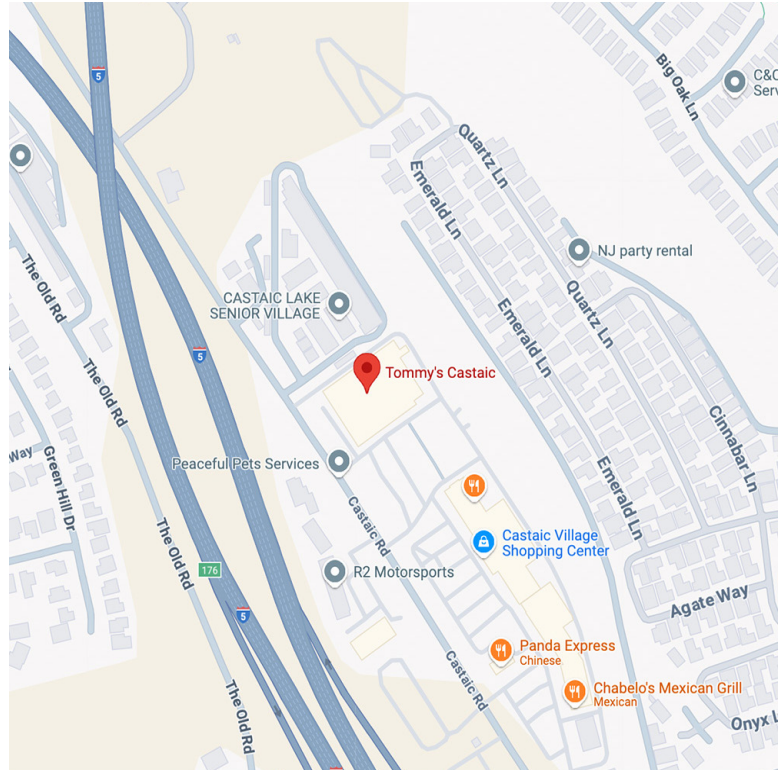


# DEALERSHIP SUMMARY

**TOMMY'S CASTAIC**  
31970 Castaic Road  
Castaic, CA 91384



## TOMMY'S CASTAIC

### OFFERING SUMMARY:

**ADDRESS:** 31970 Castaic Road  
Castaic CA 91384

**DEALERSHIP SIZE:** 51,619 Square Feet

**LOT SIZE:** 5.15 Acres

**YEAR BUILT:** Built in 1992

**RENOVATED:** 2023

**ZONED:** C-3 – General Commercial  
[Possibility of Industrial]

**MUNICIPALITY:** City of Castaic

**COUNTY:** Los Angeles

**MARKET:** Los Angles

**SUB MARKET:** Santa Clarita Valley

**TRAFFIC COUNT:** 70,000 ADT

### PROPERTY HIGHLIGHTS:

- Excellent location near I-5
- Nearby Castaic Lake (2.9 miles)
- Storage Opportunity
- Potential of Industrial Use
- Versatile Commercial Space – Large clear span and open layout
- Monument signage along Castaic Road with exposure to Interstate 5 freeway
- Situated along the north end of the Castaic Village Shopping Center
- Massive Parking Lot



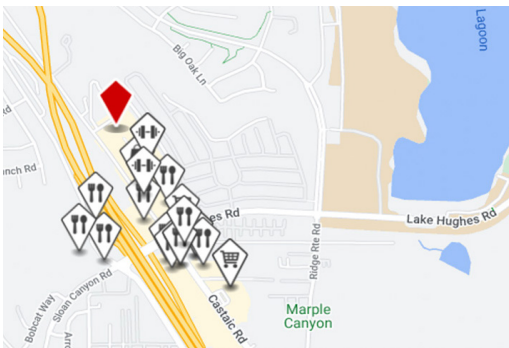
# DEALERSHIP SUMMARY

## TOMMY'S CASTAIC

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### NEARBY AMENITIES:



### DEMOGRAPHIC PROFILE:

2024	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	6,578	15,042	32,878
<b>HOUSEHOLDS</b>	2,213	4,757	9,993
<b>AVERAGE HH GROWTH (2024-2029)</b>	[5.42%]	[4.44%]	[4.70]
<b>AVERAGE HH INCOME</b>	\$103,571	\$126,238	\$139,166

