

OFFERING MEMORANDUM

31411 CASTAIC ROAD

Castaic, California 91384 | Unincorporated Los Angeles County

Approximately 5.5 Acres | Two-Parcel Commercial Development Opportunity



Actual aerial photograph of the property and I-5 corridor. Property boundaries are not depicted.

~5.5
ACRES

2
PARCELS

C-3
GENERAL COMMERCIAL

I-5
CORRIDOR

A strategically positioned Castaic commercial site with direct freeway exposure and historical commercial planning materials available for review.

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All information is subject to independent verification. No development concept or tenant is represented as currently approved or committed.

01

Executive Summary

A flexible Castaic commercial opportunity positioned along the I-5 corridor.

31411 Castaic Road comprises approximately 5.5 acres across APNs 2865-012-016 and 2865-010-017 in Castaic, an unincorporated community of Los Angeles County. The property is identified as LCC3* / C-3 General Commercial and is positioned within the broader Interstate 5 / Santa Clarita Valley trade corridor.

The ownership file includes historical commercial planning materials associated with the property. These materials are provided only as background and reference and are not represented as current approvals, entitlements or indicators of present-day approval requirements.



Top-down site view



I-5 corridor exposure

PROPERTY HIGHLIGHTS

- Approximately 5.5 acres across two parcels.
- LCC3* / C-3 General Commercial zoning, subject to current County standards and applicable Castaic-specific requirements.
- Strong visibility and proximity to Interstate 5 and Castaic Road.
- Historical plans illustrate one prior fuel, convenience retail and fast-food concept using the property's actual site geometry.
- Potential uses may include travel-oriented commercial, national QSR / drive-through pads, fuel / convenience, EV charging and automotive / mobility uses, subject to current review.

02

Potential Commercial Uses

C-3 provides flexibility for a range of commercial concepts, subject to current Los Angeles County requirements.

The property is identified as C-3 / General Commercial in County records. Specific uses remain subject to the current use table, special standards, site-specific constraints and any applicable Castaic Community Standards District provisions. The LCC3* notation should be formally interpreted before a buyer underwrites a particular use.

01 National QSR / Drive-Through	Restaurant or beverage pad opportunity positioned to serve both local and freeway demand.
02 Fuel + Convenience	Modern fuel / market concepts may be evaluated under current County standards.
03 EV / Mobility	EV charging, fleet-support or mobility-oriented uses may be attractive if utility capacity and circulation work.
04 Automotive / Service Commercial	Car wash, vehicle-related service or other C-3 commercial uses may be evaluated under current use-specific standards.

No use shown in this memorandum is represented as presently approved. Any future development will be subject to then-current Los Angeles County requirements and site-specific review.

Market & Corridor Context

The commercial story is larger than Castaic's resident population alone.

Castaic is an unincorporated Los Angeles County community north of Santa Clarita with direct access to Interstate 5. Local households form the immediate trade area, while freeway travelers, commuters, recreational users, service vehicles and regional traffic can expand the customer base for the right commercial concept.

Due Diligence

Information regarding zoning, access, utilities, site conditions, development potential and possible uses is provided for general marketing purposes only.

Any future development of the property will be subject to applicable governmental review and approvals.

Prospective purchasers should rely on their own investigations and professional advisers in evaluating the property and its suitability for their intended use.

PROPERTY REFERENCE

APNs	2865-012-016 and 2865-010-017
Jurisdiction	Los Angeles County - Castaic is unincorporated
Historical Planning	Prior commercial planning materials available for review
Pricing	Contact Ownership

Sources & Disclaimer

Sources include ownership-supplied historical plans and correspondence, Los Angeles County materials and U.S. Census data. Information is provided for general marketing purposes and should be independently confirmed by prospective purchasers.

This Offering Memorandum is preliminary marketing material based on ownership-supplied information, historical property materials and public sources believed reliable. No representation or warranty is made as to accuracy, completeness, acreage, boundaries, zoning, permitted uses, access, utilities, environmental condition, entitlement status, development capacity, tenant interest or economic performance. Historical plans and prior agency actions are provided only for context and may be expired or inapplicable under current requirements.

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