



801

ROYAL OAKS DRIVE

Monrovia, CA | San Gabriel Valley

MOUNTAIN AVE

ROYAL OAKS DR

INVESTMENT OPPORTUNITY

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

- 265,697 SF Warehouse & Manufacturing Campus
- 10.7 Acres, M Zoning, Possible Redevelopment Opportunity
- Vacant Corporate Disposition
- Strategic infill San Gabriel Valley location with access to I-210 & I-605

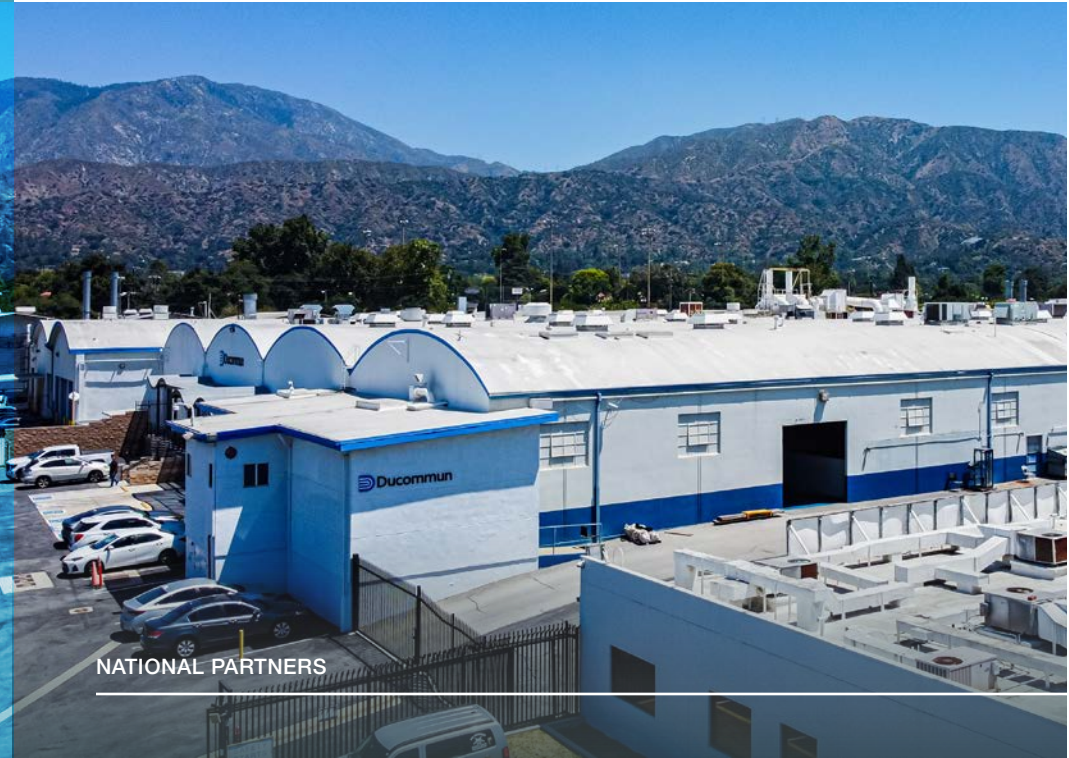
CBRE National
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The Offering

CBRE, Inc. is pleased to present 801 Royal Oaks Drive, a 265,697 SF Warehouse and manufacturing building on a ±10.7 acre site ideal for re-tenanting or a redevelopment of the existing improvements in San Gabriel Valley (“SGV”). The property is located 0.7 miles from the I-210 with access to abundant retail amenities and a strong residential/labor base. 801 Royal Oaks Drive offers flexibility as an industrial covered land opportunity in an infill location. The San Gabriel Valley Industrial market is one of the tightest and most favorable in the entire Southern California Market. **The executive SGV cites of Monrovia, Arcadia, and Pasadena, have seen little to no new industrial supply over the last two decades. 801 Royal Oaks offers an extremely unique industrial zoned property with scale and optionality in an irreplaceable location.**

VACANT CORPORATE DISPOSITION

The property is owned by Composite Structures, LLC, a wholly owned subsidiary of Ducommun Incorporated (NYSE: DCO), which is a global provider of manufacturing and engineering services for the aerospace and defense markets. Ducommun has closed their operations at the property in 2025, and it will be delivered vacant.



PROPERTY SUMMARY:

Address:	801 Royal Oaks Dr, Monrovia, CA 91016
Existing Improvements:	265,697 SF industrial / manufacturing building
Acreage:	± 10.7
Zoning:	Manufacturing (M)
Parking:	279
Status :	Vacant

Investment Highlights

RARE OPPORTUNITY TO ACQUIRE ± 10.5 ACRES WITH REDEVELOPMENT POTENTIAL

- Large scale property with an industrial zoning, extremely rare in the West SGV
- 265K SF of functional in-fill warehouse and manufacturing space, with multiple multi-tenant possibilities
- Excellent access to retail amenities, highly educated labor and executive housing
- One of the top submarkets in Southern California with tight vacancies and extremely limited development opportunities
- Construction costs are forecast to stabilize or come down over the next 12 months

STRATEGIC INFILL SITE

- Located in the San Gabriel Valley, within easy reach of the residential base in Southern California as well as all major surrounding industrial markets
- Only 0.7 miles to I-210, 2.3 miles to I-605 and 7.7 miles to I-10
- Excellent access to the Ports of Long Beach and Los Angeles (±39 miles), as well as direct transportation routes to service the West Coast
- Employers will benefit from the site's proximity to the San Gabriel Valley's abundant labor base, universities (Cal Poly, Cal Tech, Pomona/Harvey Mudd, Azusa Pacific) and both high-end and affordable neighborhoods
- Proximity to the LA Metro Line – 1.5 miles to Monrovia Station



Conceptual Site Plans



The M zoning in the City of Monrovia permits 0.6 max FAR. The three conceptualized site plans provided by Ware Malcomb provide a mix of options, between two, four, and six new buildings. The plans factor in the City's zoning code, impacts from AB98, and utilize the North Parcel as additional car parking.

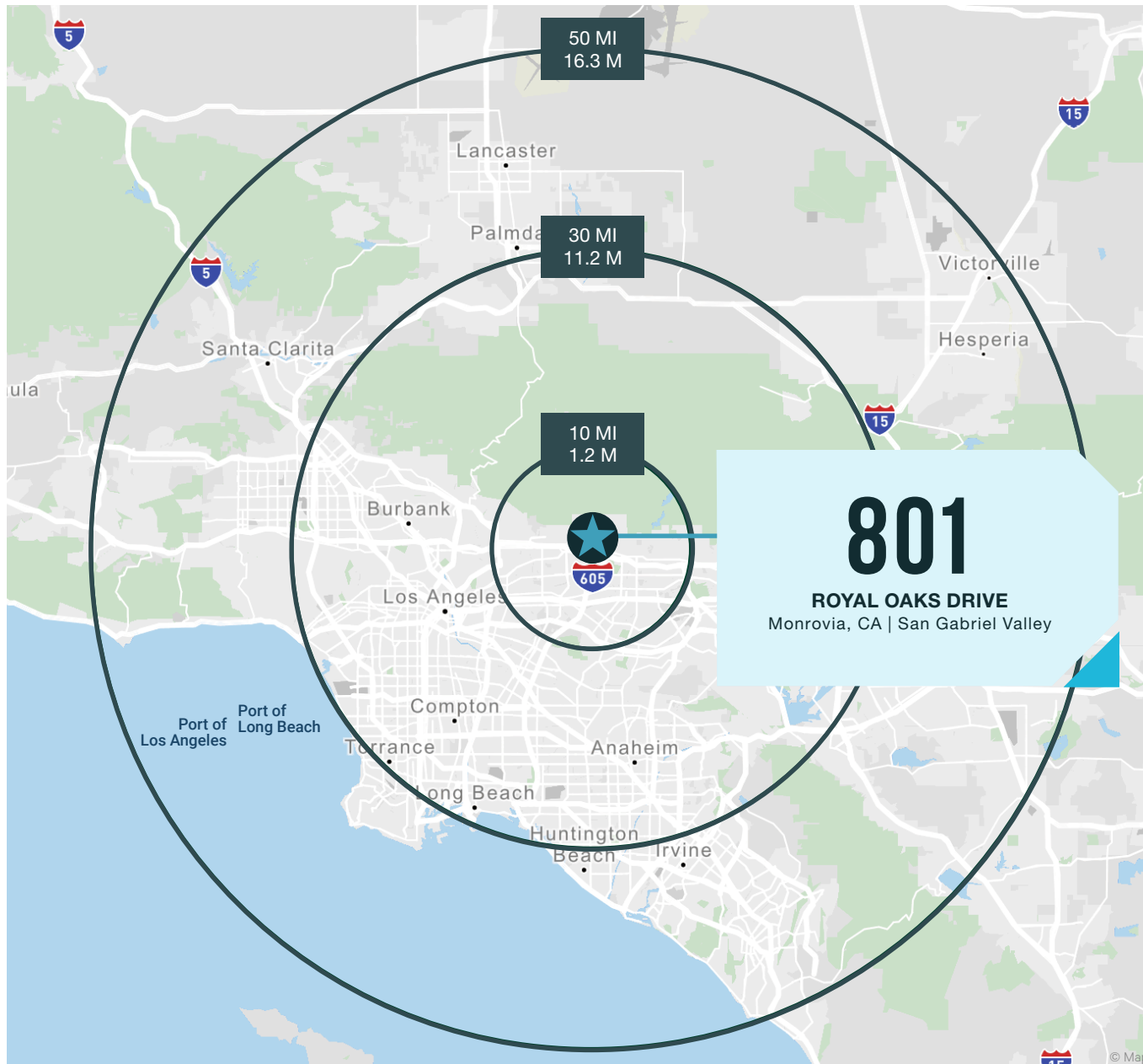
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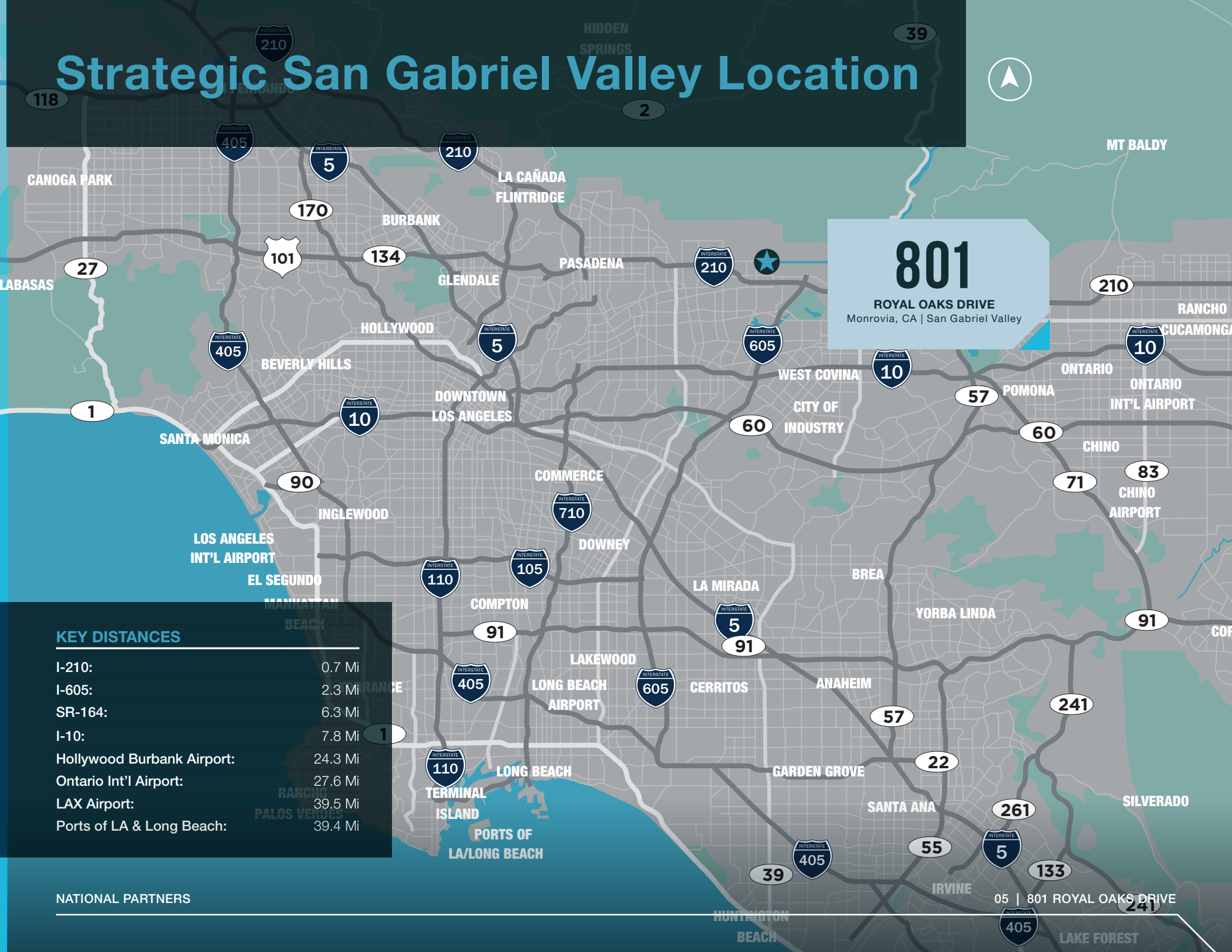
Note: Buyers are responsible to confirm and clarify all zoning development underwriting. The provided Site Plans are preliminary and for marketing purposes only.

Proximate to Large Population/Labor Force



- **Abundant** skilled labor with over 16 million people within 50 mile radius
- **Proximity** to universities including Cal Poly, Cal Tech, Pomona/Harvey Mudd and Azusa Pacific
- **Major employers** in the area include JPL (Jet Propulsion Laboratory), Trader Joe's, Parsons, City of Hope, Northrop Grumman, Western Asset Management, Kaiser Permanente and Southern California Edison
- **Strategic** San Gabriel Valley location with quick access to Ontario, LAX and Burbank airports
- **Proximity** to Orange County, the Inland Empire and the Ports of Los Angeles & Long Beach
- **0.7 miles** from the I-210
- **2.3 miles** from I-605
- **Land constrained** market with high barriers to entry

Strategic San Gabriel Valley Location



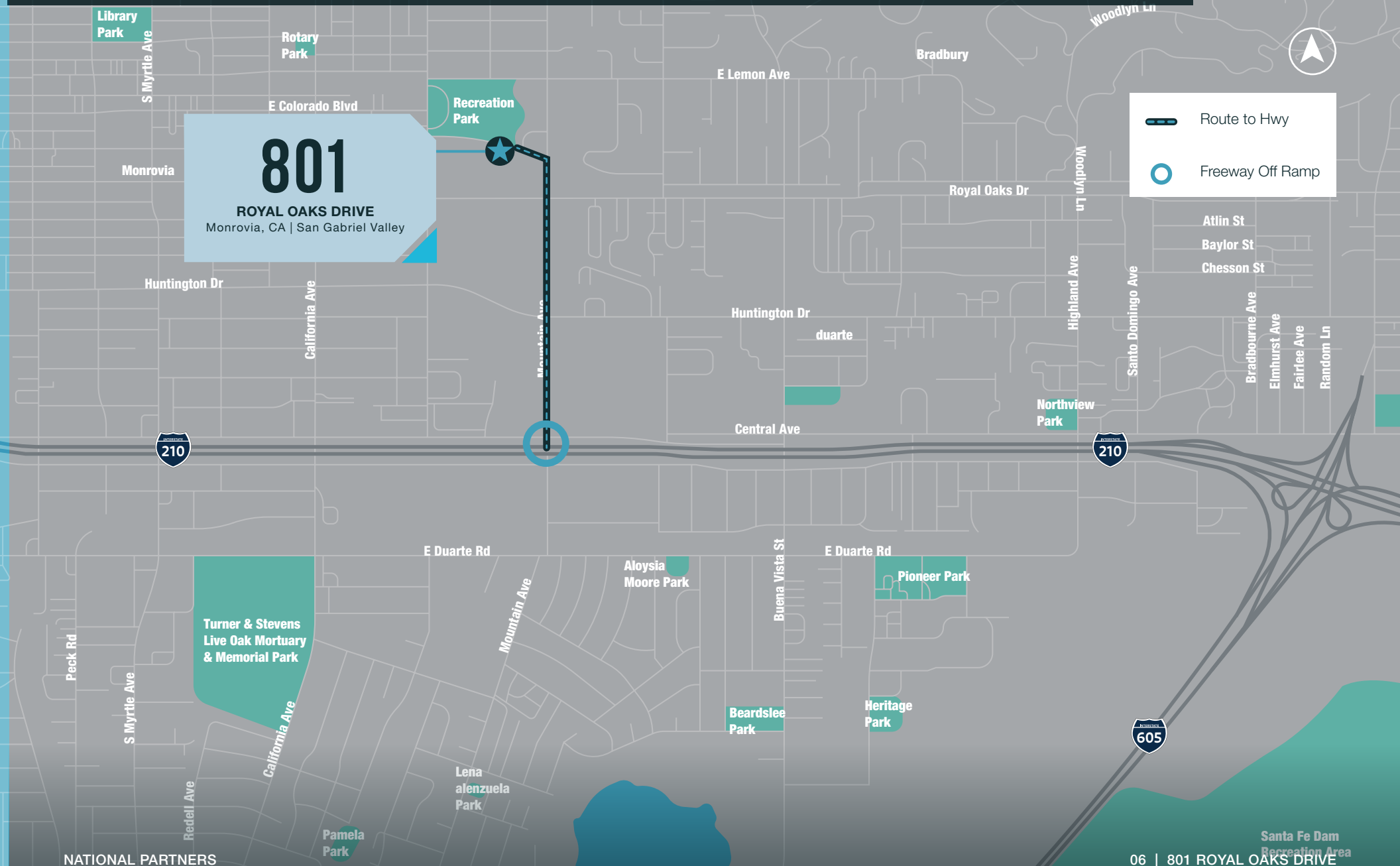
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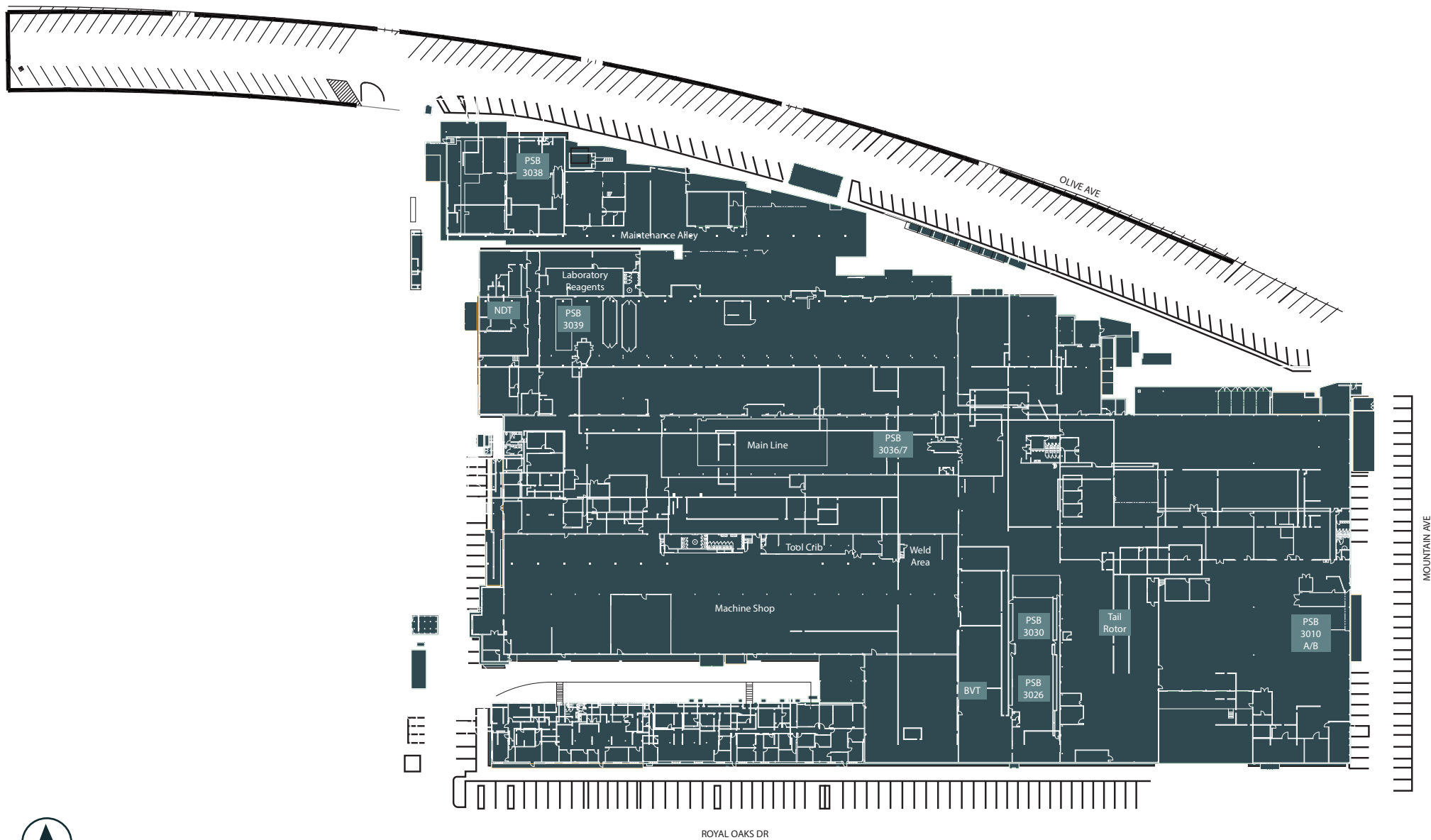
KEY DISTANCES

I-210:	0.7 Mi
I-605:	2.3 Mi
SR-164:	6.3 Mi
I-10:	7.8 Mi
Hollywood Burbank Airport:	24.3 Mi
Ontario Int'l Airport:	27.6 Mi
LAX Airport:	39.5 Mi
Ports of LA & Long Beach:	39.4 Mi

Infill Site Proximate To I-210, I-605 & I-10



Existing Site Plan





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Ryan Thornton
Tyler Carner
Jeremy Ballenger
Nathan Wynne
Eliza Bachhuber
Keiffer Garton
Elliott Dow
Colleen Fazio
Morgan Dunn

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Ryan Bain
Zach Graham
Judd Welliver
Bentley Smith
Joe Horrigan
Victoria Gomez

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Trey Barry
José Lobón
Royce Rose
George Fallon
Jennifer Klingler

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