

# ±111,640 SF Office & Warehouse on ±6.57 Acres of Land

300 N Lone Hill Ave | San Dimas, CA

An aerial photograph of a large industrial complex in San Dimas, CA. The main building is a large, white, rectangular structure with a flat roof, outlined in white. It is surrounded by parking lots, trees, and other industrial buildings. The background shows a residential area with houses and a highway.

**For Sale or Lease**

## Highlights

Features both industrial warehouse and high-image office space

Located on a ±6.57-acre lot with excess land and 333 parking spaces

Adjacent to both the 57 and 210 freeways

| 32' clear height

| One (1) ground-level loading door

| Ten (10) dock-high loading doors

| 800 Amps (277 - 480v) power

| Fully sprinklered

| Situated in a well-maintained business park



300 N Lone Hill Ave

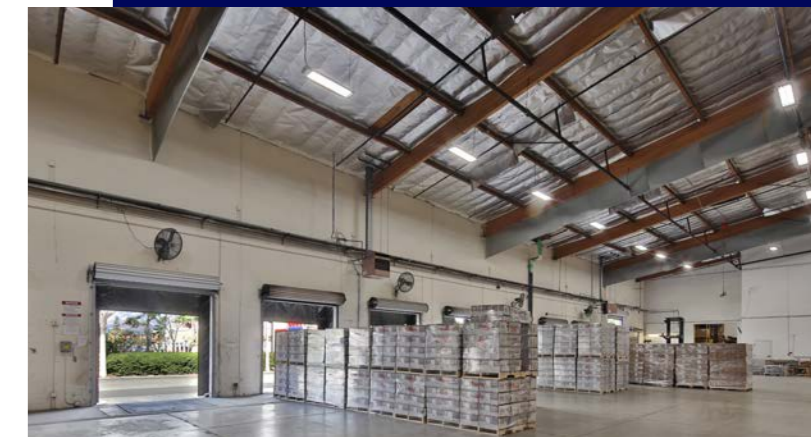
N. Lone Hill Ave

## Property Description

Retained by the seller as exclusive advisors, Colliers is pleased to present a rare investment opportunity featuring immediate lease income with 100% occupancy and potential for value enhancement, as current rents are below market rates. Alternatively, this opportunity is ideal for owner-occupiers seeking a well-located property with industrial warehouse and yard space, high-image office space, and a large land parcel, all conveniently accessible to the freeway and centrally situated in the Eastern San Gabriel Valley sub-market of Los Angeles County.

Located on ±6.57 acres, 300 N Lone Hill comprises of both: a ±52,800 SF industrial warehouse with 32' clear heights, ten (10) dock-high doors, one (1) ground-level door, 333 parking spaces, and a 2-story dedicated office space, consisting of ±58,840 SF.

<b>Property Address</b>	300 N Lone Hill Ave & 975 Overland Court San Dimas, CA 91773
<b>APN</b>	8383-010-057, 8383-010-075 & 8383-009-099
<b>Total SF</b>	±111,640 SF
<b>Industrial Warehouse SF</b>	±52,800 SF
<b>Office SF</b>	±58,840 SF
<b>Lot Size</b>	±286,139 SF (±6.57 AC)
<b>Year Built</b>	1986
<b>Parking</b>	±333 Spaces



# Property Aerial

Total Lot Area: ±286,139 SF | ±6.57 AC



# Industrial Warehouse

975 Overland Court, San Dimas, CA 91773



**±52,800**  
Total Building SF



**±45,480**  
Warehouse SF



**±7,320**  
Office SF



**1986**  
Year Built



**1** Ground-Level  
Loading Door



**32'**  
Clear Height



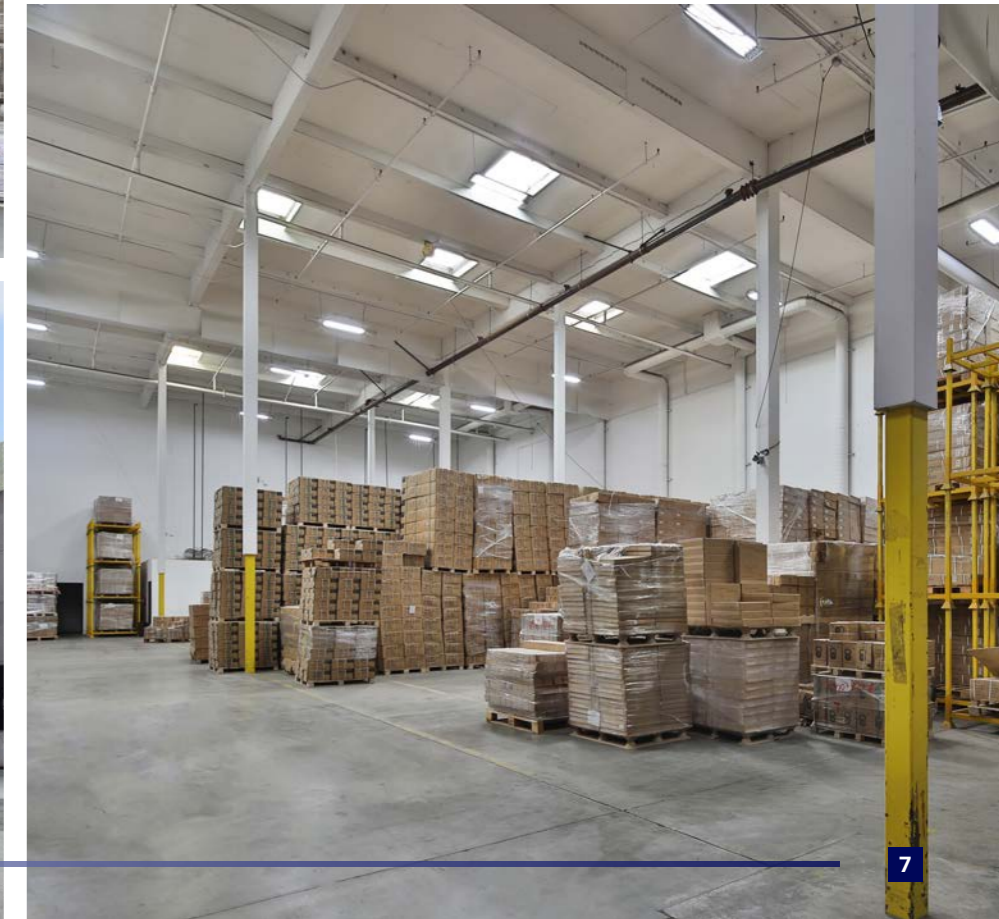
**800 Amps**  
**277/480** 3 Phase  
Power



**10** Dock-High  
Loading Doors



**SDM1**  
Zoning



# Office Space

300 N Lone Hill Ave, San Dimas, CA 91773



±58,840  
Total Building SF



2  
Stories



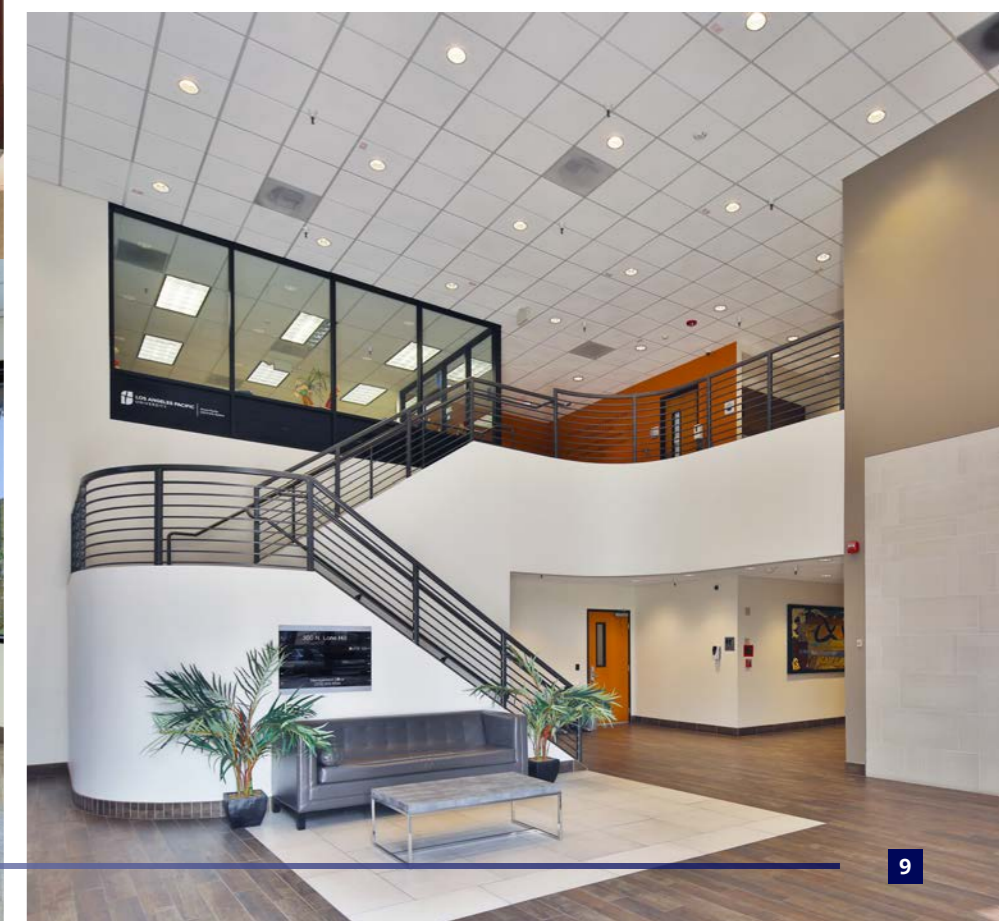
Multi-Tenant  
Tenancy



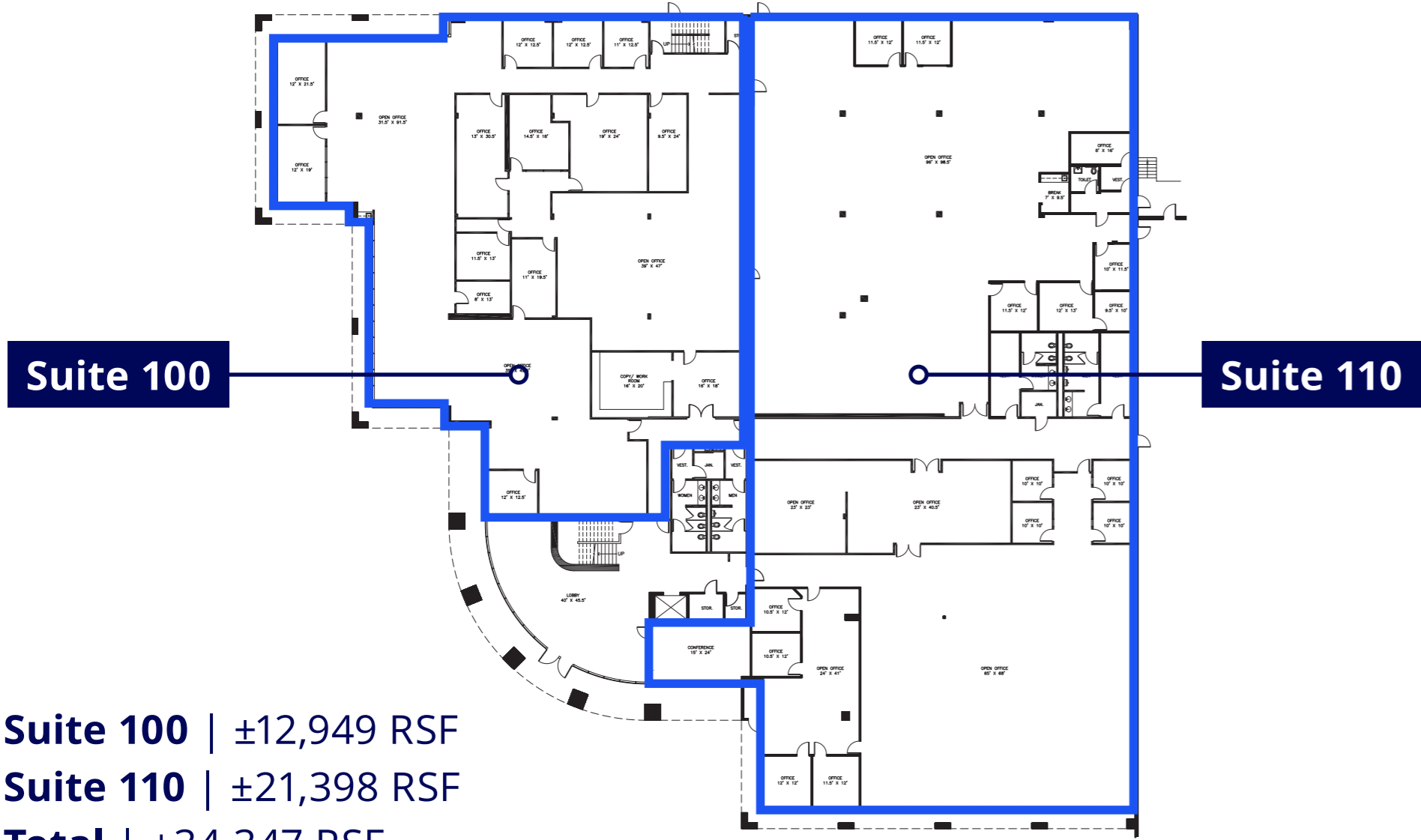
±29,420  
Typical Floor SF



SDM1  
Zoning

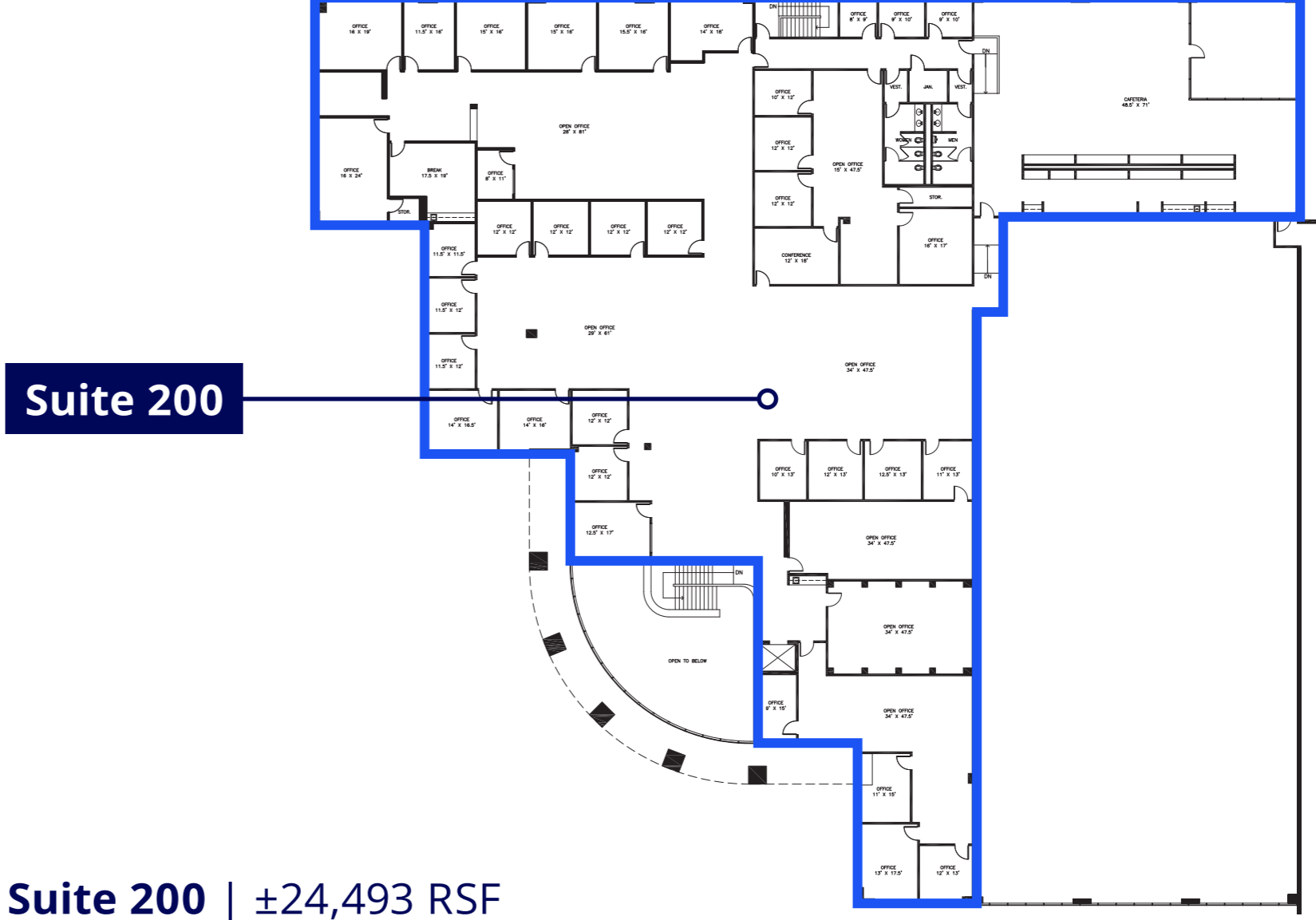


# 1st Floor Office Space



**Suite 100** | ±12,949 RSF  
**Suite 110** | ±21,398 RSF  
**Total** | ±34,347 RSF

# 2nd Floor Office Space



**Suite 200** | ±24,493 RSF

# Location Aerial



300 N Lone Hill Ave

Industrial Warehouse  
±52,800 SF

Office Space  
±58,840 SF

Panera  
BREAD

FIVE GUYS  
BURGERS and FRIES

Krispy Kreme  
DOUGHNUTS

Waba  
SOFT ICE CREAM

Olive Garden  
ITALIAN RESTAURANT

PANDA EXPRESS  
CHINESE TAKEOUT

néktar  
SWEET BREADS

Yogurtland

COSTCO  
WHOLESALE

the Habit  
BURGER GRILL

Jersey Mike's  
SUBS

30.3 Miles  
to Downtown Los Angeles

## Airports

- 16.1 Miles  
Ontario Airport
- 27.1 Miles  
Los Angeles International Airport
- 33.1 Miles  
Long Beach Airport
- 34.0 Miles  
Burbank Airport

## Ports

- 45 Miles  
Port of Long Beach
- 46 Miles  
Port of Los Angeles

## Highways

- 0.6 Miles  
Highway 57
- 1.4 Miles  
Highway 210
- 6.2 Miles  
Highway 10
- 7.0 Miles  
Highway 60
- 8.6 Miles  
Highway 605
- 22.4 Miles  
Highway 15
- 25.2 Miles  
Highway 710
- 28.0 Miles  
Highway 5



300 N Lone Hill

# Financial Summary

<b>Address</b>	300 N Lone Hill Ave & 975 Overland Court San Dimas, CA 91773	<b>Lot Size</b>	±286,139 SF (±6.57 AC)
<b>APN</b>	8383-010-057, 8383-010-075 & 8383-009-099	<b>Year Built</b>	1986
<b>Total SF</b>	±111,640 SF	<b>Parking</b>	±333 Spaces
<b>Office SF</b>	±58,840 SF	<b>Asking Price:</b> Call for details	
<b>Industrial Warehouse SF</b>	±52,800 SF		

Income & Expenses	300 N Lone Hill Ave Office	975 Overland Ct Industrial	Total Annual
<b>Income</b>			
Gross Income	\$1,407,573	\$692,586	
<b>Total Income</b>	\$1,407,573	\$692,586	\$2,100,159
<b>Expenses</b>			
Est. Property Taxes	\$148,277	\$111,723	\$148,277
Est. Operating Expenses	\$353,040	\$316,800	\$353,040
<b>Total Expenses</b>	\$501,317	\$428,523	\$501,317
2024 Net Operating Income	\$906,256	\$692,586	\$1,598,842

Suite	Tenant	Lease Start	Lease End	Annual Increases	% of Project	SF	Rent Per Mo	Price SF	Market Lease Rate	Lease Type	Annual
110	QTC Management Inc.	11/01/2019	3/31/2025	3.0%	19.2%	21,398	\$43,351	\$2.03	\$2.35	Gross	\$561,278
200	Azusa Pacific University	06/18/2015	10/31/2025	3.0%	21.9%	24,493	\$47,937	\$1.96	\$2.35	Gross	\$324,787
210	Azusa Pacific University	10/01/2016	10/31/2025	3.0%	11.6%	12,949	\$27,066	\$2.09	\$2.35	Gross	\$521,507
975	Chi Hsin Impex	06/01/2021	6/30/2026	3.0%	47.3%	52,800	\$56,561	\$1.07	\$1.30	Net	\$692,586
<b>Total Per Month</b>											<b>\$117,298</b>
<b>Total Annually</b>											<b>\$2,100,158</b>

## Rent Roll & Current Term Tenant Summary | As of Dec 2023 for ±111,640 Square Feet

Tenant Name Type & Suite Number Lease Dates & Term	Floor: SqFt Bldg Share	Rate & Amount: per Year per Month	Changes on	Changes to	Description of Operating Expense Reimbursements	Assumption about subsequent terms for this tenant
<b>300 N Lone Hill Ave</b>						
<b>QTC Management Inc.</b> Office   Suite: 110 Nov 2019 to Mar 2025 65 Months	21,398 SF 19.2%	\$24.36 \$520,206.60 \$2.03 \$43,350.55	Dec 2024	\$25.08 (\$2.09)	Net: Pays a full pro-rata share of all reimbursable expenses. Expenses calculated at \$0.50 PSF	(1) 48 month option
<b>Azusa Pacific University</b> Office   Suite: 200 June 2015 to Oct 2025 100 Months	24,493 SF 21.9%	\$23.52 \$575,240.64 \$1.96 \$47,936.72	Nov 2024	\$24.24 (\$2.02)	Net: Pays a full pro-rata share of all reimbursable expenses. Expenses calculated at \$0.50 PSF	No Option Available
<b>Azusa Pacific University</b> Office   Suite: 210 Oct 2016 to Oct 2025 112 Months	12,949 SF 11.6%	\$25.08 \$324,787.44 \$2.09 \$27,065.62	Nov 2024	\$25.83 (\$2.15)	Net: Pays a full pro-rata share of all reimbursable expenses. Expenses calculated at \$0.50 PSF	No Option Available
<b>975 Overland Court</b>						
<b>Chi Hsin Impex, Inc.</b> Industrial Jun 2021 to Jun 2026 60 Months	52,800 SF 47.3%	\$16.33 \$862,472.16 \$1.36 \$71,873.68	June 2024  June 2025  June 2026	\$16.78 (\$1.40) \$17.25 (\$1.44) \$17.73 (\$1.48)	Common Area Maintenance at \$0.29 PSF or \$15,312 per month	No Option Available



# SGV Market | Office

## Q2 2024 Sales - SGV Office Market

Sales volume in Q2 2024 reached \$42 million, with 20 office properties changing hands. To date, office sales activity in the San Gabriel Valley has totaled nearly \$100 million, slightly below the \$118 million recorded by midyear 2023. The pace of transactions has been relatively slower compared to the 10-year historical average of \$300 million in annual office sales. With an average price per building square foot of \$156 and a market cap rate of 7.4%, office properties in San Gabriel Valley generally trade at a discount compared to metro-wide averages.

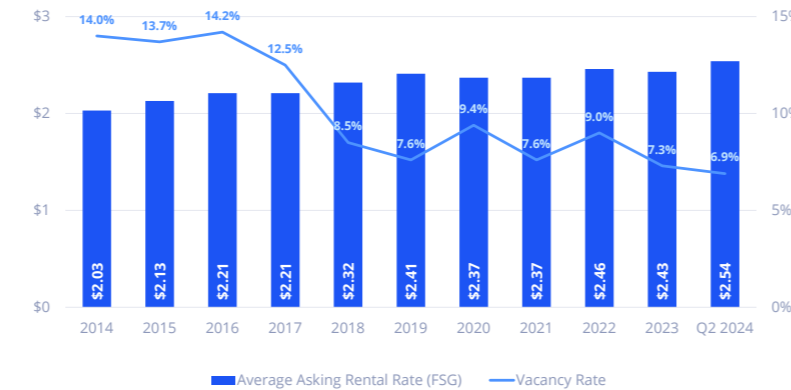
The Eastern SGV sub-market saw 64 office buildings valued at \$92.8 million trade. The second quarter of 2024 saw 14 properties valued at \$4.6 million sell, compared to 14 buildings valued at \$41.3 million trading quarterly, on average, during the past five years.

Office assets in the sub-market typically trade towards the lower end for office asset pricing in the Greater Los Angeles office market due to its lower rents and a lower prevalence of high-profile occupiers. Average market pricing, \$270/SF, is over 20% less than the Greater Los Angeles office market average of \$350/SF. Cap rates in the area, averaging 7.5%, are greater than the market-wide average of 7.2%

Lease Availability	Eastern SGV	Greater Los Angeles
Market Rent PSF	\$2.61	\$3.46
Vacancy Rate	5.6%	16.2%
Vacant SF	1.1M SF	71.4M SF
Available SF Total	1.5M	83.1M SF

Source: CoStar

## Office Asking Rent & Vacancy Rate



## Office Sales - Eastern SGV



# SGV Market | Industrial

## Q2 2024 Sales - Eastern SGV Industrial Market

Eastern San Gabriel Valley is a convenient area in the transit corridor for logistics companies servicing the Southern California ports. Labor is abundant and property values edge closer to those in the Inland Empire rather than those to the west, where housing, office, and retail are often the best use of land. In addition to logistics, there is some biotech manufacturing in the area.

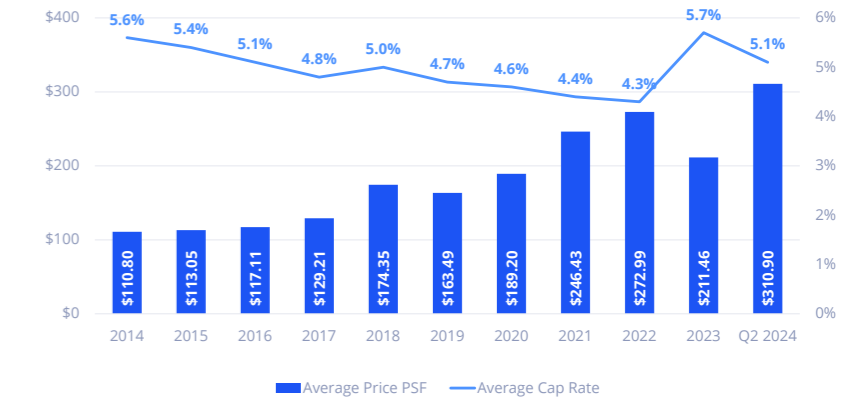
Historically, institutional investors and REITs account for over 20% of acquisition volume in the East San Gabriel Valley, ramping up to over 40% in the past three years.

Transaction activity was pulled into late 2022, ahead of the ULA mansion tax enacted on deals over \$5 million. The new sales tax and higher interest rates have curtailed investment activity since then. Sales volume fell to \$135 million last year, compared to the prior five-year annual average of \$225 million. Less than \$60 million traded in the first half of 2024.

Lease Availability	Eastern SGV	Greater Los Angeles
Market Rent PSF	\$1.28	\$1.55
Vacancy Rate	3.9%	5.6%
Vacant SF	1.1M	53.5M
<b>Availability Rate</b>	4.9%	74.6M
Available SF Total	1.4M SF	83.1M SF

Source: CoStar

## Industrial Price PSF & Cap Rate



## Industrial Sales - Eastern SGV



# ±111,640 SF Office & Warehouse on ±6.57 Acres of Land

For Sale or Lease



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