

Dental Practice & Real Estate For Sale

10455 Lower Azusa Rd., Temple City, CA 91780

DENTIST 800-644-3744

PEAK

C O M M E R C I A L

2

Property Info & Disclaimer

3

Property Description

5

Property Photos

9

Demographic Analysis

TABLE OF CONTENTS

**10455
LOWER
AZUSA
RD.**



PROPERTY INFORMATION

REAL ESTATE PRICE
\$1,175,000

BUSINESS PRICE
\$100,000

PROPERTY ADDRESS
*10455 Lower Azusa Rd.
Temple City, CA 91780*

YEAR BUILT
1947

PROPERTY SIZE
1,400 SF

LAND SIZE
7,841.00 SF

10455 Lower Azusa
Rd. Temple City, CA
91780

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Rare opportunity to acquire a Dental Practice including the real estate in the city of Temple on Lower Azusa Rd. Owner is retiring. Building will be included.

Highlights

- 4 Fully Equipped Operatories
- General Dentistry
- Capitation over \$4,300/Month



10455 LOWER AZUSA RD.

PROPERTY PHOTOS



10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



**PROPERTY
PHOTOS**

10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



PROPERTY PHOTOS



10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



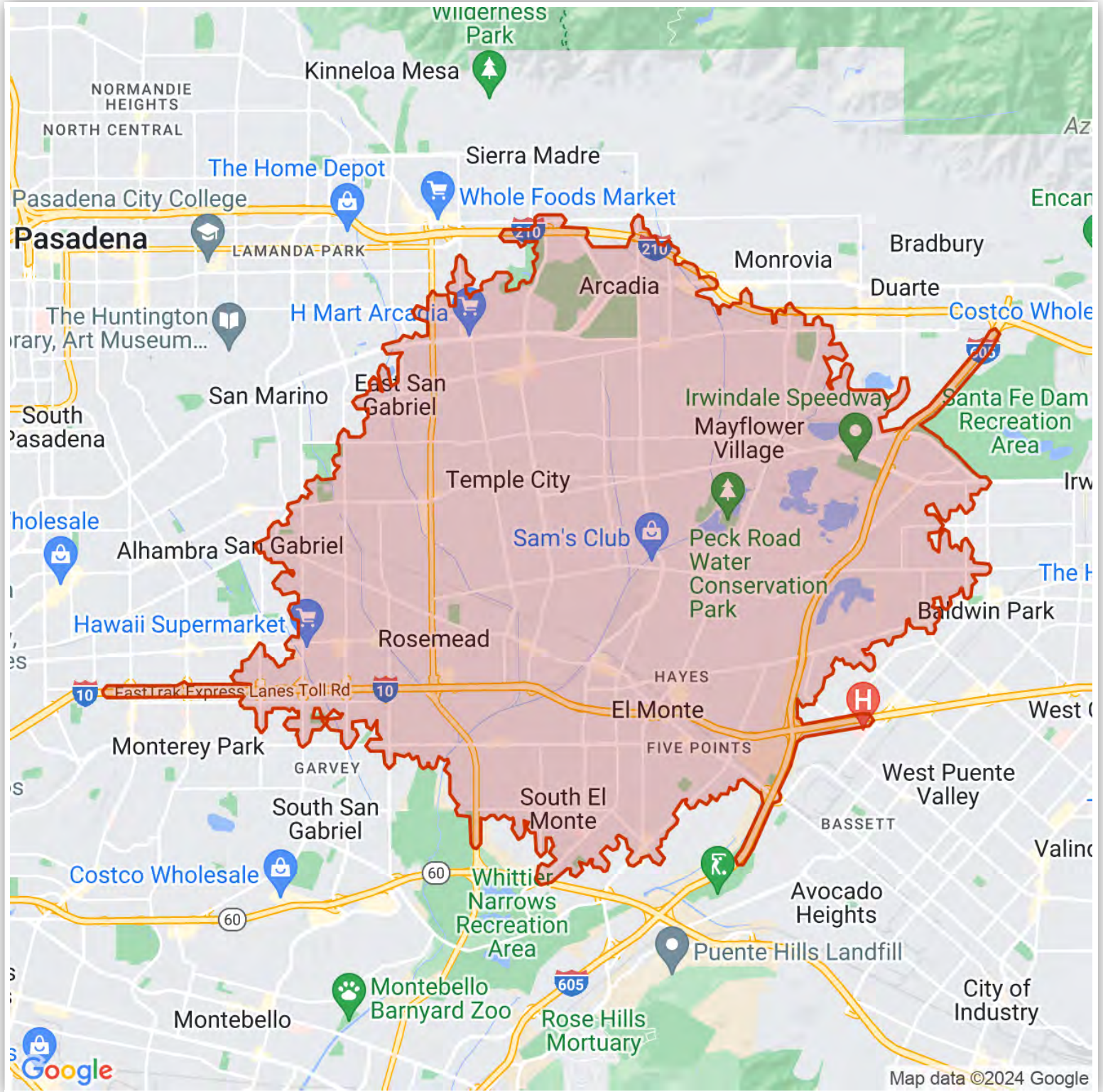
**PROPERTY
PHOTOS**

10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA, 91780

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

KEY FACTS

333,354

Population



Average Household Size

37.8

Median Age

\$67,283

Median Household Income

EDUCATION

25%

No High School Diploma



24%

High School Graduate



21%

Some College



29%

Bachelor's/Grad/Pr of Degree

BUSINESS



14,792

Total Businesses



107,813

Total Employees

EMPLOYMENT



62%

White Collar



26%

Blue Collar



13%

Services

8.4%

Unemployment Rate

INCOME



\$67,283

Median Household Income



\$25,271

Per Capita Income



\$94,841

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$200,000+ (7.2%)

Indicator	Value	Difference	
<\$15,000	8.3%	-1.4%	
\$15,000 - \$24,999	8.8%	+1.4%	
\$25,000 - \$34,999	8.1%	+0.8%	
\$35,000 - \$49,999	11.6%	+1.5%	
\$50,000 - \$74,999	17.3%	+1.5%	
\$75,000 - \$99,999	13.5%	+0.8%	
\$100,000 - \$149,999	16.7%	-0.4%	
\$150,000 - \$199,999	8.4%	-0.2%	
\$200,000+	7.2%	-4.3%	

Bars show deviation from 06037 (Los Angeles County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2021 Esri

10455 LOWER AZUSA RD.

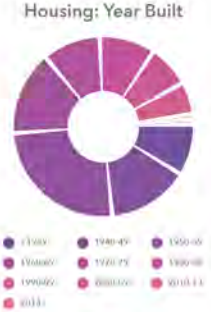
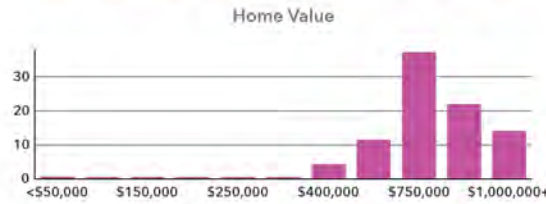
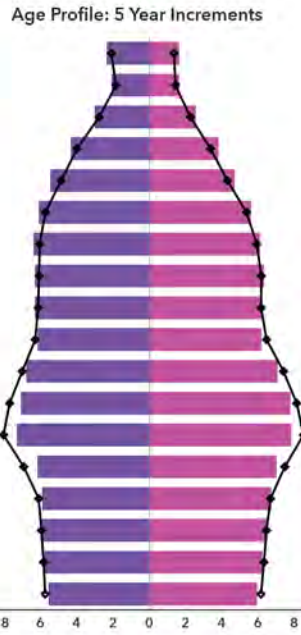
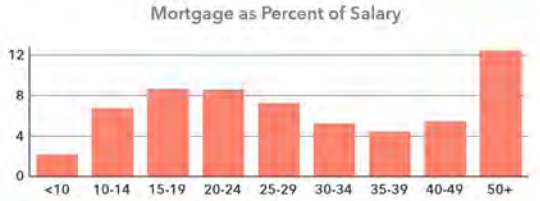
10455 Lower Azusa Rd., Temple City, CA, 91780

PEAK
COMMERCIAL

COMMUNITY PROFILE

333,354 Population Total
0.1% Pop Growth
3.5 Average HH Size
85.3 Diversity Index
37.8 Median Age
\$67,283 Median HH Income
\$94,841 Median Net Worth
\$716,714 Median Home Value
22% Under 18
63% Ages 18 to 65
15% Aged 66+

 **12.7%** Service Workers
 **25.6%** Blue Collar Workers
 **61.7%** White Collar Worker



INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)

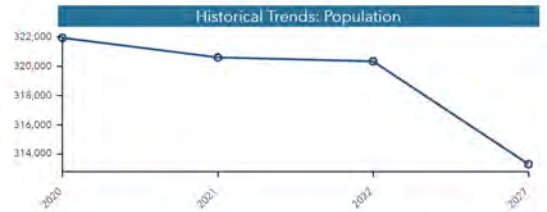
POPULATION TRENDS AND KEY INDICATORS

10455 Lower Azusa Rd., Temple City, CA, 91780

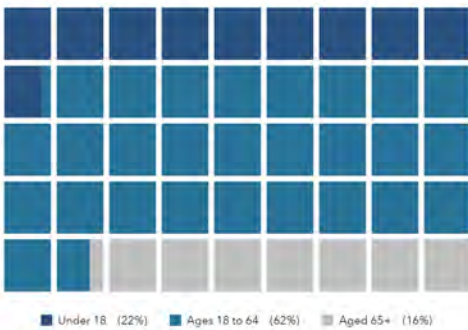


320,338	95,314	3.32	37.9	\$75,720	\$703,021	86	50	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

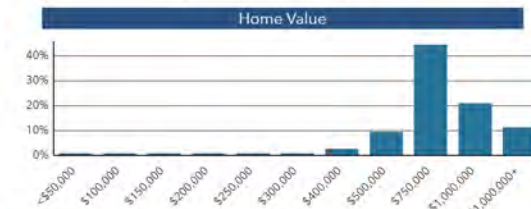
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2024 Esri

10455 LOWER AZUSA RD.
10455 Lower Azusa Rd., Temple City, CA, 91780



CONTACT



10455
LOWER
AZUSA
RD.



Michael Makabeh

Senior Commercial Acquisition Manager

(310) 994-3564

MMakabeh@gmail.com

DRE#01411477