



FOR LEASE | 15,000 SF

PROFESSIONAL OFFICE / MEDICAL BUILDING

31905 Castaic Road | Castaic, CA 91384

YAIR HAIMOFF, SIOR
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SPECTRUM
COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

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Features

PROPERTY FEATURES:

- High-Image Two Story Professional Medical/General Office Building
- Flexible Floor Plates
- Elevator Served
- Large Lobby, Upgraded Bathrooms
- Portion of Ground Floor built as Urgent Care Facility/Medical Office Suites
- Extensive and Wrap-Around Window Line
- Tremendous Street and Freeway Visibility
- Ample Parking
- Concrete Paved Parking

LOCATION HIGHLIGHTS:

- Strong Demographics
- Easy on and off the 5 Freeway with +200K Cars a Day
- Easy Access to Amenities, Restaurants and Lodging
- Minutes from Magic Mountain, Hurricane Harbor, Castaic Lake, Castaic Aquatics / Sports Center
- Surrounded by New Home Development Sites + 30,000 Homes
- Excellent Economics Values in a Growing Community



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FOR LEASE | 8,200 SF & 15,000 SF

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Aerial Photo



Lake Hughes Rd

DOLLAR TREE

PANDA EXPRESS
CHINESE KITCHEN

McDonald's

INTERSTATE CALIFORNIA 5

76

TACO BELL

Mobil

Jack in the box

Walgreens

SITE

200K+ ADT*

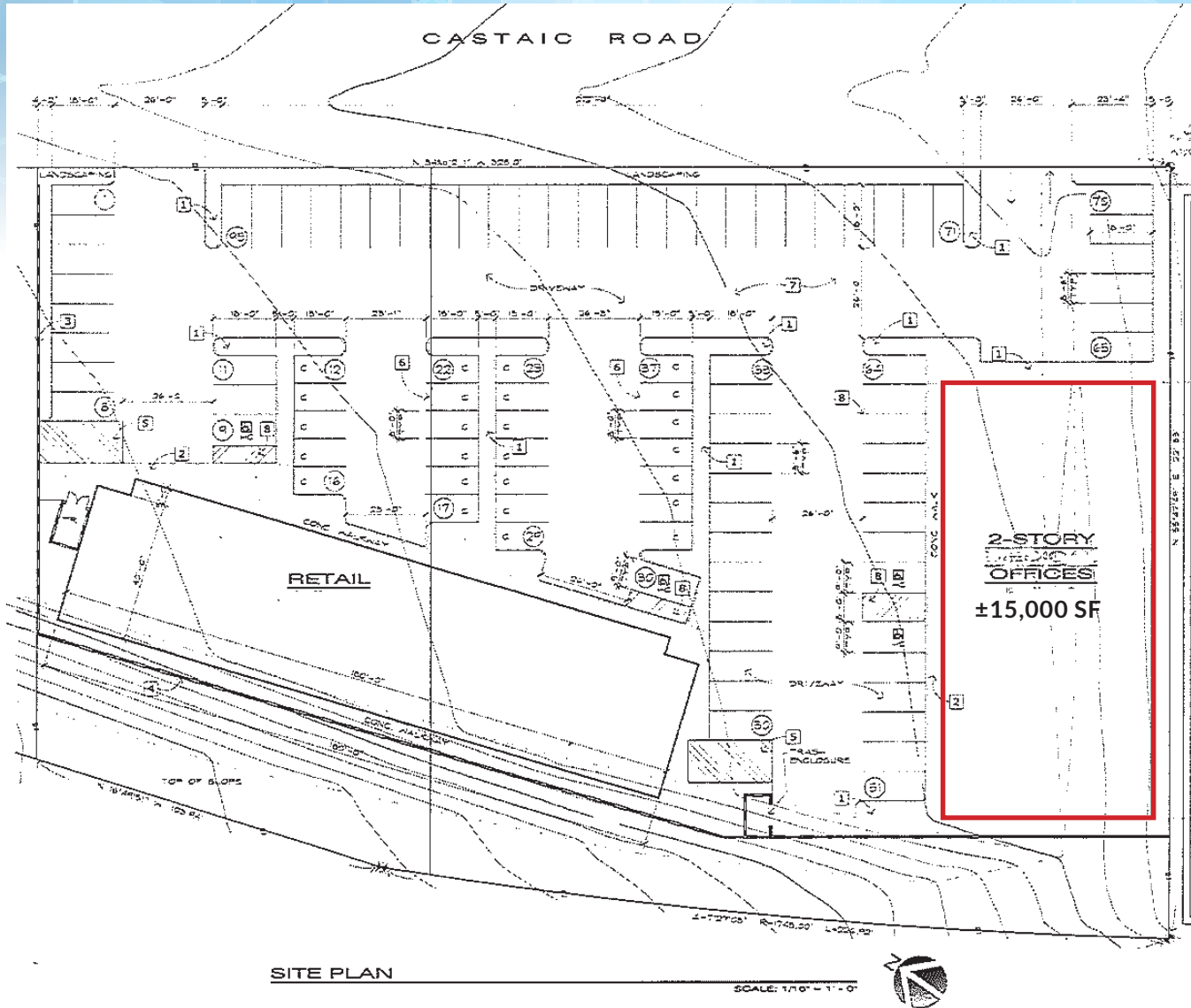
Castaic Rd

*CALTRANS AVERAGE DAILY TRAFFIC

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Site Plan



31905 CASTAIC ROAD

SIZE: ±15,000 SF

TYPE: Office/Medical

STORIES: 2

YEAR BUILT: 2008

CONSTRUCTION: Steel

TENANCY: Multi

PARCEL: 2865-036-041

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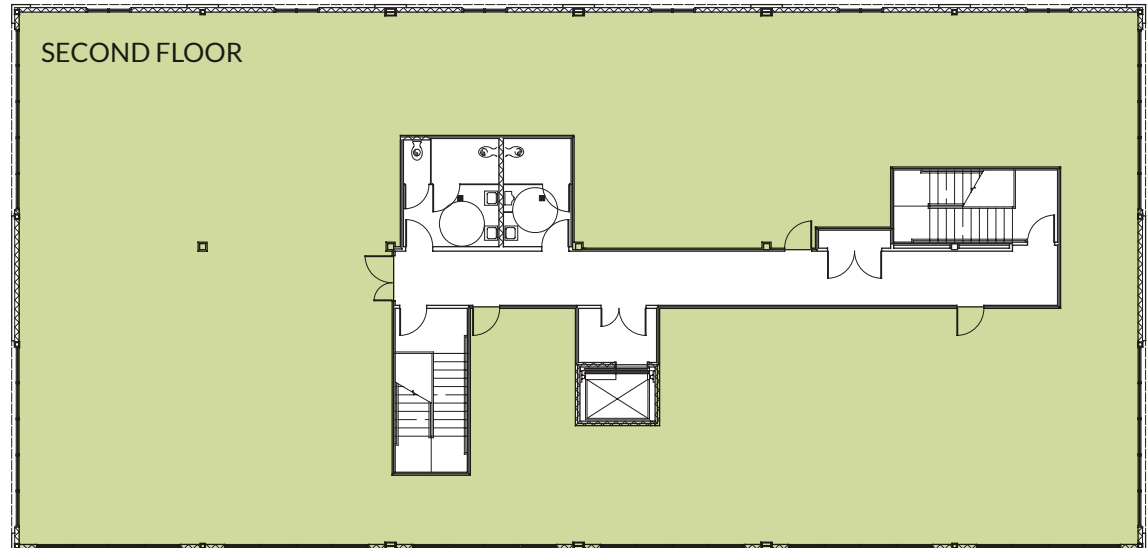
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Floor Plan



AMPLE PARKING



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Demographics

DEMOGRAPHICS



POPULATION	3 MILE	3 MILES	5 MILES
Estimated Population (2020)	20,182	40,581	93,826
Estimated Households	5,399	10,620	29,447
Average Household Size	3.1	3.1	2.9



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2020)	\$142,936	\$149,803	\$153,819
Projected Avg HH Income (2025)	\$172,606	\$181,126	\$187,718
Median Home Value	\$618,431	\$591,696	\$583,996



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	340	1,899	4,751
Daytime Population	3,461	26,660	57,867



Castaic Lake



West Ridge Trail

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Economic Overview

COMMERCIAL REAL ESTATE IN SANTA CLARITA VALLEY

THE COVID-19 PANDEMIC affected the commercial real estate market in 2020, but the market did not weaken as much as initially feared. In some sectors, vacancy rates increased, but not by much. During the pandemic recession, lease rates either continued to rise or held steady, which was very unusual for that economic period. As of March 2021, many companies were signing leases to move into new commercial and industrial space that was built in recent years. Leasing activity in 2020 overall was substantially higher than it was in 2019, indicating that future Santa Clarita Valley market conditions could be strong.

THE SANTA CLARITA VALLEY OFFICE MARKET

Office vacancy rates in Santa Clarita Valley have increased, a trend consistent across California and the United States. In 2021's first quarter, vacancy rates were at 11.1 percent across the Santa Clarita Valley. Oddly, the Santa Clarita Valley saw more office leasing activity in the first half of 2020, the worst period of the Coronavirus Recession. Also, office leasing activity increased generally in 2020 from 2019 with 111 leases signed. Net absorption was negative in 2020, but it was the result of new space added to the market. Approximately 70,000 square feet of space was built and ready for use in 2020.

THE SANTA CLARITA RETAIL MARKET

Toward the end of 2020, vacancy rates in the Santa Clarita Valley retail market began to stabilize, and they were at healthy levels as of March 2021. The market-wide vacancy rate for retail in Santa Clarita Valley was 5.8 percent as of March 2021, up from 4.8 percent in the first quarter of 2020. More than 60,000 square feet of space was completed throughout 2019 and 2020 to add capacity to the market. In 2020, net absorption was slightly negative; this mostly occurred during the second and third quarters of the year, when lockdowns and social distancing requirements made it difficult for retail businesses to maintain normal operations.



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THE SANTA CLARITA VALLEY is widely considered to be one of the safest and most desirable cities to live in the country. The City of Santa Clarita is the third largest city in Los Angeles County, and the 24th largest city in the state of California. The City of Santa Clarita was formed in 1987 as an amalgamation of the unincorporated communities of Canyon Country, Newhall, Saugus, and Valencia. The city occupies most of the Santa Clarita Valley, which includes several other unincorporated communities, such as Castaic, Stevenson Ranch, and Westridge. The City of Santa Clarita was estimated to have a population of 212,078 in 2021, along with a median household income of \$100,195. Additionally, the city attracts national homebuilders to its friendly communities and is poised for significant growth, with an additional 20,000+ new single-family housing units slated for construction under the Newhall Ranch Project. The long-term economic strength of the City of Santa Clarita, and the Santa Clarita Valley as a whole, is well-supported by its proximity to the Los Angeles area.



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Santa Clarita Overview

NEARBY SIGNIFICANT DEVELOPMENTS



TOP EMPLOYERS

EMPLOYERS	# OF EMPLOYEES
Six Flags Magic Mountain	3,200
College of the Canyons	2,214
Princess Cruises	2,096
Henry Mayo Hospital	2,052
William S. Hart Union School District	1,879
Saugus Union School District	1,711
U.S. Postal Service	1,010
Boston Scientific	1,000
Newhall School District	781
The Master's University	760
Wal-Mart	730
City of Santa Clarita	720
California Institute of the Arts	700
Amazon	TBD

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Amenities



SUBJECT PROPERTY

7-Eleven, Taco Bell, Domino's, McDonald's, Walgreens, Subway, Dollar Tree, Jack in the Box, Days Hotel

Pizza Hut, Subway, Ralphs

Embassy Suites, Colbyard, Walmart

HomeWood Suites, Oakmont of Santa Clarita, Hampton Inn

Starbucks, Popeyes

Bank of America, Jack in the Box, Amazon

ENTRADA GATEWAY CENTER
75 Acres of Mixed Use Development:
Office, Retail and Residential
Condos 9 Million SF of Business Development

Smart & Final, Habit Burger Grill, Jack in the Box, Del Taco

Office Depot, Starbucks, Wendy's, Little Caesars

Home Depot, Jack in the Box

Carl's Jr., 7-Eleven

NEWHALL RANCH
12,000 Acres 21,000 Homes

Six Flags Magic Mountain

Six Flags Hurricane Harbor

HomeGoods, Nordstrom Rack

Target, Sprouts, Ulta

99¢ Only Stores, Dollar Tree, Sears, Harbor Freight, McDonald's

Holiday Inn, Best Western, Denny's, Starbucks

Westfield Valencia Town Center