

1151 W 5th St

Azusa CA 91702

FOR SALE OR LEASE



TWG

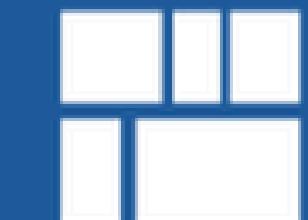
THE WOODS GROUP

PROPERTY OVERVIEW



GROSS BUILDING AREA

25,120 SF



ZONING

AZM2YY



PROPERTY TYPE

MEDICAL OFFICE

INVESTMENT SUMMARY

Sales Pricing	\$6,495,000.00
Lease Pricing	Negotiable
Gross Building Size	25,120 SF
Total Lot Size	1.33 AC 57,934 SF
Property Type	Medical Office
Stories	2
Parking	119 Spaces 4.74/1,000 SF
Year Built	1985
Zoning	AZM2YY

HIGHLIGHTS

- Attractive Owner User Investment Opportunity Located In The San Gabriel Valley
- Freestanding 25,120 SF Two Story Medical Office Building Situated On 1.33 AC Parcel Of Land
- Two Gated Parking Lots With Multiple Access Points & Subterranean Parking
- Property is Located Within Close Proximity to the 210 Freeway and Foothill Blvd
- 24 Hour Security Surveillance System In Place With Security Booth on Premises in Parking Lot
- Large Atrium Entryway With Elevator Providing Access to All Floors & Subterranean Parking Area
- City of Azusa Has Strong Demographics in the immediate and surrounding areas

Area Overview



City of Azusa

Azusa and the broader San Gabriel Valley are on the upswing—benefiting from new residential/mixed-use developments (Rosedale, Downtown Azusa), strong transit access (Metro A Line, 210 Freeway), and proximity to regional healthcare anchors like City of Hope (Duarte) and Emanate Health Foothill Presbyterian (Glendora). The SGV has lower vacancy than LA overall, and medical office absorption has been positive through 2024–2025.

Why Azusa Works for Medical

- Regional healthcare anchors nearby (City of Hope Duarte, Emanate Health Foothill Presbyterian in Glendora, Queen of the Valley in West Covina) drive patient flows and ancillary demand.
- SGV office fundamentals have remained healthier than the broader LA office market, aiding conversion and backfill strategies for medical users.
- LA medical office vacancy is sub-11% with positive net absorption in 2024–2025, supporting steady leasing for outpatient care and specialty clinics.
- Strong transit connectivity via the Metro A Line (Azusa stations) and access to the 210 Freeway improves staff and patient access.
- Enrollment bases at Azusa Pacific University and Citrus College contribute to a stable daytime population and demand for student health, urgent care, dental, vision, and behavioral health services.

Area Overview



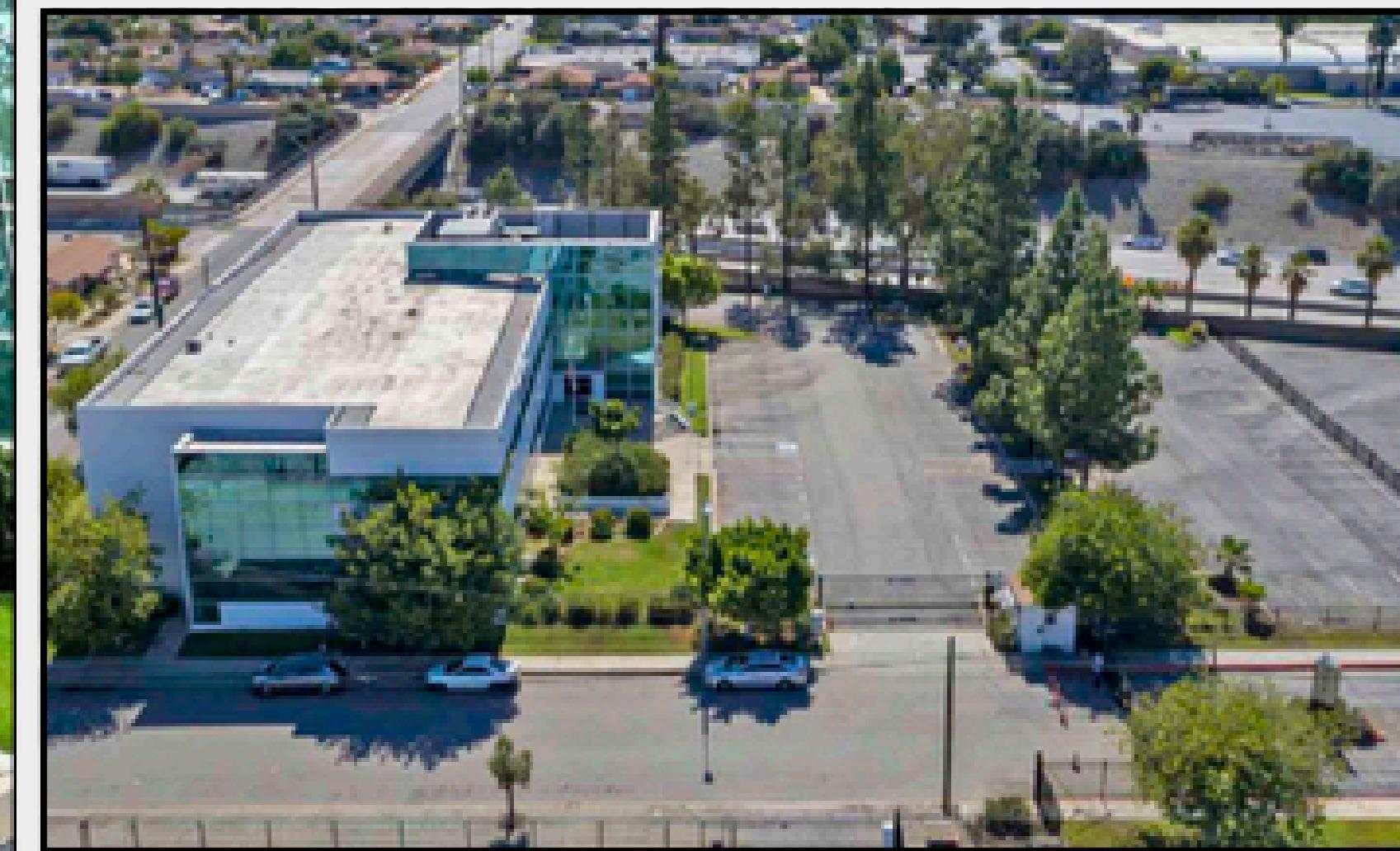
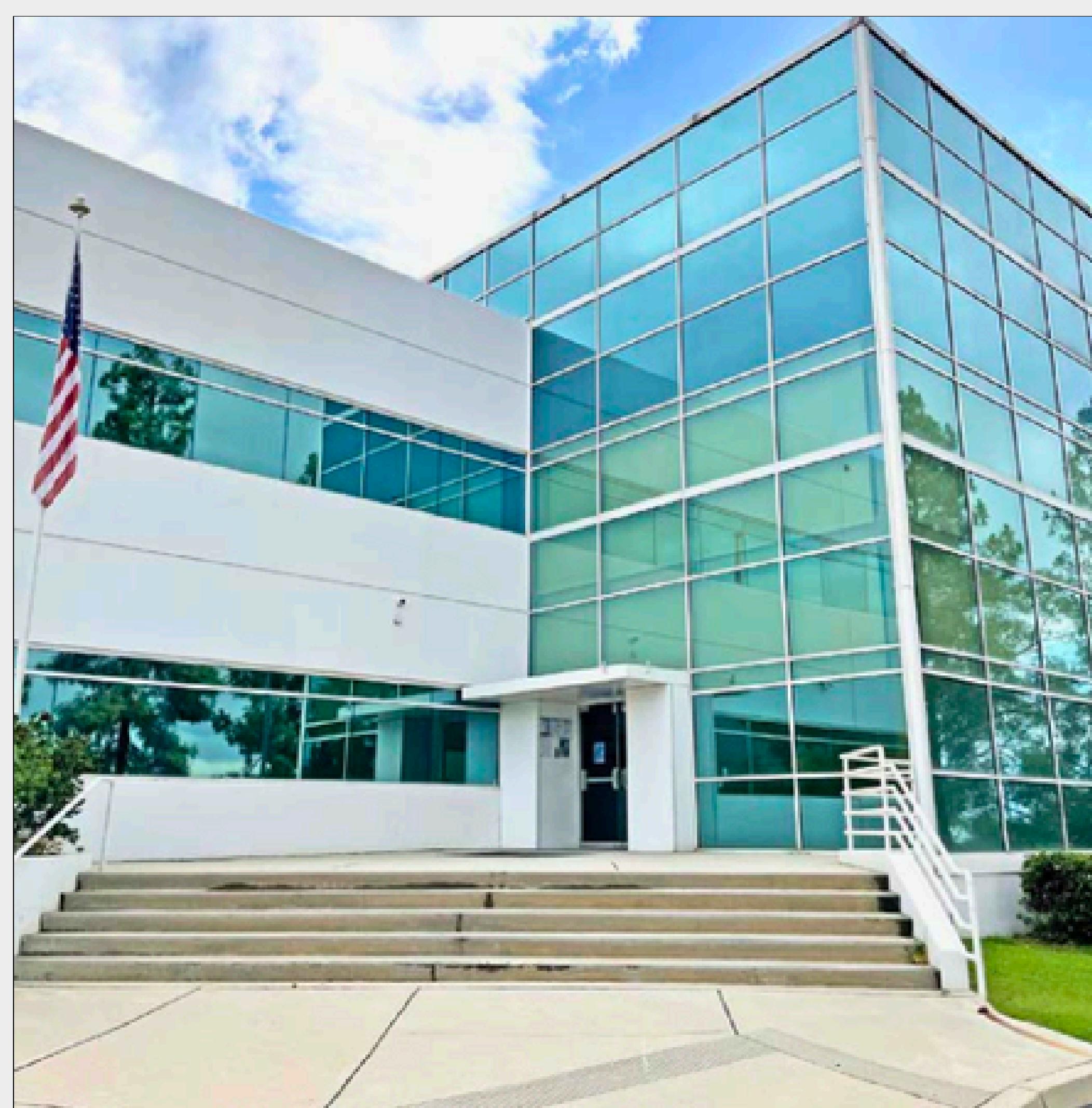
● **Growing outpatient oncology footprint at City of Hope in Duarte reinforces regional medical gravity**

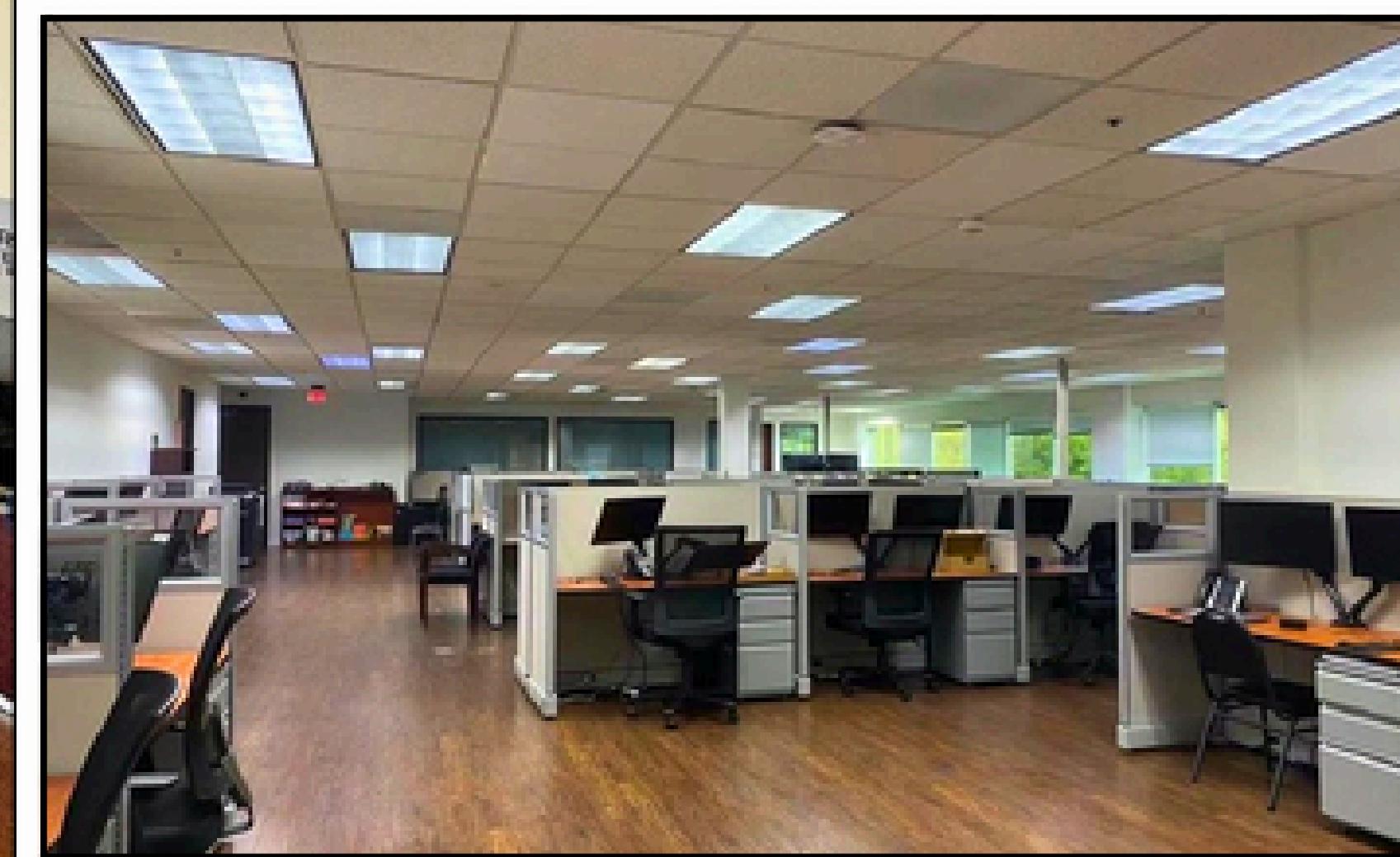
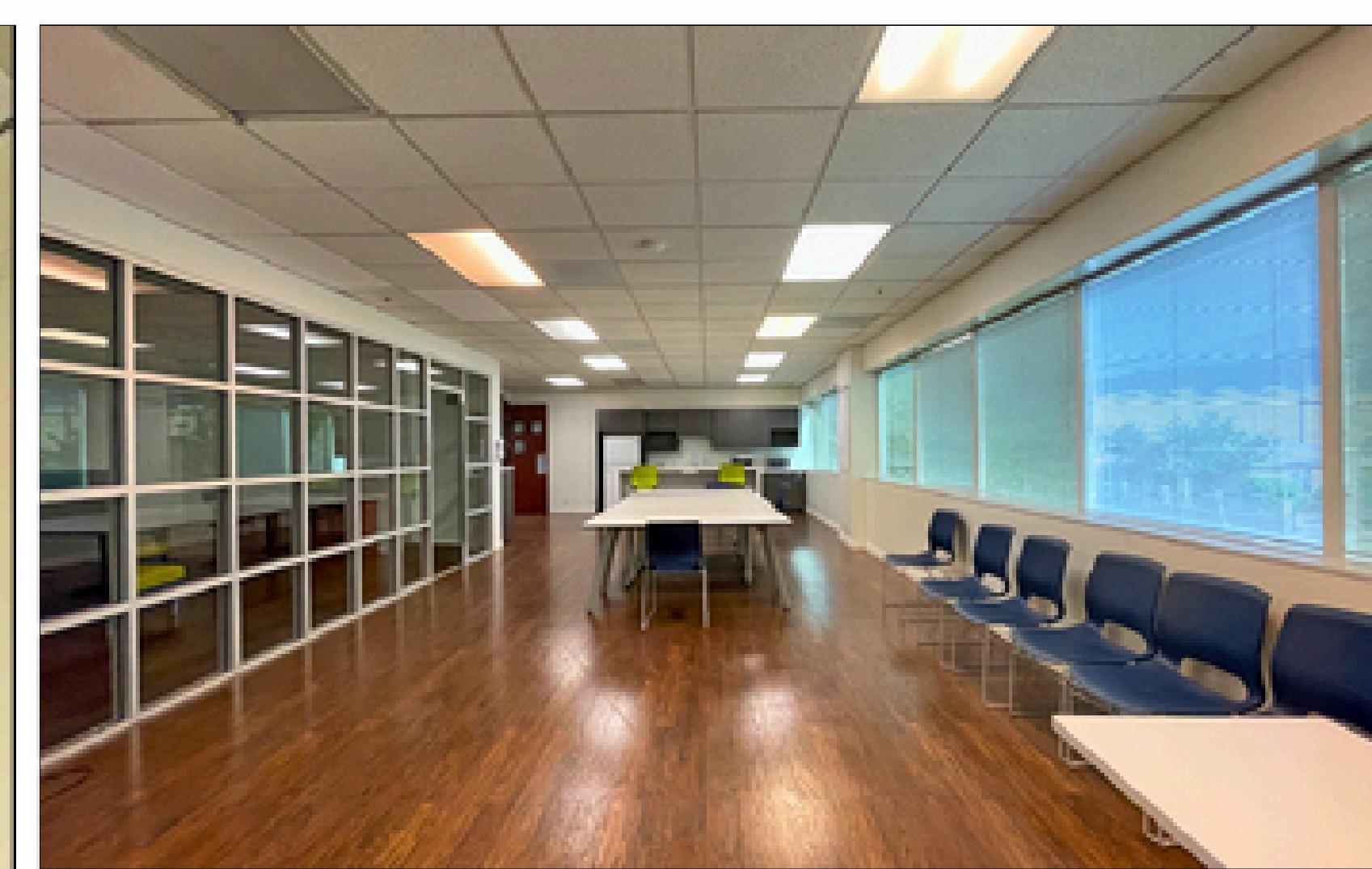
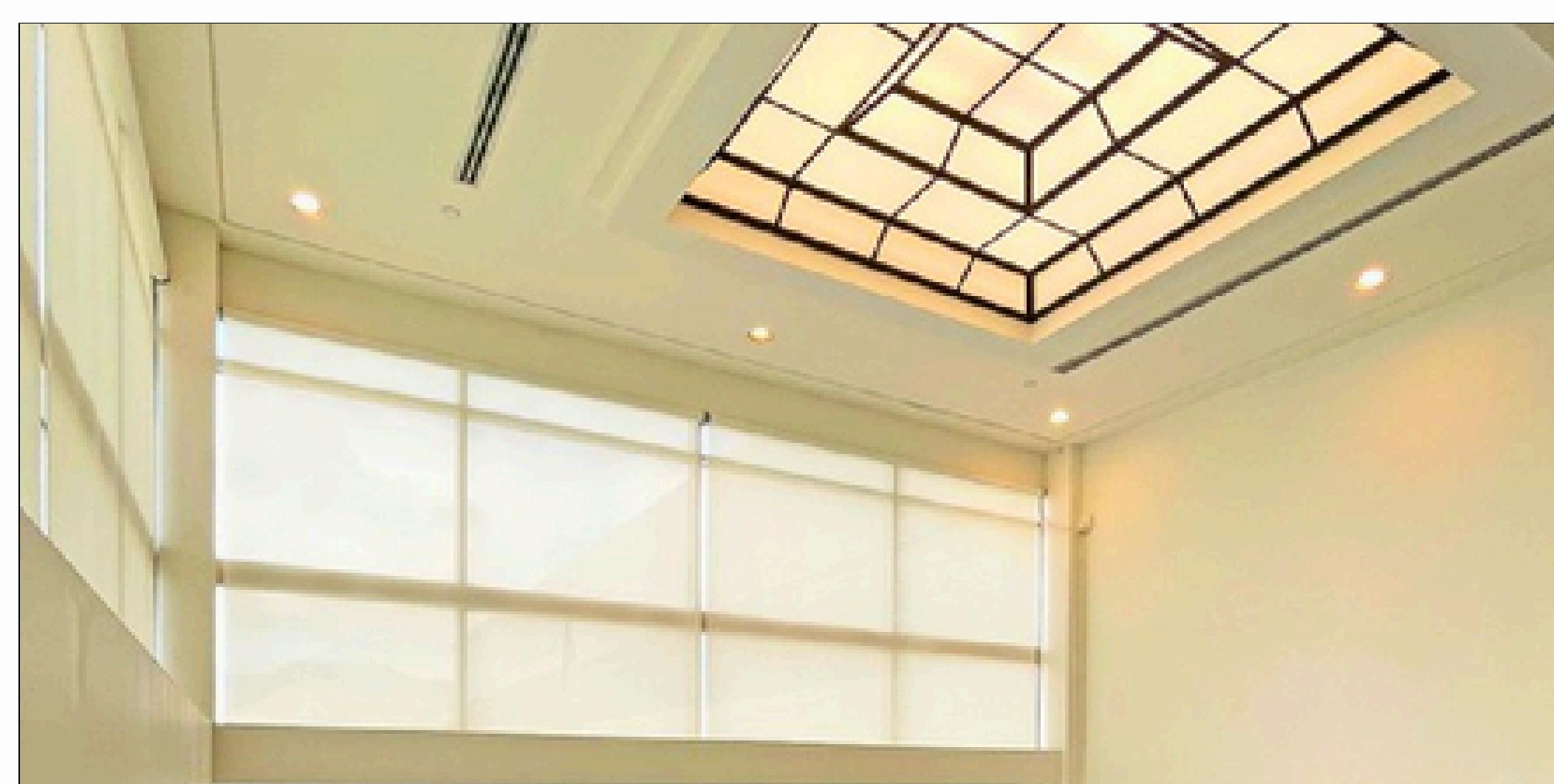
● **Metro ridership growth and A Line access support patient and staff mobility to Azusa stations**

SGV labor market is resilient with low unemployment relative to LA County; healthcare remains a top regional industry

Property Advantages for Physicians

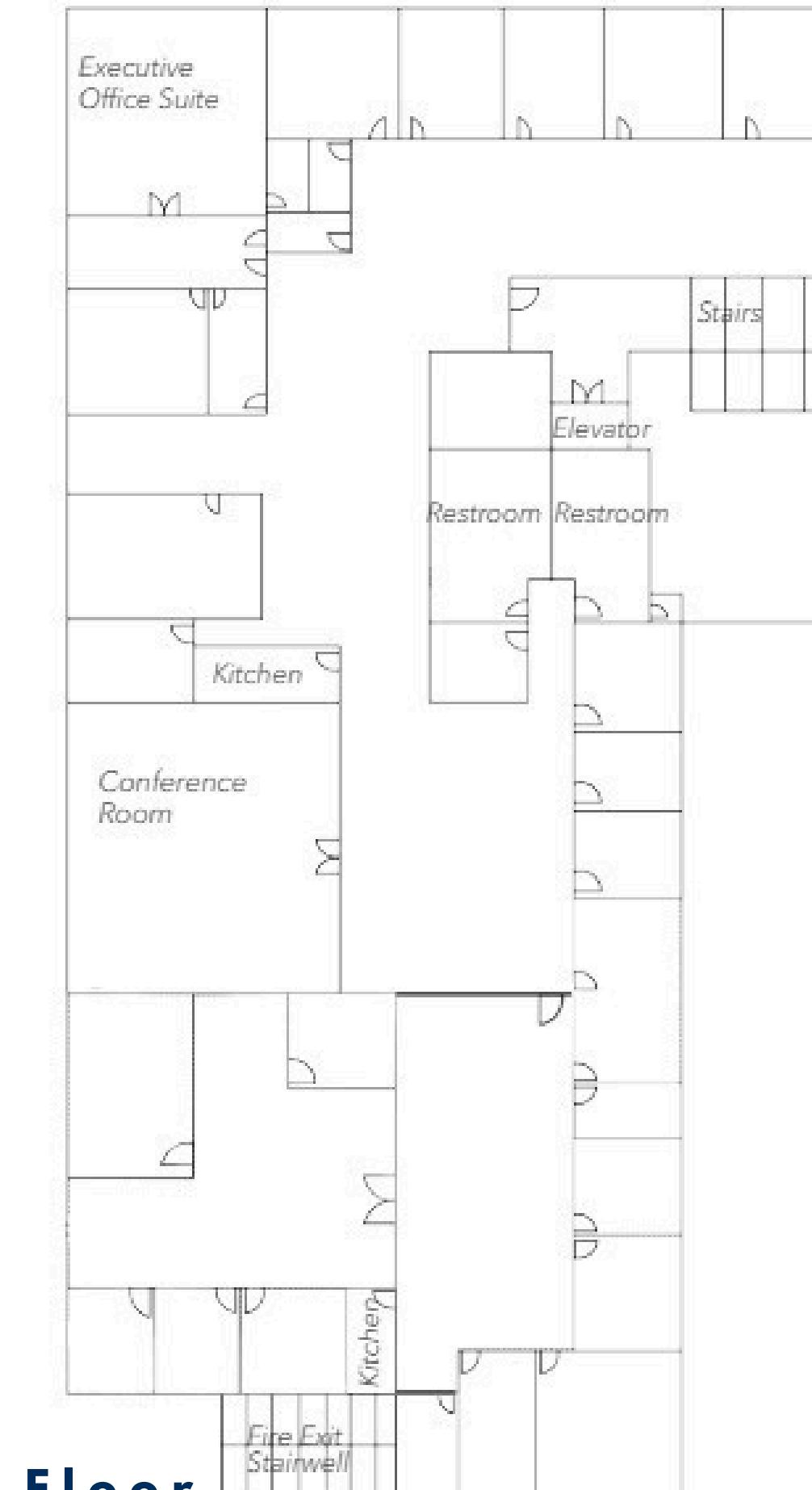
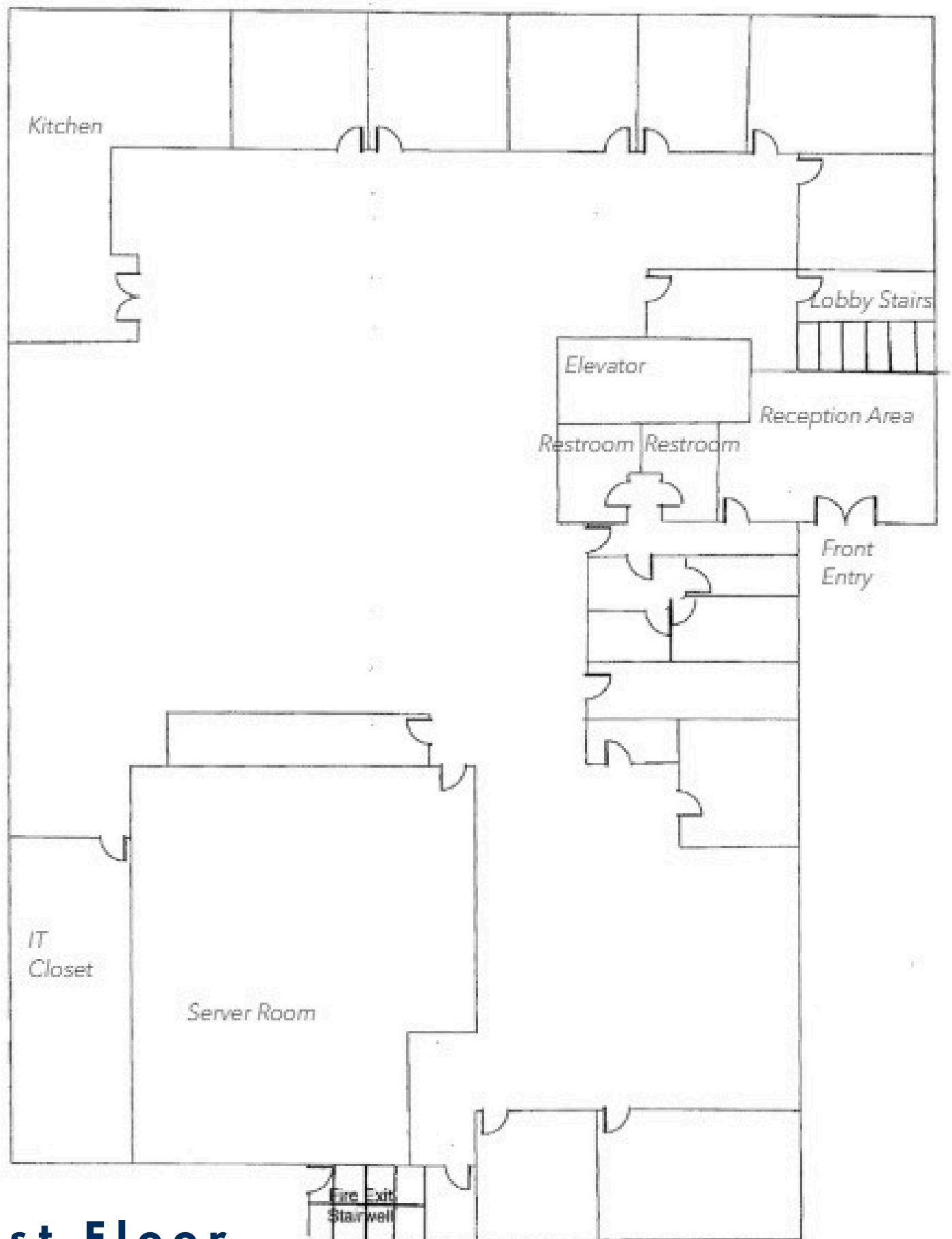
- **±25,120 SF freestanding medical office on ±1.33 AC with an atrium entry and elevator service.**
- **±119 surface/subterranean parking spaces (~4.7/1,000) to support high patient throughput.**
- **Two gated lots with multiple access points; immediate connectivity to Foothill Blvd and I-210.**
- **Efficient two-story configuration: subdividable for multi-tenant medical (primary care + diagnostics + dental/specialty pods).**







FLOOR PLANS



SALES COMPARABLES



128-132 E Lemon Ave, Monrovia CA 91016

Close of Escrow	7/31/2023
Sales Price	\$1,700,000
Rentable SF	6,250
Price/SF Year	\$272.00
Built	1947
Occupancy	100%



353 W Foothill Blvd, Glendora, CA 91741

Close of Escrow	7/10/2023
Sales Price	\$1,670,000
Rentable SF	5,740
Price/SF Year	\$290.94
Built	2001
Occupancy	100%



4777 Irwindale Ave

Close of Escrow	6/27/25
Sales Price	\$20,000,000
Rentable SF	91,781
Price/SF Year	\$217.91
Built	2001
Occupancy	0%



831 E Huntington D

Close of Escrow	11/01/2024
Sales Price	\$7,650,000
Rentable SF	20,574
Price/SF Year	\$371.73
Built	2008
Occupancy	N/A



1906 W Garvey Ave, West Covina, CA 91790

Close of Escrow	6/14/2023
Sales Price	\$4,750,000
Rentable SF	19,402
Price/SF Year	\$244.82
Built	1990
Occupancy	50%

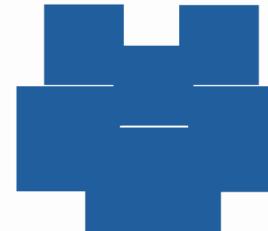


218 E Holt Ave

Close of Escrow	09/03/2024
Sales Price	\$3,300,000
Rentable SF	10,844
Price/SF Year	\$304.32
Built	2000
Occupancy	100%

MARKET OVERVIEW

DEMOGRAPHICS



341,276

5-MILE DAYTIME POPULATION



100,409

5-MILE TOTAL HOUSEHOLDS



101,233

5-MILE HOUSEHOLD INCOME

AZUSA

Azusa, CA is a vibrant city located in the San Gabriel Valley in Los Angeles

County. Home to Azusa Pacific University, the community of Azusa features a great selection of educational and cultural resources for its residents. The area also offers access to several parks and recreational areas perfect for activities like rock climbing at Citrus Park or biking along the San Gabriel River Trail.

Residents appreciate being surrounded by a variety of restaurants, unique shops, art galleries and other amenities that make living here so convenient and enjoyable. Whether you're looking for an urban lifestyle with big-city amenities or just want to experience a peaceful area with plenty of outdoor activities, Azusa is sure to please! National-center complex - Southern California Coast, south and west of the San Bernardino Mountains.

POPULATION	2 MILES	5 MILES	10 MILES
2028 Projected Total Population	61,691	333,202	1,013,027
2024 Estimate Total Population	69,928	340,276	1,041,140
2010 Census Total Population	62,767	341,478	1,078,614
HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2028 Projection Total Households	16,633	98,210	292,602
20224 Estimate Total Households	16,981	100,409	301,385
Average Household Size	3.5	3.3	3.3
HOUSEHOLDS BY INCOME	2 MILES	5 MILES	10 MILES
\$200,000+ \$150,000 - 200,000	1,015	8,478	30,997
\$125,000 - 150,000 \$100,000 -	1,394	10,112	32,426
125,000 \$75,000 - 100,000 \$50,000 -	1,290	8,941	25,419
75,000	2,267	12,388	35,693
	2,676	14,474	40,815
	3,177	17,217	49,061
	\$92,445	\$101,233	\$105,558
	\$76,425	\$82,236	\$83,978