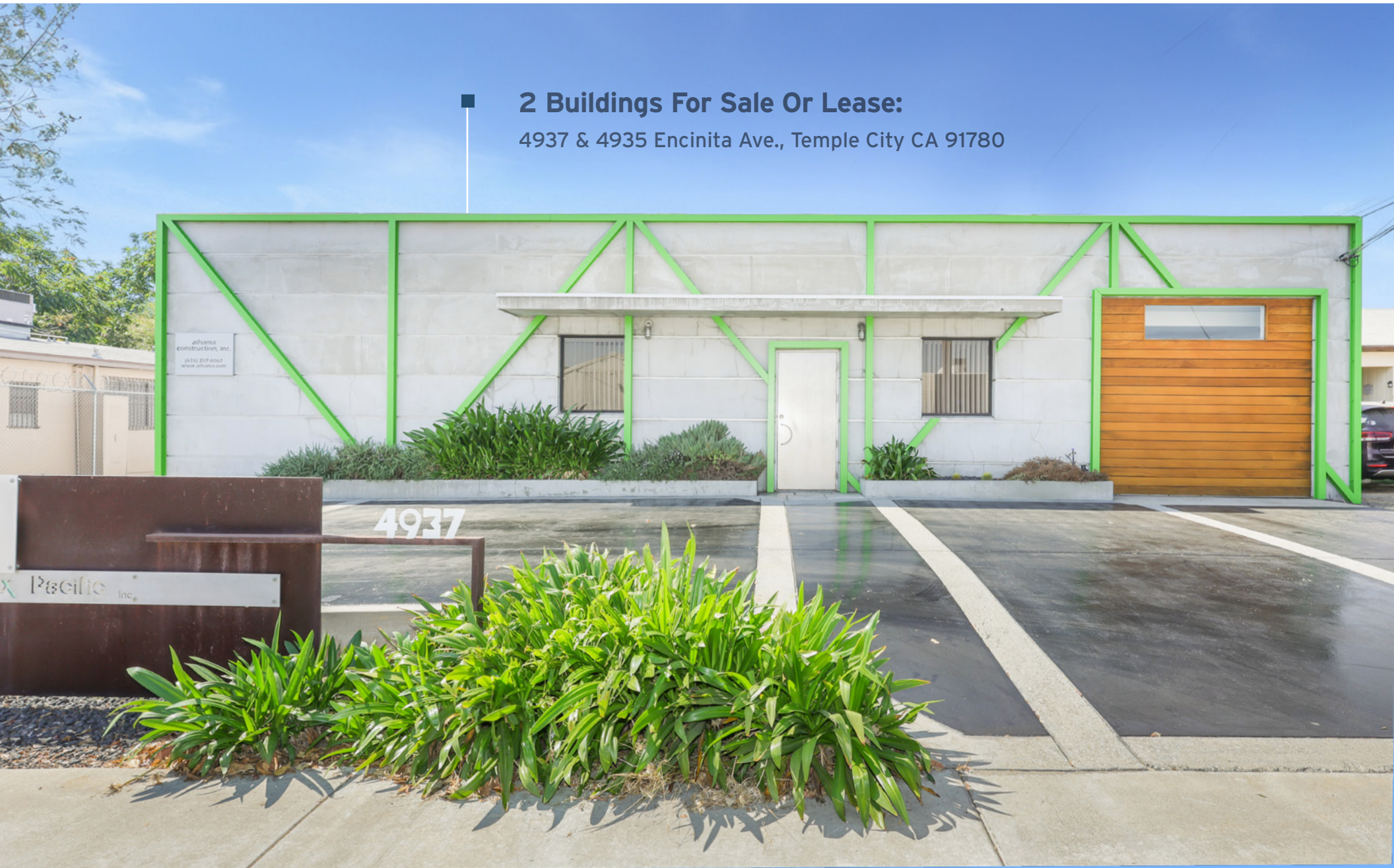


INDUSTRIAL PROPERTY OPPORTUNITY

2 Buildings For Sale Or Lease:

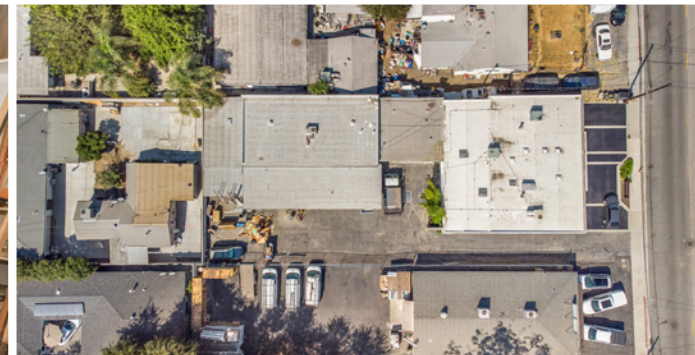
4937 & 4935 Encinita Ave., Temple City CA 91780





GREAT OPPORTUNITY

- Close to Interstate in a high traffic community
- Prime desirable location where there is limited supply of property for sale
- Office building space: 3,600 sq ft
- Workshop on property: 2,000 sq ft
- Fully renovated offices
- Abundant parking for tenant
- Extra storage space: 476 sq ft





2024 Demographics

	2 MILE	5 MILE	10 MILE
■ POPULATION	106,101	550,775	1,805,264
■ AVG. HH INCOME	\$78,412	\$79,180	\$79,854
■ HOUSEHOLDS	32,035	175,279	563,112

Traffic Counts

14,606

Lower Azusa Rd. & Livia Ave. W

40,225

Rosemead Blvd & Lower Azusa Rd. S

40,530

Rosemead Blvd



**For more information,
please contact:**

Carl Schweiger

+ 1 (951) 970 - 7224

Carl.iv@trilogys.com

LIC 02037833



© 2024 Trilogy Realty Specialists, Inc. ("TRS")
All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. TRSI and the TRSI logo are service marks of TRS, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

