



## HISTORICAL CASTAIC POST OFFICE WITH CONSIDERABLE CHARM

# 31519

CASTAIC ROAD  
CASTAIC | CA



## FOR SALE OFFICE BUILDING

### PROPERTY HIGHLIGHTS

- Owner / User or Investment
- Walking distance to local amenities
- Excellent street visibility
- Heavy local and traveler traffic
- Prime Location
- Potential Seller Financing

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 31519

CASTAIC ROAD  
CASTAIC | CA

**FOR SALE**  
OFFICE BUILDING



## PROPERTY DESCRIPTION

Unique Property for Sale - 1,228 Square Foot Commercial Freestanding Commercial structure on a 13,329 square foot parcel of land zoned LCC3.

## PROPERTY HIGHLIGHTS

- Owner / User or Investment
- Walking distance to local amenities
- Excellent street visibility
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## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	1,228 SF
Lot Size:	13,329 SF

## DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	561	60,311	873,787
Total Population	2,558	194,211	2,609,166
Average HH Income	\$126,611	\$110,669	\$94,491

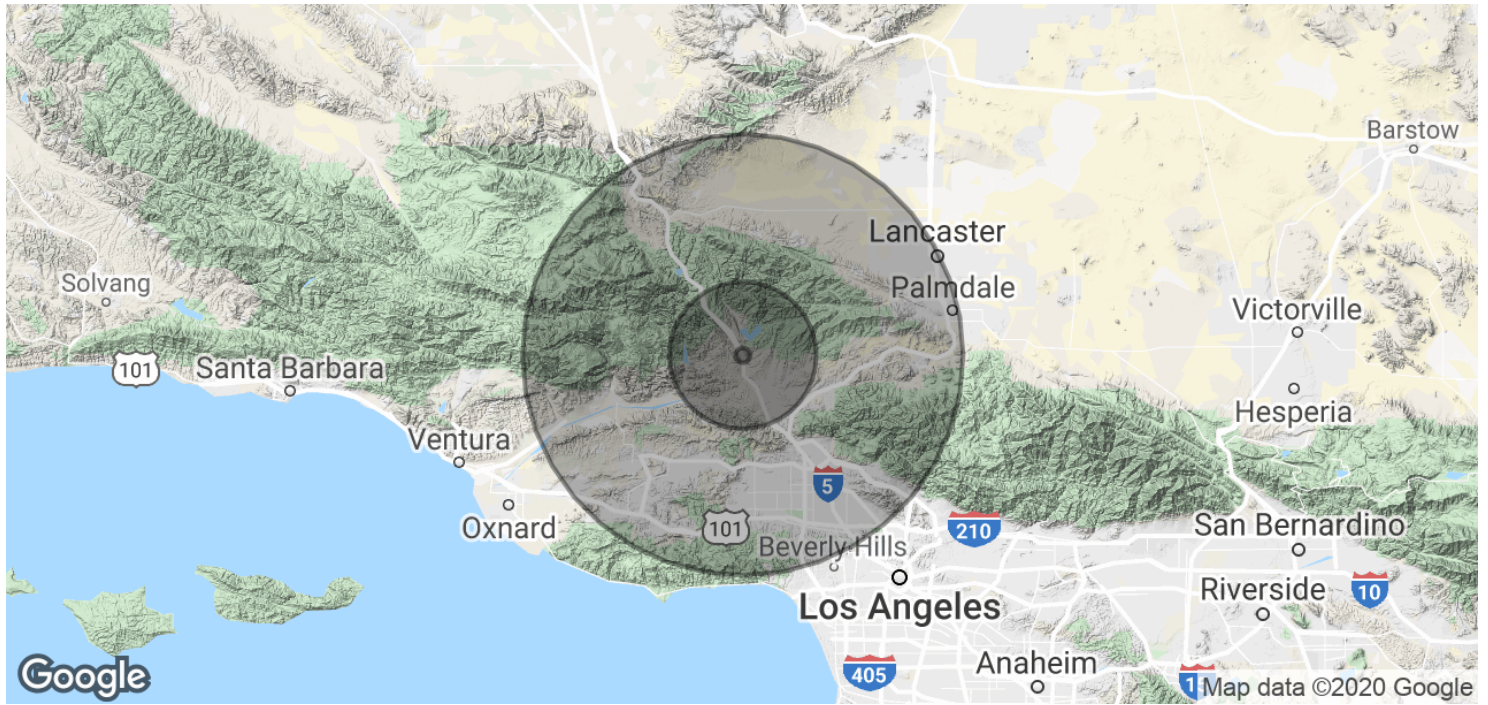
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## DEMOGRAPHICS

POPULATION	1 MILE	10 MILES	30 MILES
Total population	2,558	194,211	2,609,166
Median age	35.6	35.8	36.3
Median age (Male)	34.0	34.5	35.3
Median age (Female)	26.6	35.0	37.0

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Castaic Road	Castaic Road between Ridge Route and Parker Road	71,178

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