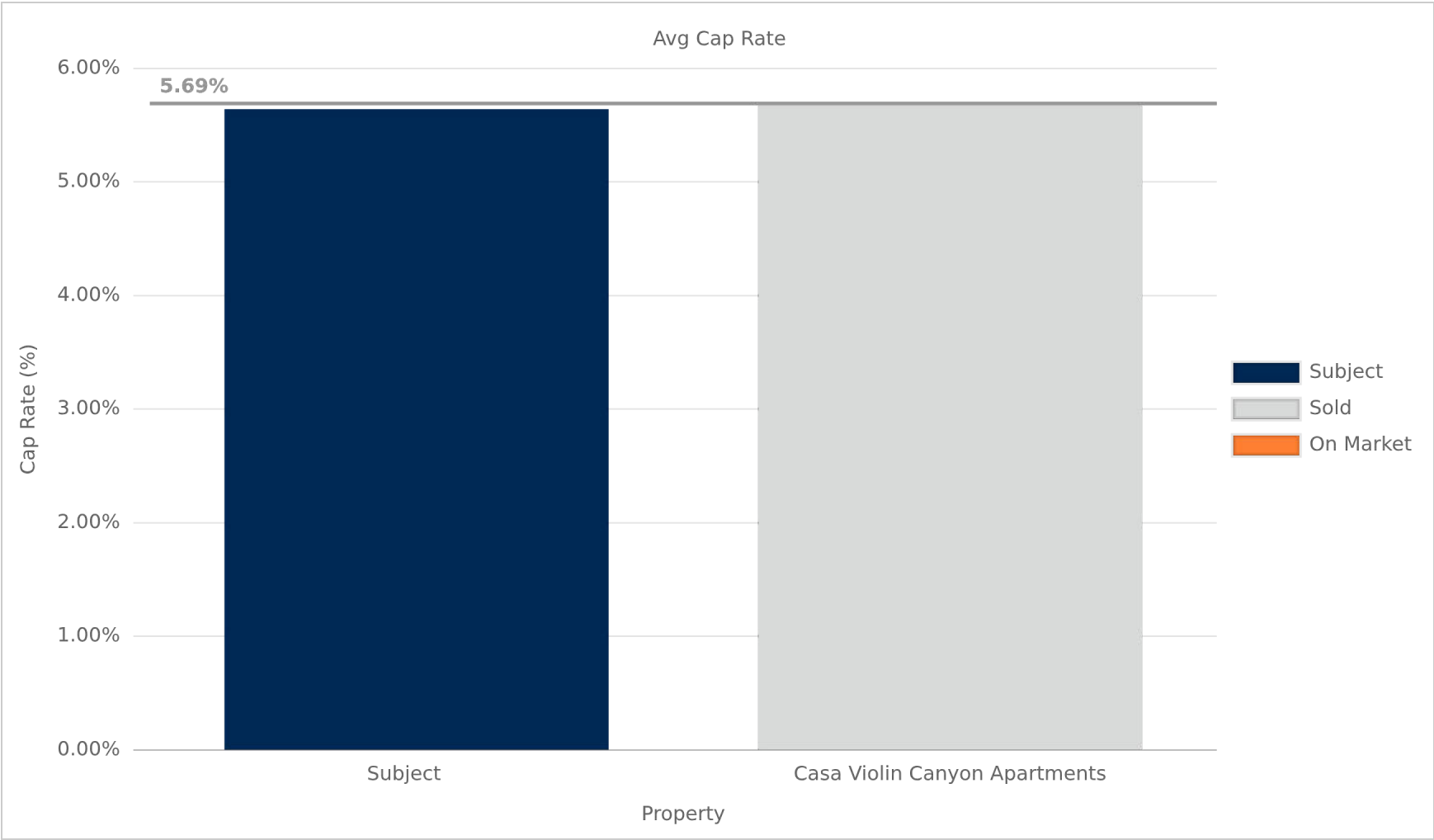
SALES COMPS SUMMARY

Castaic Lake Apartments

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Castaic Lake Apartments 31701 Ridge Route Rd Castaic, CA 91384	\$7,500,000	27,360 SF	\$274.12	1.34 AC	\$227,273	5.64%	33	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LAND AREA SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Casa Violin Canyon Apartments 27614 Violin Canyon Rd Castaic, CA 91384	\$4,055,000	18,816 SF	\$215.51	41,096 SF	\$184,318	5.69%	22	01/29/2025
	AVERAGES	\$4,055,000	18,816 SF	\$215.51	41,096 SF	\$184,318	5.69%	22	-

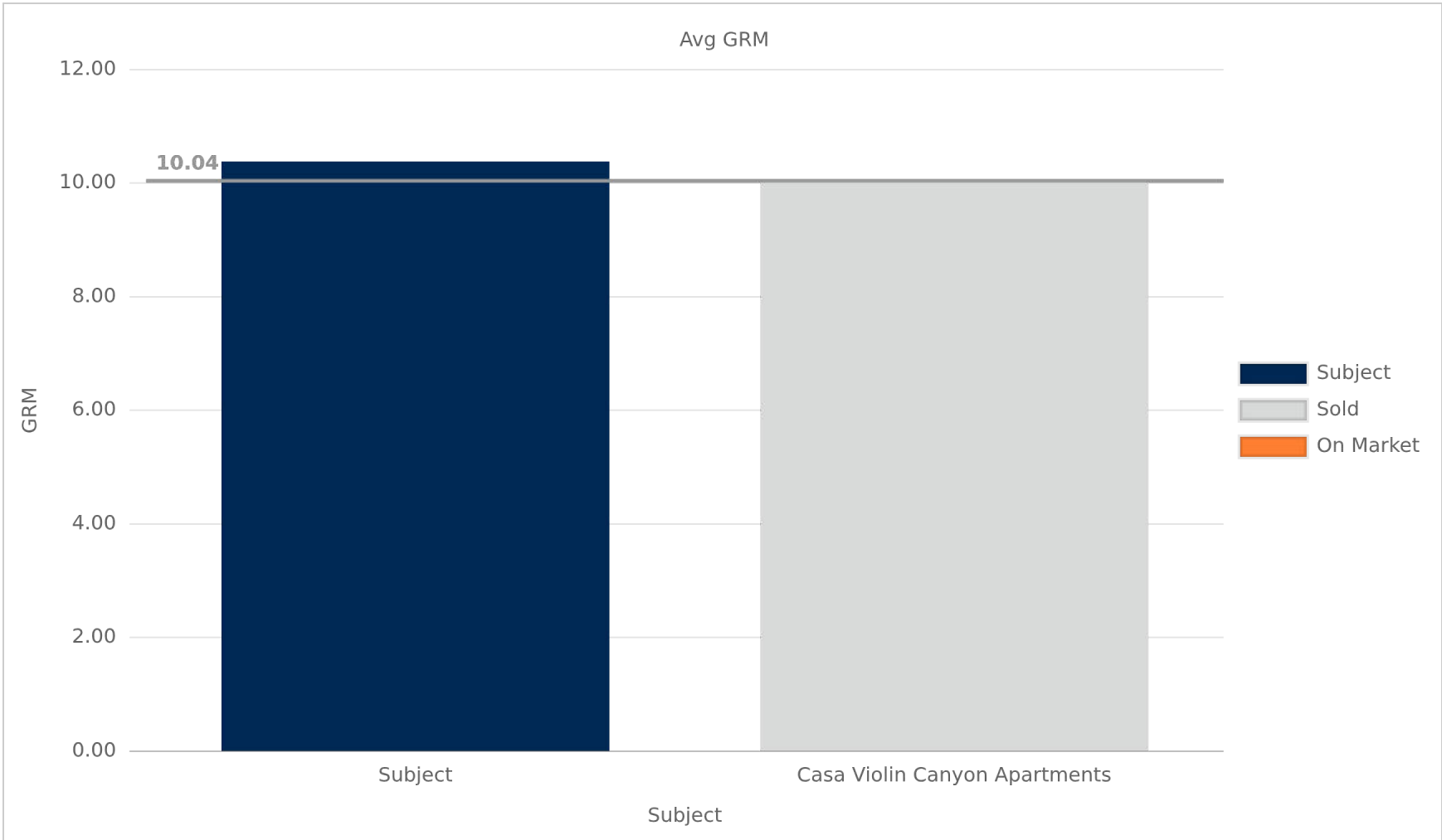
CAP RATE CHART

Castaic Lake Apartments



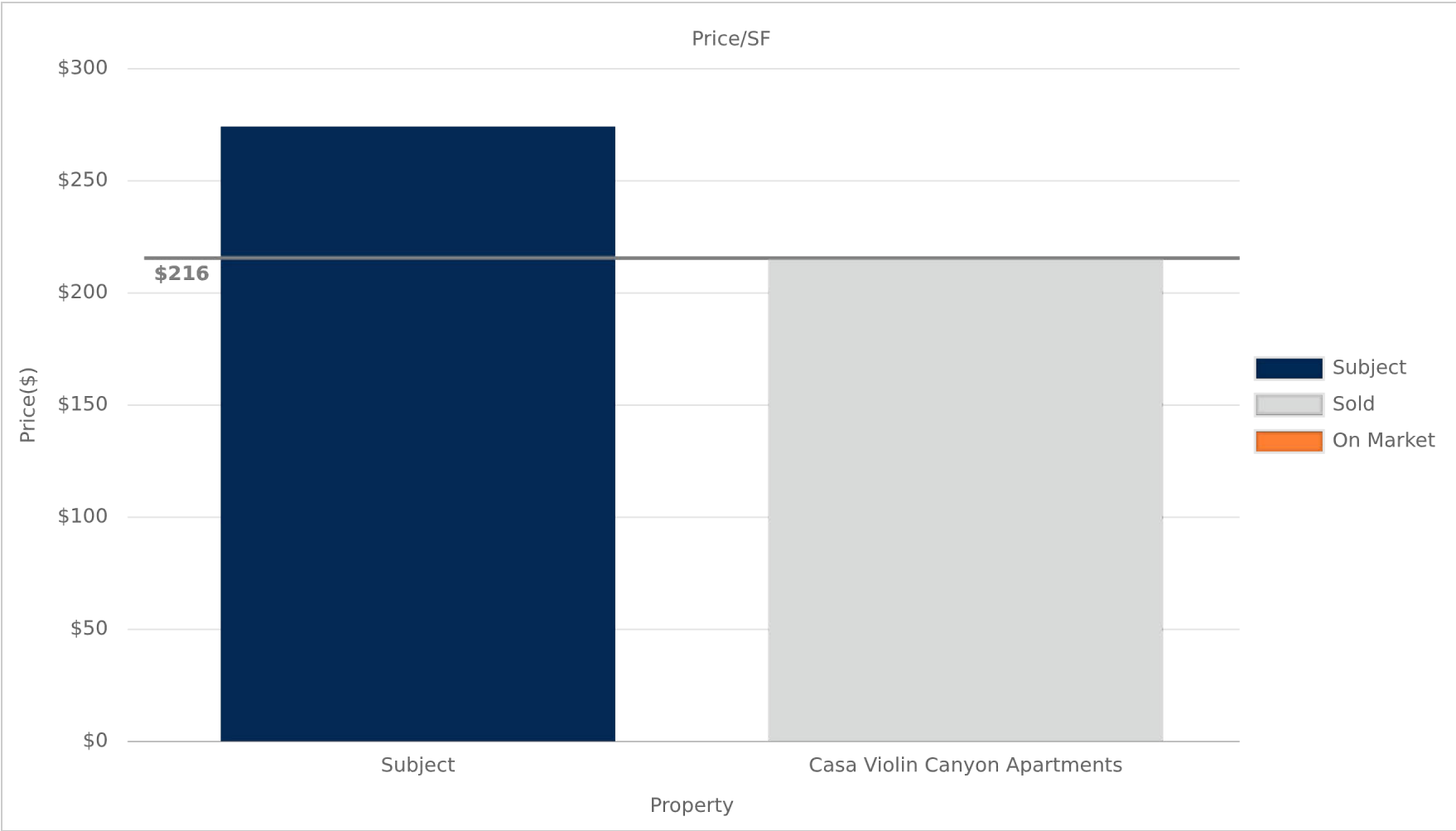
GRM CHART

Castaic Lake Apartments



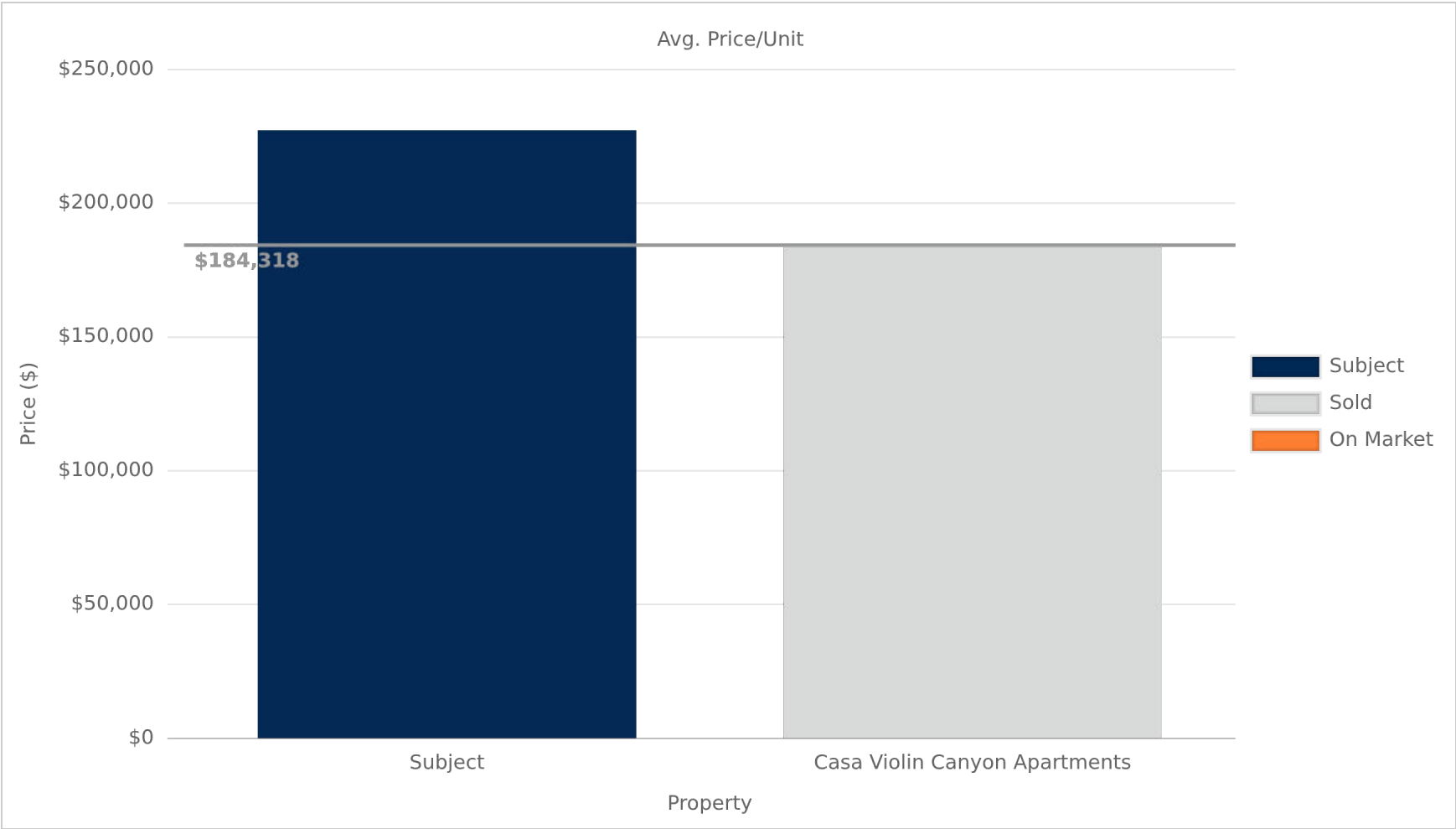
PRICE PER SF CHART

Castaic Lake Apartments



PRICE PER UNIT CHART

Castaic Lake Apartments



SALES COMPS

Castaic Lake Apartments



★ Castaic Lake Apartments 31701 Ridge Rte Rd, Castaic, CA 91384

Listing Price:	\$7,500,000	Price/SF:	\$274.12
Property Type:	Multifamily	GRM:	10.38
NOI:	\$423,001	Cap Rate:	5.64%
Occupancy:	97%	Year Built:	1988
COE:	On Market	Number Of Units:	33
Lot Size:	1.34 Acres	Price/Unit:	\$227,273
Total SF:	27,360 SF		



📍 Casa Violin Canyon Apartments 27614 Violin Canyon Rd, Castaic, CA 91384

Sale Price:	\$4,055,000	Price/SF:	\$215.51
Property Type:	Multifamily	GRM:	10.04
NOI:	\$237,125	Cap Rate:	5.69%
Year Built:	1981	COE:	01/29/2025
Number Of Units:	22	Lot Size:	0.94 Acres
Price/Unit:	\$184,318	Total SF:	18,816 SF

Market Overview

- Submarket Overview
- Market Overview
- Research
- Demographics

SUBMARKET OVERVIEW

Castaic Lake Apartments



Castaic, CA

The investment property is in Castaic, an unincorporated community in northern Los Angeles County that benefits from its strategic location within the thriving Santa Clarita Valley. Positioned along Interstate 5 approximately 10 miles north of Santa Clarita and 40 miles northwest of Downtown Los Angeles, Castaic provides convenient access to one of the nation's largest employment centers while serving as a gateway between Southern California and the Central Valley. The area's five-mile population currently totals 49,053 residents and is projected to continue expanding through 2030. In addition to moderate population growth, long-term demand for apartment housing is supported by the area's strong household incomes.

The five-mile median household income is \$132,504, approximately 69.5 percent above the U.S. average, while the local unemployment rate remains a modest 5.0 percent. The surrounding economy is anchored by a diverse mix of education, healthcare, government, tourism and advanced manufacturing employers that provide a stable employment base for multifamily housing. Six Flags Magic Mountain is the region's largest employer with approximately 3,000 employees, while other major employers include the William S. Hart Union High School District, College of the Canyons, Henry Mayo Newhall Hospital, California Institute of the Arts, the U.S. Postal Service processing center and the City of Santa Clarita. These institutions, together with a growing concentration of medical device and aerospace manufacturers such as Boston Scientific and Advanced Bionics, support a broad base of professional, healthcare and essential-service jobs throughout the Santa Clarita Valley. Overall, Castaic's proximity to major employment centers, regional recreation destinations, direct Interstate 5 connectivity, and strong economic fundamentals position the community as an attractive market for long-term multifamily investment.

Highlights

- Affluent Santa Clarita Valley Community with Household Incomes Nearly 70 Percent Above the U.S. Average
- Strategic Interstate 5 Location Providing Direct Access to Los Angeles and Major Employment
- Centers Diverse Employment Base Anchored by Healthcare, Education, Tourism, and Advanced
- Manufacturing Growing Population and Strong Economic Fundamentals Support Long-Term Multifamily Demand

MARKET OVERVIEW

Castaic Lake Apartments

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



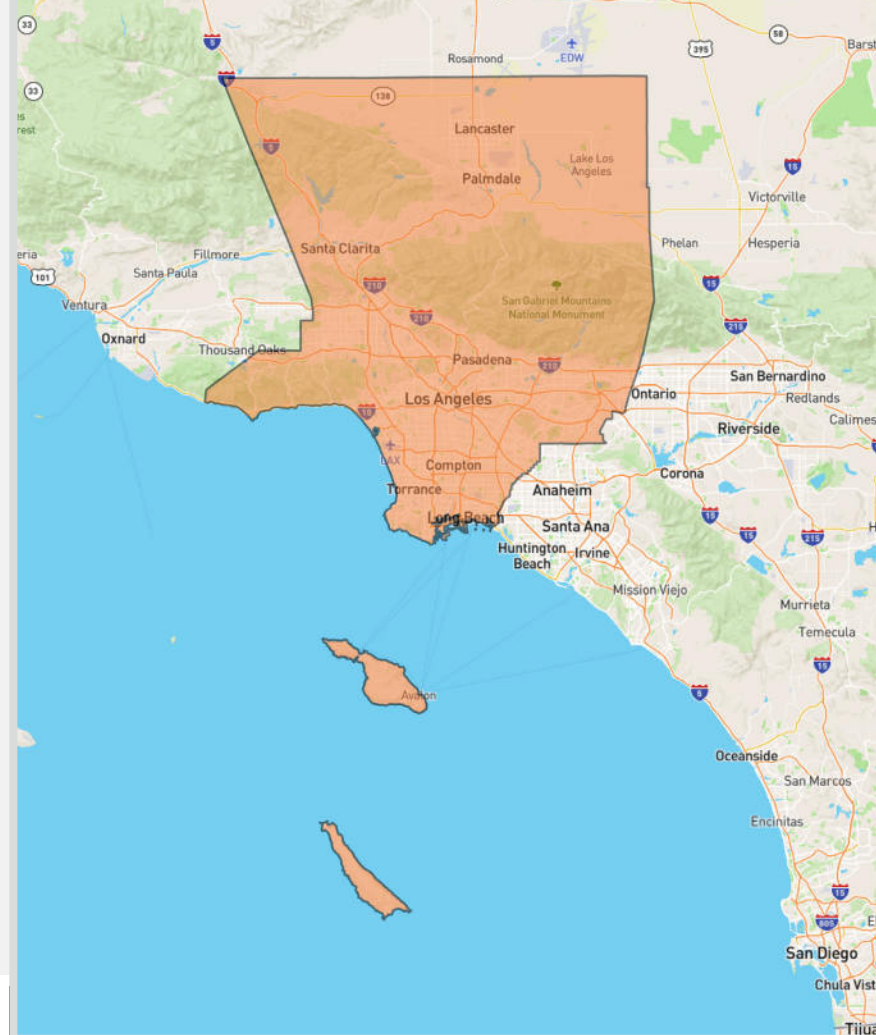
WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.



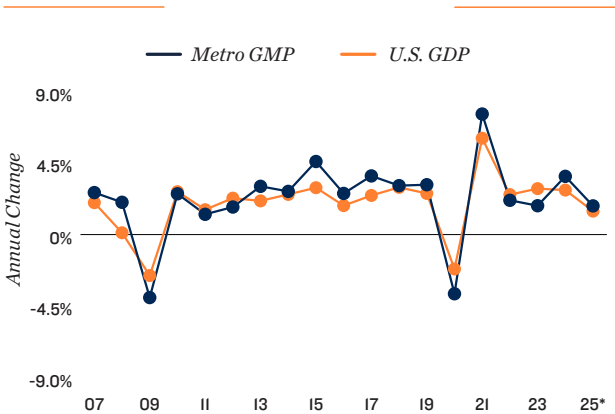
Castaic Lake Apartments

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

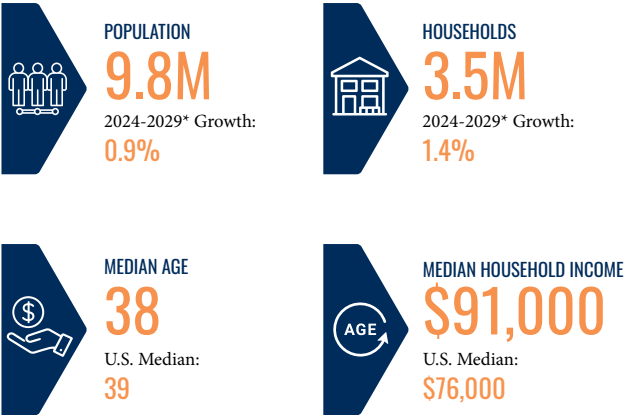
MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services

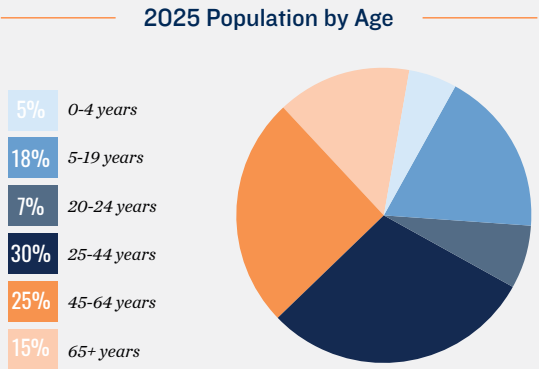
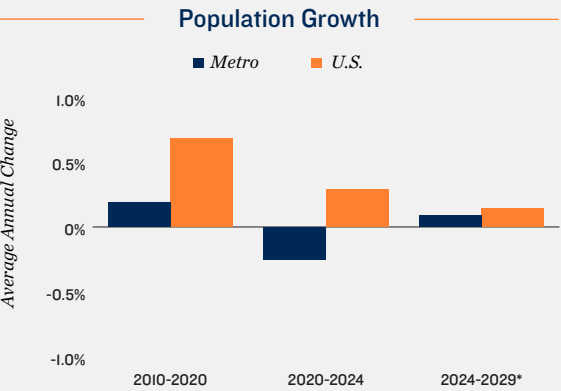
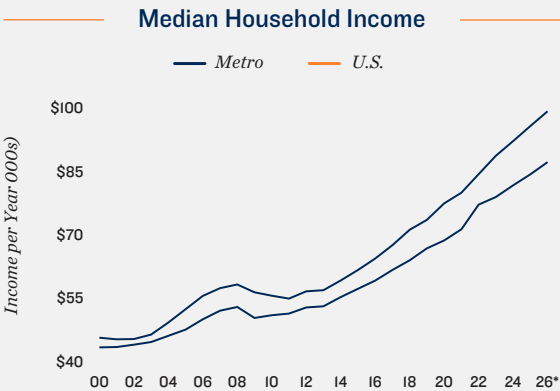
DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS



* Forecast



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

RESEARCH

Castaic Lake Apartments

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$916,000

Median
Home Price



100+

Museums



81

Miles of Shoreline



SPORTS

Baseball | **MLB** | Los Angeles Dodgers

Football | **NFL** | Los Angeles Rams

Basketball | **NBA** | Los Angeles Lakers

Hockey | **NHL** | Los Angeles Kings

Soccer | **MLS** | Los Angeles Galaxy

Basketball | **NBA** | Los Angeles Clippers

Football | **NFL** | Los Angeles Chargers

Soccer | **MLS** | Los Angeles FC



EDUCATION

- University of California, Los Angeles
- University of Southern California
- California Institute of Technology
- Loyola Marymount University
- California State University, Los Angeles
- California State University, Northridge



ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

Castaic Lake Apartments

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,336	24,169	49,811
2025 Estimate			
Total Population	6,388	23,944	49,053
2020 Census			
Total Population	6,500	23,807	48,882
2010 Census			
Total Population	5,612	25,255	42,954
Daytime Population			
2025 Estimate	3,188	10,907	54,345
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,288	6,082	14,605
2025 Estimate			
Total Households	2,273	5,974	14,331
Average (Mean) Household Size	2.8	2.4	2.7
2020 Census			
Total Households	2,247	5,776	13,824
2010 Census			
Total Households	1,814	5,515	11,307
Growth 2025-2030	0.7%	1.8%	1.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	2,356	6,216	14,953
2025 Estimate	2,341	6,106	14,670
Owner Occupied	1,543	4,996	11,434
Renter Occupied	739	1,009	2,924
Vacant	67	131	339
Persons in Units			
2025 Estimate Total Occupied Units	2,273	5,974	14,331
1 Person Units	23.3%	15.1%	15.3%
2 Person Units	26.8%	26.1%	26.9%
3 Person Units	19.4%	21.9%	20.6%
4 Person Units	16.5%	20.9%	22.4%
5 Person Units	8.2%	9.5%	9.1%
6+ Person Units	5.8%	6.5%	5.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	16.9%	25.3%	29.8%
\$150,000-\$199,999	13.7%	19.2%	16.6%
\$100,000-\$149,999	22.8%	24.5%	23.1%
\$75,000-\$99,999	12.7%	9.8%	10.0%
\$50,000-\$74,999	9.8%	7.6%	7.7%
\$35,000-\$49,999	5.8%	4.2%	3.8%
\$25,000-\$34,999	6.4%	3.2%	2.9%
\$15,000-\$24,999	6.1%	3.0%	3.0%
Under \$15,000	5.8%	3.2%	3.0%
Average Household Income	\$129,888	\$126,237	\$153,946
Median Household Income	\$111,778	\$107,665	\$132,504
Per Capita Income	\$46,392	\$45,006	\$52,200
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,388	23,944	49,053
Under 20	25.3%	20.5%	25.2%
20 to 34 Years	17.9%	26.5%	20.7%
35 to 39 Years	6.9%	8.0%	7.8%
40 to 49 Years	13.5%	14.7%	16.0%
50 to 64 Years	22.0%	20.4%	19.8%
Age 65+	14.3%	9.9%	10.5%
Median Age	39.0	38.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,434	16,964	33,371
Elementary (0-8)	2.8%	4.2%	3.5%
Some High School (9-11)	6.7%	12.4%	7.1%
High School Graduate (12)	20.1%	19.6%	17.0%
Some College (13-15)	26.9%	23.7%	21.6%
Associate Degree Only	8.8%	9.0%	9.9%
Bachelor's Degree Only	29.3%	22.1%	27.1%
Graduate Degree	5.4%	8.9%	13.9%
Population by Gender			
2025 Estimate Total Population	6,388	23,944	49,053
Male Population	51.3%	62.1%	55.8%
Female Population	48.7%	37.9%	44.2%

DEMOGRAPHICS

Castaic Lake Apartments



POPULATION

In 2025, the population in your selected geography is 49,053. The population has changed by 14.20 percent since 2010. It is estimated that the population in your area will be 49,811 five years from now, which represents a change of 1.5 percent from the current year. The current population is 55.8 percent male and 44.2 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 624 people per square mile.



HOUSEHOLDS

There are currently 14,331 households in your selected geography. The number of households has changed by 26.74 percent since 2010. It is estimated that the number of households in your area will be 14,605 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$132,504, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 42.23 percent since 2010. It is estimated that the median household income in your area will be \$149,903 five years from now, which represents a change of 13.1 percent from the current year.

The current year per capita income in your area is \$52,200, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$153,946, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 22,324 people in your selected area were employed. The 2010 Census revealed that 71.5 of employees are in white-collar occupations in this geography, and 13.2 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 37.00 minutes.



HOUSING

The median housing value in your area was \$776,848 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 8,994.00 owner-occupied housing units and 2,317.00 renter-occupied housing units in your area.



EDUCATION

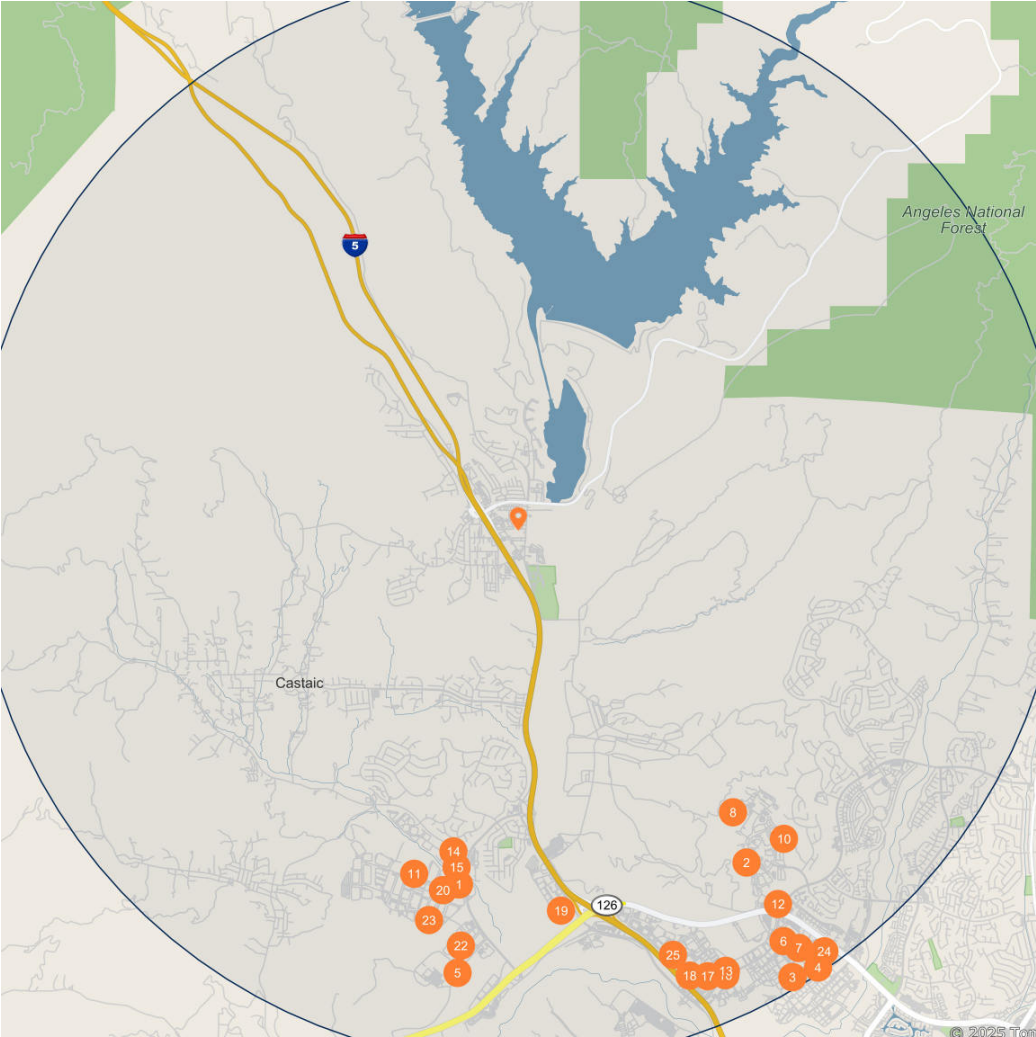
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.1 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

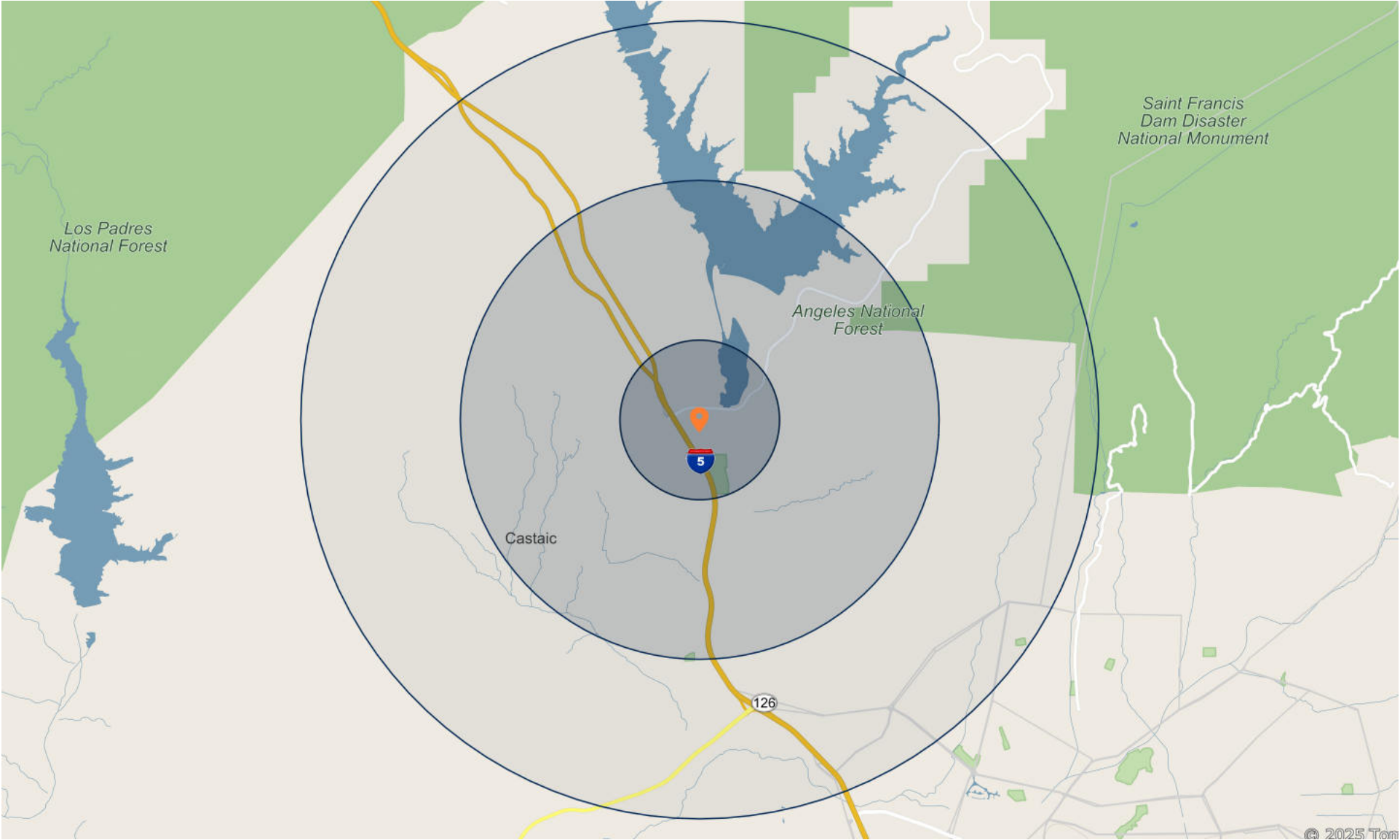
Castaic Lake Apartments



Major Employers		Employees
1	Bertelsmann Inc-Arvato Services	9,820
2	White Cap Supply Group Inc-White Cap 301	1,820
3	Falcon Aerospace Holdings LLC-Wesco Aircraft	1,250
4	Princess Cruise Lines Ltd-Princess Cruises	1,114
5	United States Postal Service-US Post Office	688
6	Woodward Hrt Inc-	650
7	Krg Technologies Inc-	490
8	Boston Scntfic Nrmdlation Corp-	450
9	Wesco Aircraft Hardware Corp-Incora	400
10	Fpk Security Inc-Fpk Investigaions	365
11	Landscape Development Inc-	350
12	Walmart Inc-Walmart	330
13	Santa Clrita Cmnty College Dst-	300
14	Remo Inc-	300
15	ITT Aerospace Controls LLC-ITT Aerospace Controls Unit S	300
16	Aerospace Dynamics Intl Inc-	279
17	JT Wimsatt Contg Co Inc-	270
18	Avita Medical Americas LLC-Avita Medical	260
19	N Qiagen Amercn Holdings Inc-	250
20	Shield-Clfrnia Hlth Care Ctr I-Shield Healthcare Centers	250
21	Ta Aerospace Co-	250
22	Triumph Action Systems - VInc-Triumph Group	250
23	ASC Process Systems Inc-ASC	245
24	Forrest Machining LLC-Forrestmachiningcom	240
25	Bayless Manufacturing LLC-Fabcon	235

DEMOGRAPHICS

Castaic Lake Apartments





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