

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

300 N Lone Hill Ave | San Dimas, CA



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



Property Description

Retained by the seller as exclusive advisors, Colliers is pleased to present a rare investment opportunity featuring immediate lease income with 81% 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.

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



Property Aerial

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



Office Space

300 N Lone Hill Ave, San Dimas, CA 91773



±58,840

Total Building SF



2

Stories



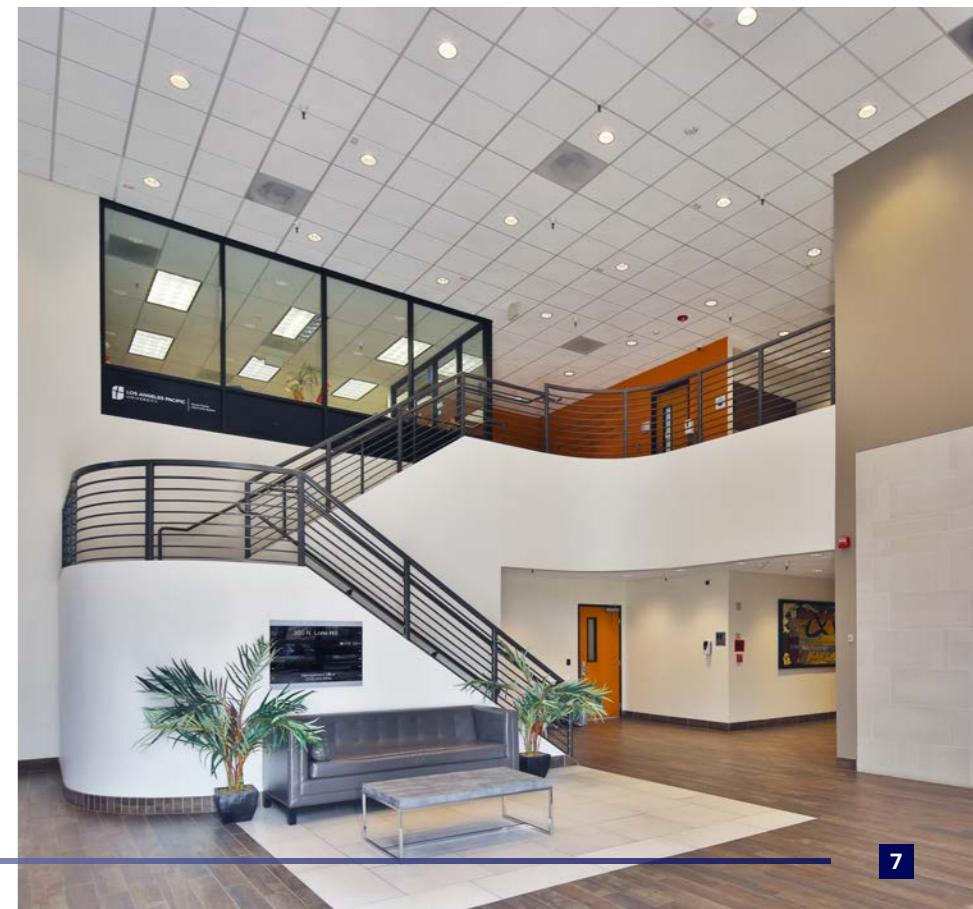
±29,420

Typical Floor SF

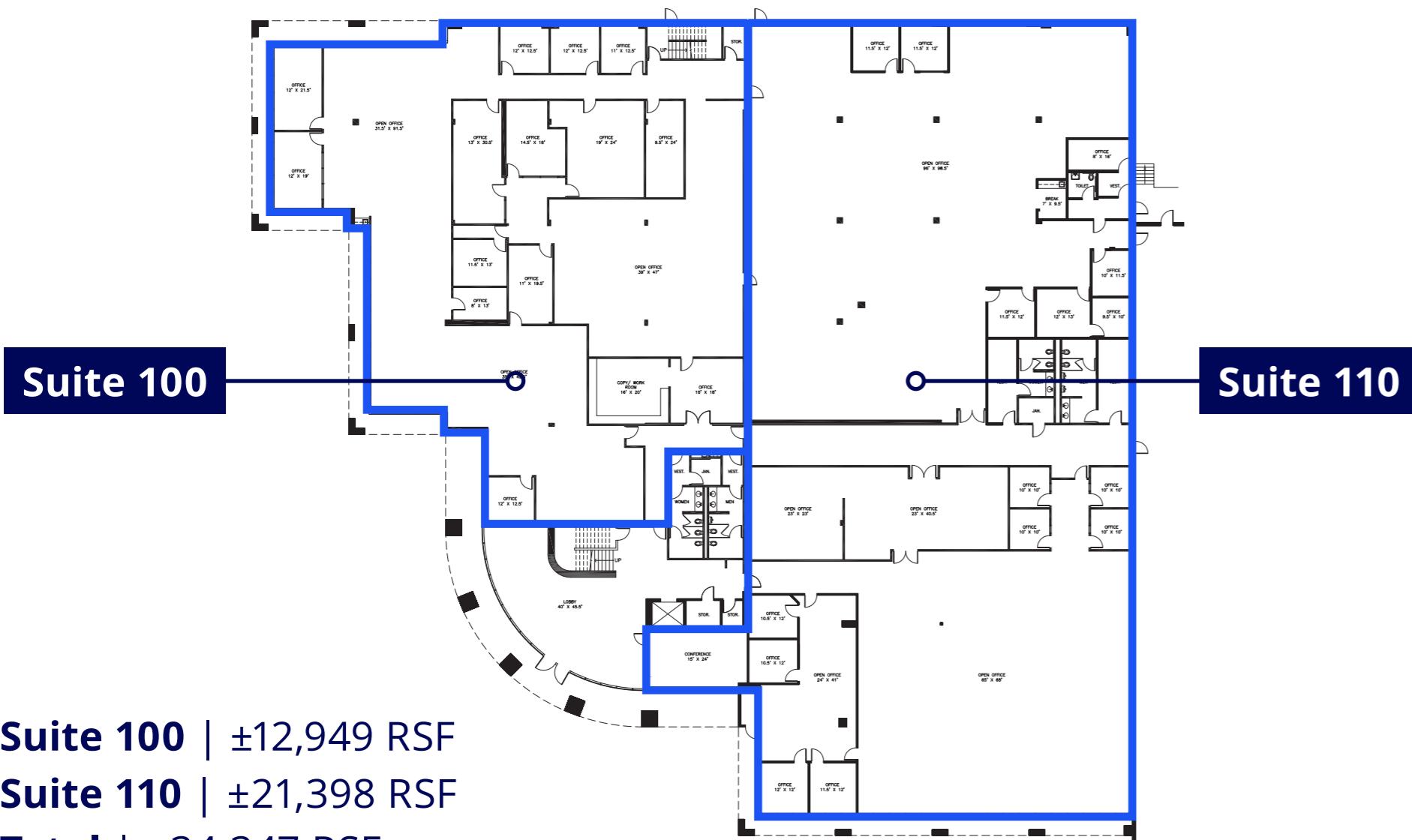


SDM1

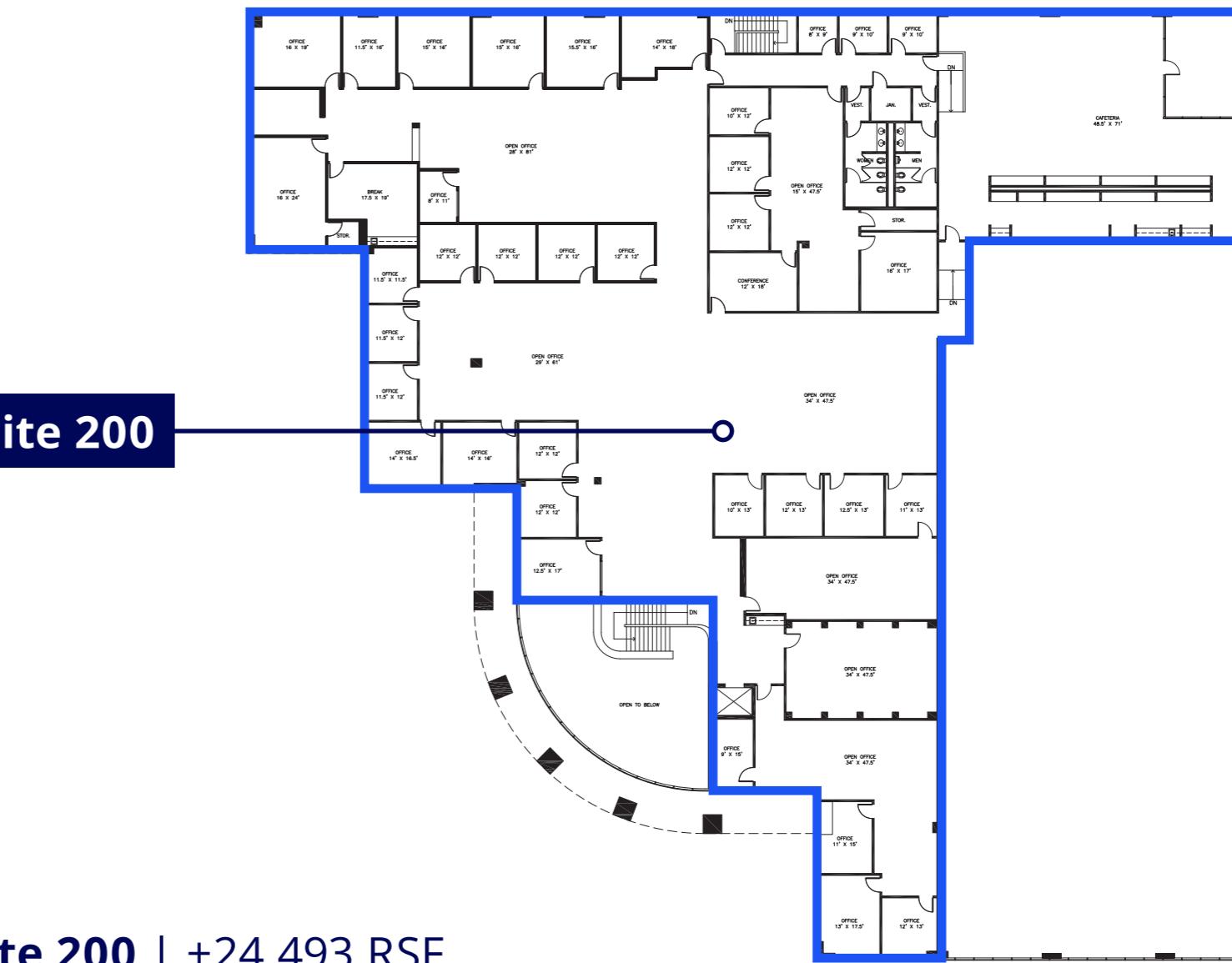
Zoning



1st Floor Office Space



2nd Floor Office Space



Industrial Warehouse

975 Overland Court, San Dimas, CA 91773

 **±52,800**
Total Building SF

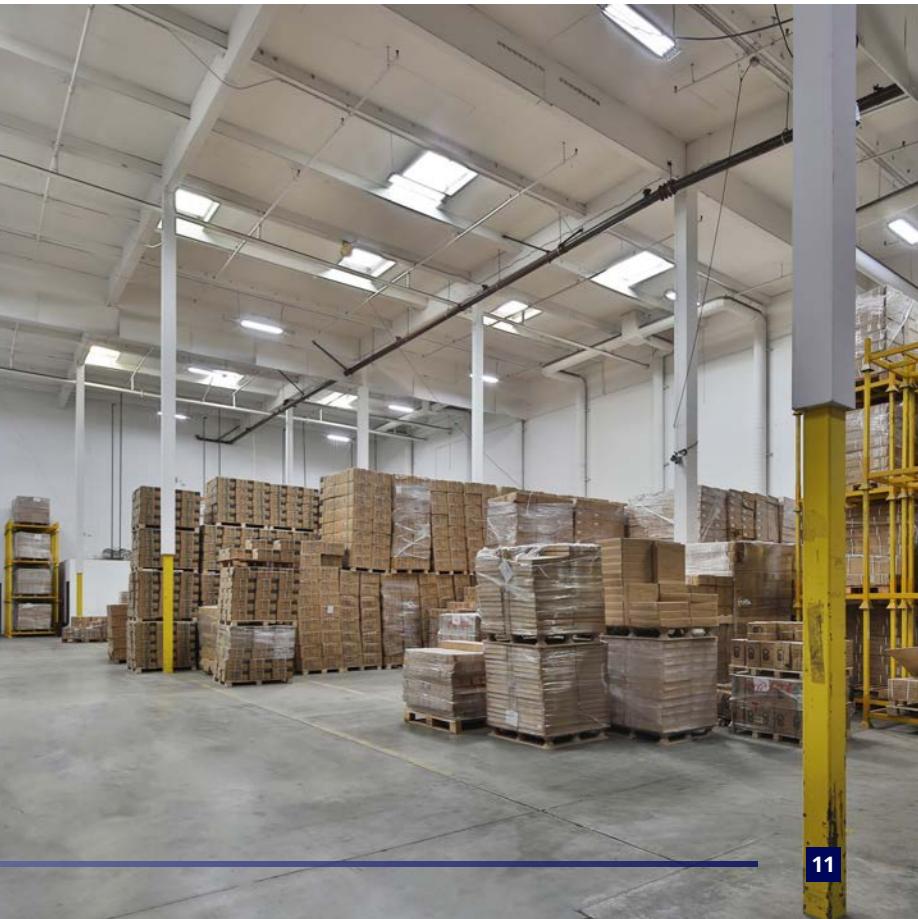
 **1** Ground-Level
Loading Door

 **32'**
Clear Height

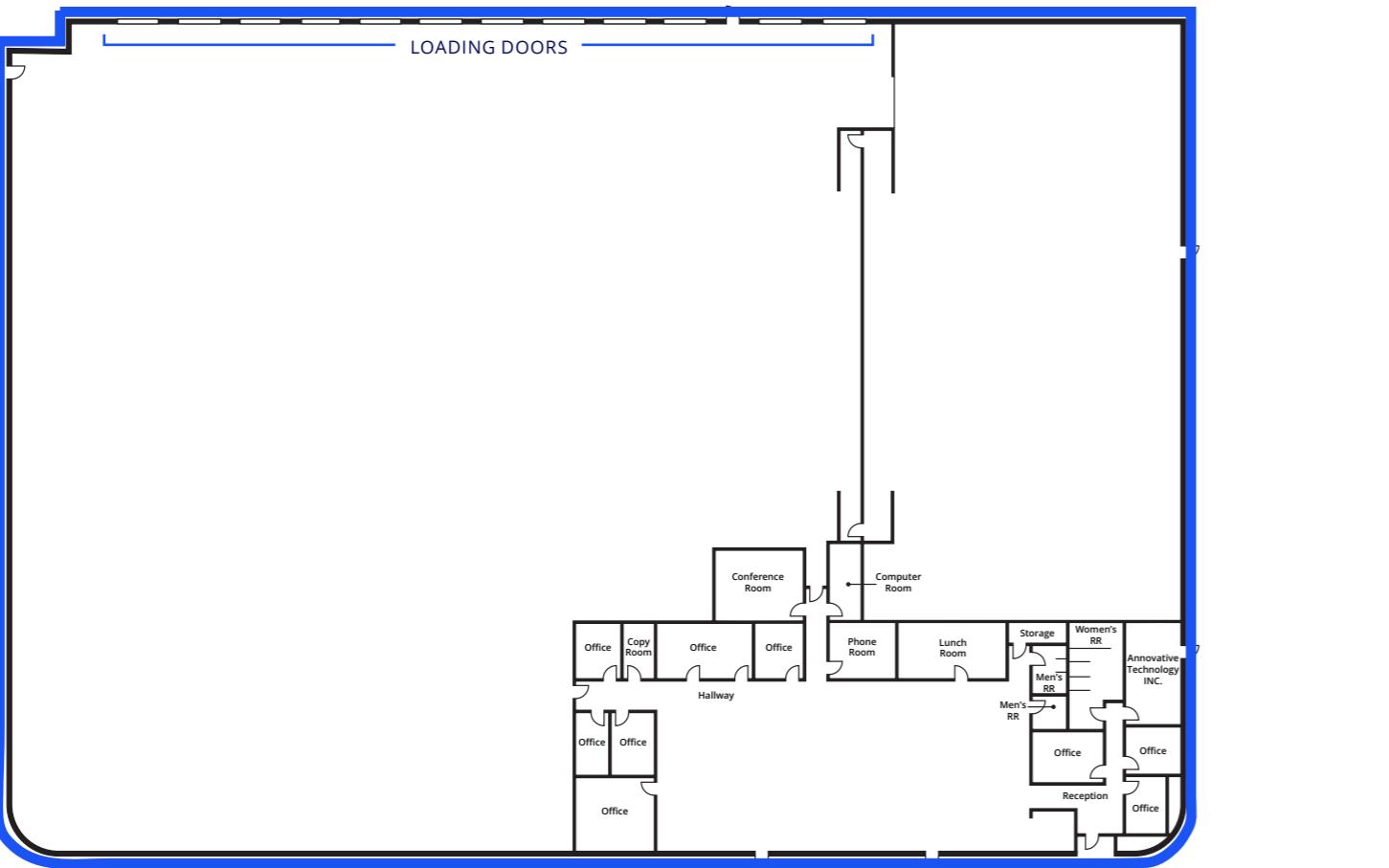
 **800** Amps
277/480 3 Phase
Power

 **10** Dock-High
Loading Doors

 **SDM1**
Zoning



Industrial Warehouse



Total | ±52,800 RSF

Location Aerial



Financial Summary

Address	300 N Lone Hill Ave & 975 Overland Court San Dimas, CA 91773		
APN	8383-010-057, 8383-010-075 & 8383-009-099		
Total SF	Lot Size ±286,139 SF (±6.57 AC)		
Office SF	Year Built 1986		
Industrial Warehouse SF	Parking ±333 Spaces		
Asking Price: Call for details			
Income & Expenses	300 N Lone Hill Ave Office	975 Overland Ct Industrial	Total Annual
Income			
Gross Income	\$906,477	\$716,826	
Total Income	\$906,477	\$716,826	\$1,623,303
2025 Expenses			
Est. Property Taxes	\$150,026	\$55,059	\$205,085
Est. Operating Expenses	\$55,336	\$183,744	\$237,080
Total Expenses	\$203,362	\$238,803	\$442,165
2025 Net Operating Income	\$703,115	\$478,023	\$1,181,138

Suite	Tenant	Lease Start	Lease End	Annual Increases	% of Project	SF	Rent Per Mo	Price SF	Market Lease Rate	Lease Type	2025 Annual Income
110	VACANT	N/A	N/A	N/A	19.2%	21,398	N/A	N/A	N/A	N/A	\$13,395.3
100	Azusa Pacific University	10/01/2016	10/31/2025	3.0%	11.6%	12,949	\$27,878	\$2.15	\$2.35	gross	\$49,374.8
200	Azusa Pacific University	06/18/2015	10/31/2025	3.0%	21.9%	24,493	\$49,375	\$2.02	\$2.35	gross	\$27,877.6
975	Chi Hsin Impex	06/01/2021	6/30/2026	3.0%	47.3%	52,800	\$60,589	\$1.44	\$1.30	Net	\$71,682.6
										Avg Total Per Month	\$13,527.5
										Total Annually	\$1,623,303

Rent Roll & Current Term Tenant Summary | As of June 2025 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	Assumptions about subsequent terms for this tenant
300 N Lone Hill Ave						
VACANT Office Suite: 110	21,398 SF 19.2%	N/A	N/A	N/A	N/A	N/A
Azusa Pacific University Office Suite: 100 Oct 2016 to Oct 2025 112 Months	12,949 SF 11.6%	\$25.83 \$334,531.08 \$2.15 \$27,877.59	Nov 2024	\$25.83 (\$2.15)	Net: Pays a full pro-rata share of all reimbursable expenses. Expenses calculated at \$0.44 PSF	No Option Available
Azusa Pacific University Office Suite: 200 June 2015 to Oct 2025 100 Months	24,493 SF 21.9%	\$24.19 \$592,497.60 \$2.02 \$49,374.80	Nov 2024	\$24.19 (\$2.02)	Net: Pays a full pro-rata share of all reimbursable expenses. Expenses calculated at \$0.44 PSF	No Option Available
975 Overland Court						
Chi Hsin Impex, Inc. Industrial Jun 2021 to Jun 2026 60 Months	52,800 SF 47.3%	\$17.25 \$910,814.52 \$1.44 \$75,901.21	June 2025	\$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

Q1 2025 Sales - SGV Office Market

During the past 12 months, the submarket witnessed \$78.4 million in office transactions, below the area's 10-year annual average of \$174 million in sales. The first quarter witnessed 5 buildings worth \$6.2 million transact. Eastern SGV Submarket office properties usually sell at lower pricing per SF than many other locations in the Greater Los Angeles office market as a result of its lower rental rates and a lower concentration of high-profile tenants. Average market pricing per SF, \$260, is around 20% below the market-wide price per SF of \$320.

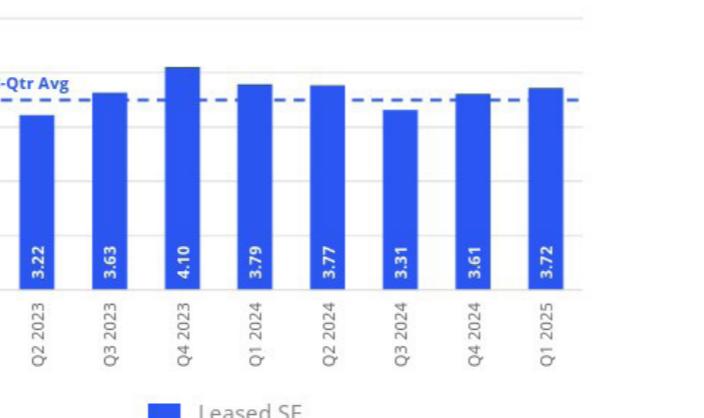
Occupancies in the Eastern San Gabriel Valley (SGV) Submarket have held up better than almost any other submarket in Greater Los Angeles. Vacancy during the second quarter, 5.5%, remains far less than the market-wide average of 16.0%. The submarket witnessed net absorption of -40,000 SF during the past 12 months.

During the past 12 months, rental rates witnessed gains of 2.1%. Average asking rents in the submarket, \$31.00/SF, are among the lowest rents in the L.A. metro due to its isolation from other major job centers, most notably on the Westside, which attract more high-profile tenants.

Lease Availability	Eastern SGV	Greater Los Angeles
Market Rent PSF	\$2.61	\$3.51
Vacancy Rate	5.5%	16.0%
Vacant SF	1.1M SF	71.1M SF
Available SF Total	1.6M	81.8M SF

Source: CoStar

Office Asking Rent & Vacancy Rate



Office Sales - Eastern SGV



SGV Market | Industrial

Q1 2025 Sales - Eastern SGV Industrial Market

Investors across Southern California's industrial market remain cautious as elevated interest rates persist. The Federal Reserve has signaled a potential pause in rate cuts, opting to wait and see how proposed tariffs and inflationary pressures unfold. The widening bid-ask spread reflects this uncertainty, with many stakeholders holding off on significant transactions until economic indicators offer greater clarity. Despite these headwinds, Greater Los Angeles continues to attract resilient investors, supported by some of the highest industrial rents in the nation. While overall deal volume remains below historical norms, Southern California's strong fundamentals - marked by sustained demand and limited land for development - reinforce its standing as premier industrial market. As macroeconomic conditions shift and borrowing costs potentially ease, the region is well-positioned for a rebound in investment activity, highlighting its long term appeal in the industrial sector.

Industrial Price PSF & Cap Rate



Industrial Sales - Eastern SGV



Source: CoStar

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

For Sale or Lease



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