

**FULLY
RENOVATED
PROPERTY WITH
TURNKEY
BUSINESS
FOR SALE
OR LEASE**



ADDRESS: 600 E 5TH STREET, AZUSA, CA 91702

SALE PRICE

\$ 800,000

RENTAL RATE

\$4.00 PSF/MO



FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS

OFFERING SUMMARY	
ADDRESS	600 E 5th Street Azusa CA 91702
BUILDING SF	1,000 SF
LAND SF	18,522 SF
APN	8612-020-191

FINANCIAL SUMMARY	
PRICE	\$800,000
RENTAL RATE	\$4.00 PSF/Month (Modified Gross)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	31,574	140,515	306,136
Median HH Income 2024	\$84,417	\$91,821	\$93,784
Average HH Income	\$107,544	\$120,521	\$122,791

PROPERTY OVERVIEW

For sale is an amazing piece of property that features a turnkey business for sale. A fully permitted renovation has transformed this former Alta-Dena Dairy store into a cute neighborhood coffee shop and snack shack.

Surrounded by Charles H. Lee Elementary School, Azusa High School, and Slauson Park, this is a great location that serves the community. The drive-thru provides two points of sale, one in the interior and the other through the drive-thru.

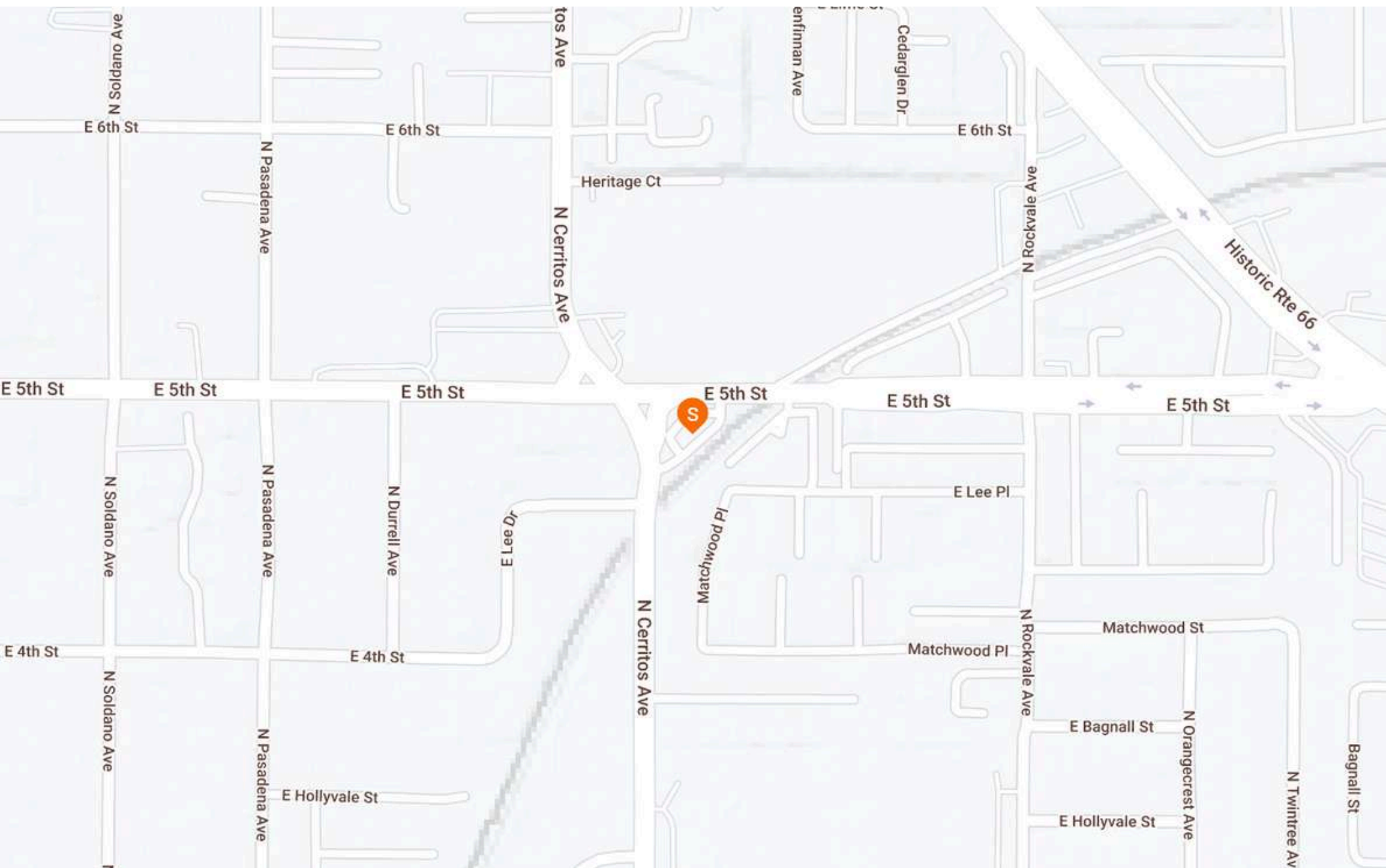
Located in an opportunity zone, there is the potential for tax credits and the deferral of tax gains. Potential buyers should consult a tax professional to see how they can take advantage of the opportunity.

The goodwill of the business, inventory, and equipment are all included in the sale.

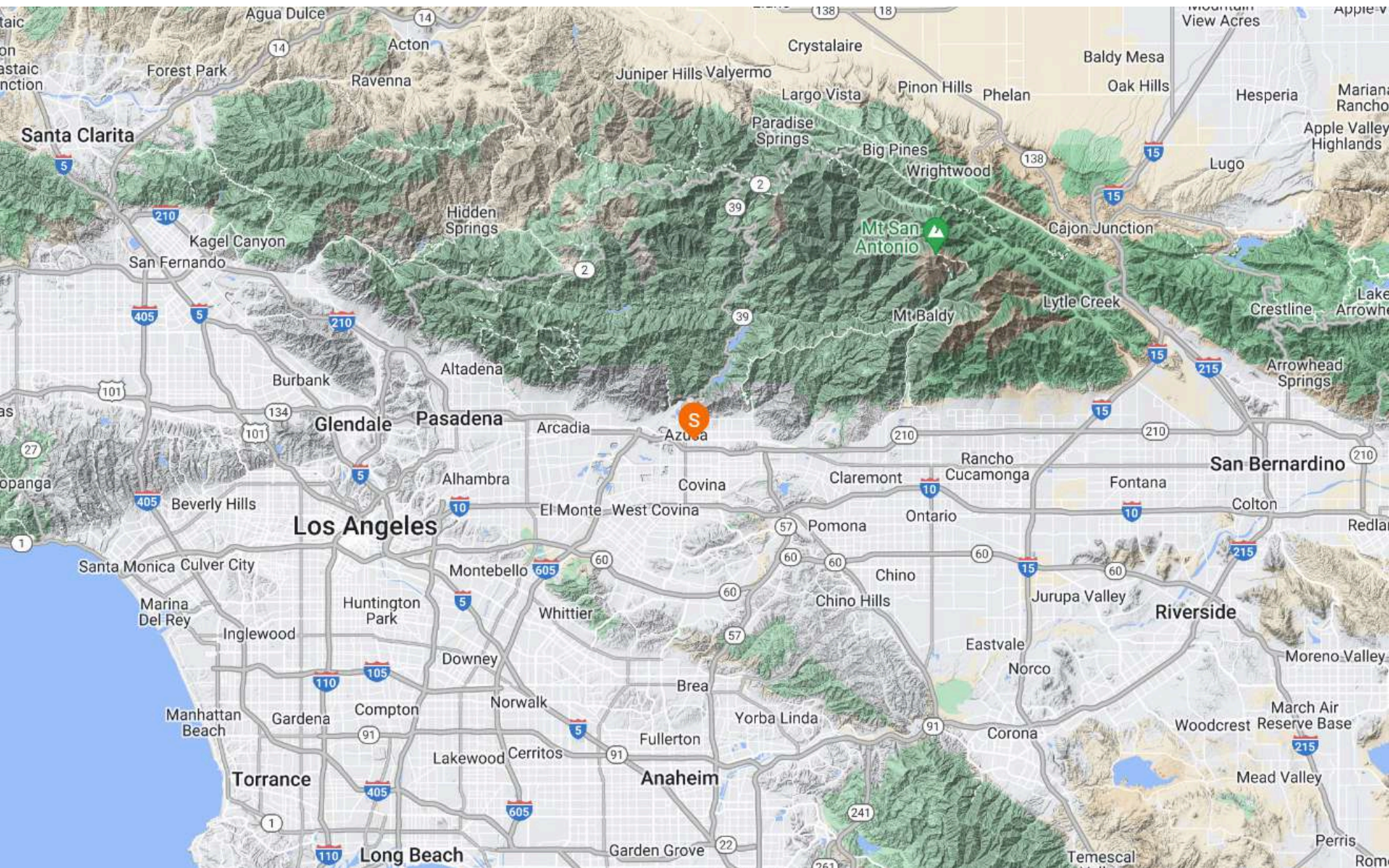
Turn the lights on, clock in and start running a great business.



FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS



FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS





FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS





FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS



©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Property Photos | FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS FOR SALE





FOR SALE OR LEASE - FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,193	132,452	296,728
2010 Population	29,294	136,827	302,991
2024 Population	31,574	140,515	306,136
2029 Population	31,709	138,149	300,176
2024 African American	931	4,189	9,048
2024 American Indian	953	3,242	6,305
2024 Asian	4,149	19,407	50,307
2024 Hispanic	21,234	84,837	179,842
2024 Other Race	10,633	39,291	84,436
2024 White	8,443	44,566	92,728
2024 Multiracial	6,429	29,616	62,856
2024-2029: Population: Growth Rate	0.45%	-1.70%	-1.95%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	533	2,496	5,853
\$15,000-\$24,999	439	1,741	4,929
\$25,000-\$34,999	590	2,253	5,050
\$35,000-\$49,999	832	3,629	7,984
\$50,000-\$74,999	1,453	7,326	14,645
\$75,000-\$99,999	1,235	6,437	13,306
\$100,000-\$149,999	1,877	9,091	19,770
\$150,000-\$199,999	1,001	5,399	12,375
\$200,000 or greater	836	5,934	14,253
Median HH Income	\$84,417	\$91,821	\$93,784
Average HH Income	\$107,544	\$120,521	\$122,791

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,789	41,012	92,366
2010 Total Households	7,198	40,426	91,489
2024 Total Households	8,796	44,307	98,166
2029 Total Households	9,135	44,760	98,994
2024 Average Household Size	3.34	3.09	3.06
2000 Owner Occupied Housing	3,943	25,357	59,123
2000 Renter Occupied Housing	3,617	14,575	31,020
2024 Owner Occupied Housing	4,909	27,459	61,246
2024 Renter Occupied Housing	3,887	16,848	36,920
2024 Vacant Housing	416	1,539	3,667
2024 Total Housing	9,212	45,846	101,833
2029 Owner Occupied Housing	5,126	28,107	62,419
2029 Renter Occupied Housing	4,009	16,653	36,575
2029 Vacant Housing	292	1,534	3,834
2029 Total Housing	9,427	46,294	102,828
2024-2029: Households: Growth Rate	3.80%	1.00%	0.85%

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,391	10,333	22,239
2024 Population Age 35-39	2,130	9,767	20,253
2024 Population Age 40-44	2,078	9,781	20,655
2024 Population Age 45-49	1,850	8,927	19,356
2024 Population Age 50-54	1,879	9,444	20,605
2024 Population Age 55-59	1,788	9,068	19,836
2024 Population Age 60-64	1,673	8,576	19,550
2024 Population Age 65-69	1,434	7,216	16,899
2024 Population Age 70-74	1,011	5,387	13,074
2024 Population Age 75-79	669	3,883	9,581
2024 Population Age 80-84	435	2,423	6,133
2024 Population Age 85+	435	2,445	6,611
2024 Population Age 18+	25,165	112,603	247,242
2024 Median Age	34	38	40

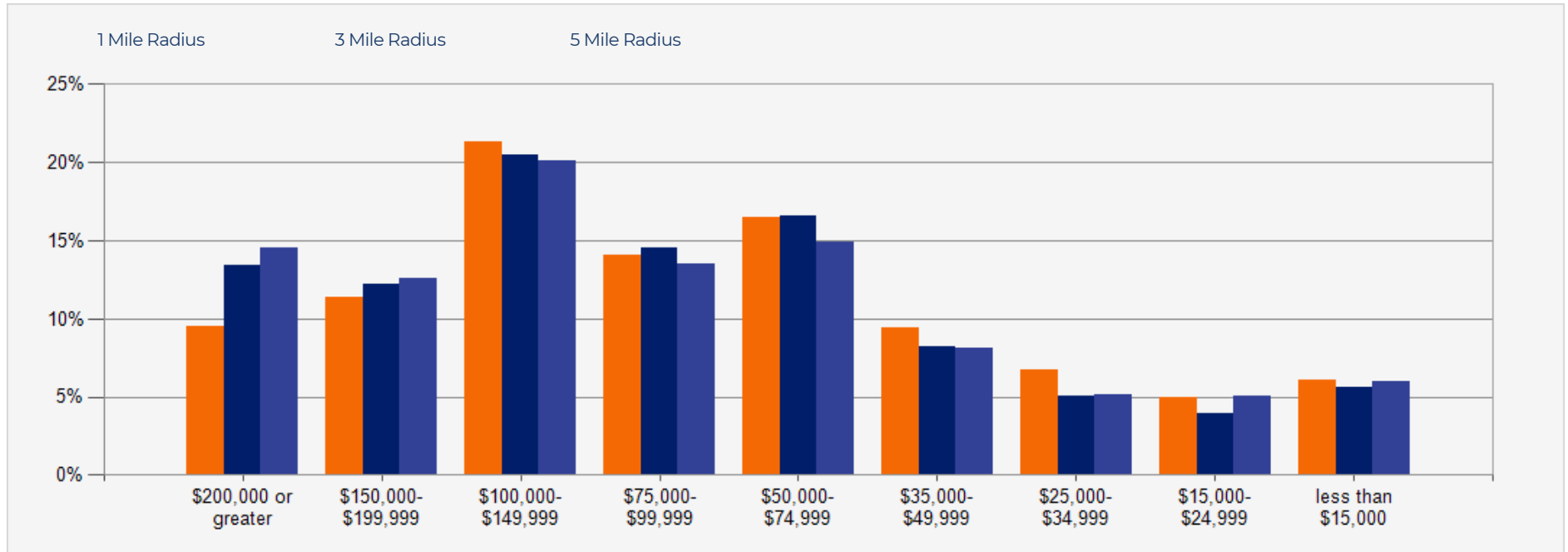
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,403	\$90,637	\$93,443
Average Household Income 25-34	\$108,029	\$115,084	\$118,413
Median Household Income 35-44	\$101,831	\$109,675	\$113,332
Average Household Income 35-44	\$126,025	\$140,876	\$144,415
Median Household Income 45-54	\$101,569	\$112,471	\$118,032
Average Household Income 45-54	\$124,351	\$143,947	\$150,263
Median Household Income 55-64	\$91,733	\$100,469	\$104,514
Average Household Income 55-64	\$114,347	\$128,737	\$134,686
Median Household Income 65-74	\$62,590	\$72,830	\$75,067
Average Household Income 65-74	\$84,175	\$99,667	\$101,220
Average Household Income 75+	\$65,658	\$71,569	\$70,062

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	2,426	10,209	22,319
2029 Population Age 35-39	2,290	10,117	21,691
2029 Population Age 40-44	2,119	9,534	19,927
2029 Population Age 45-49	1,957	9,267	19,703
2029 Population Age 50-54	1,764	8,451	18,310
2029 Population Age 55-59	1,721	8,588	18,808
2029 Population Age 60-64	1,603	8,023	17,696
2029 Population Age 65-69	1,499	7,474	17,269
2029 Population Age 70-74	1,177	6,175	14,648
2029 Population Age 75-79	861	4,622	11,360
2029 Population Age 80-84	544	3,015	7,649
2029 Population Age 85+	488	2,672	7,175
2029 Population Age 18+	25,440	111,625	244,657
2029 Median Age	35	39	41

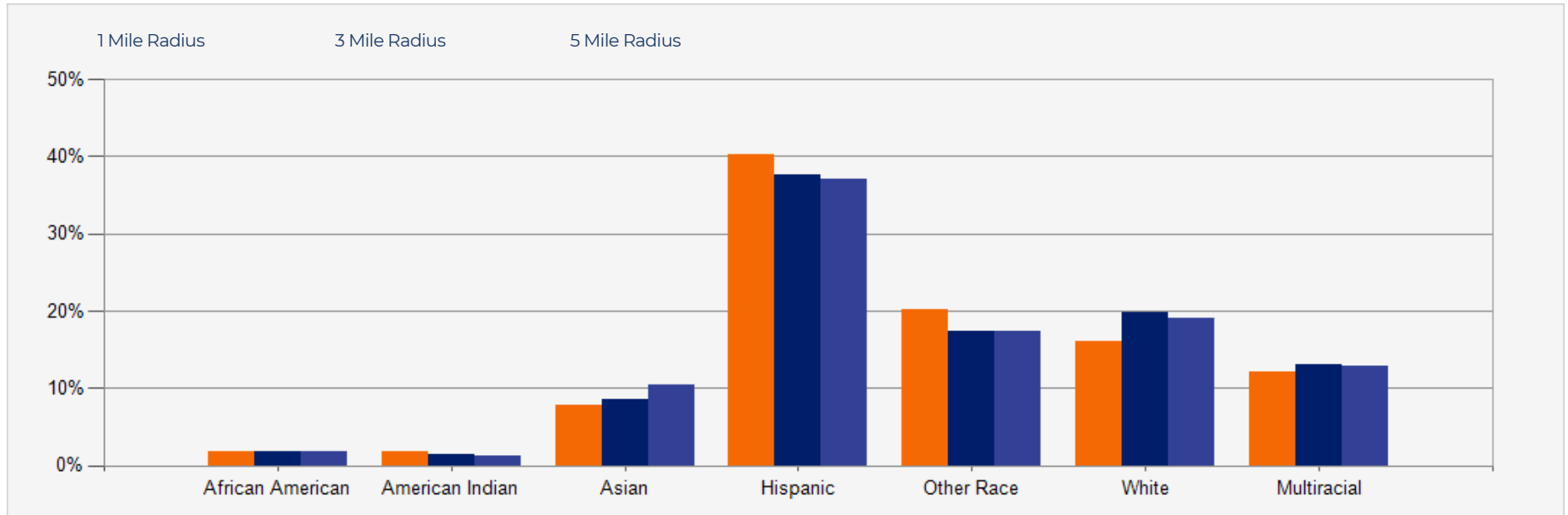
2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,406	\$104,732	\$107,915
Average Household Income 25-34	\$127,841	\$136,804	\$141,528
Median Household Income 35-44	\$113,938	\$126,657	\$132,505
Average Household Income 35-44	\$148,462	\$163,813	\$168,793
Median Household Income 45-54	\$113,072	\$128,311	\$136,372
Average Household Income 45-54	\$146,773	\$167,032	\$174,671
Median Household Income 55-64	\$107,473	\$116,088	\$121,658
Average Household Income 55-64	\$138,300	\$153,950	\$160,332
Median Household Income 65-74	\$78,920	\$88,855	\$92,331
Average Household Income 65-74	\$103,034	\$122,161	\$125,156
Average Household Income 75+	\$84,636	\$91,221	\$89,679

Source: esri

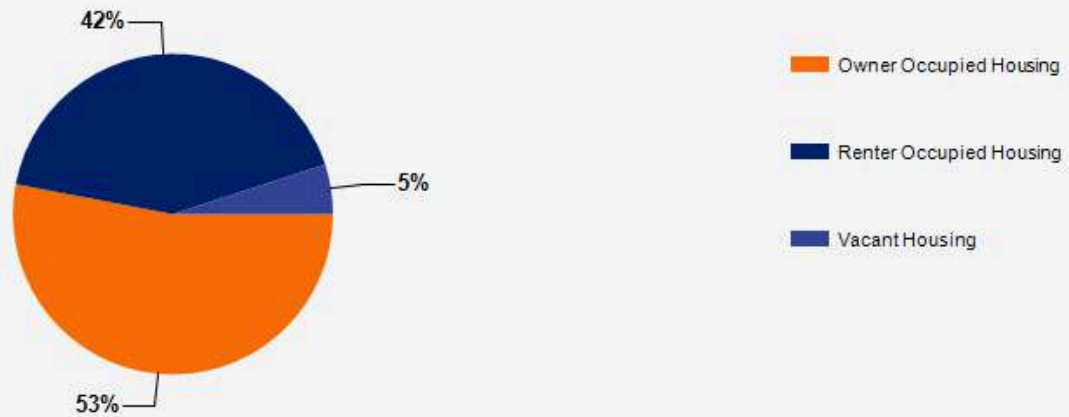
2024 Household Income



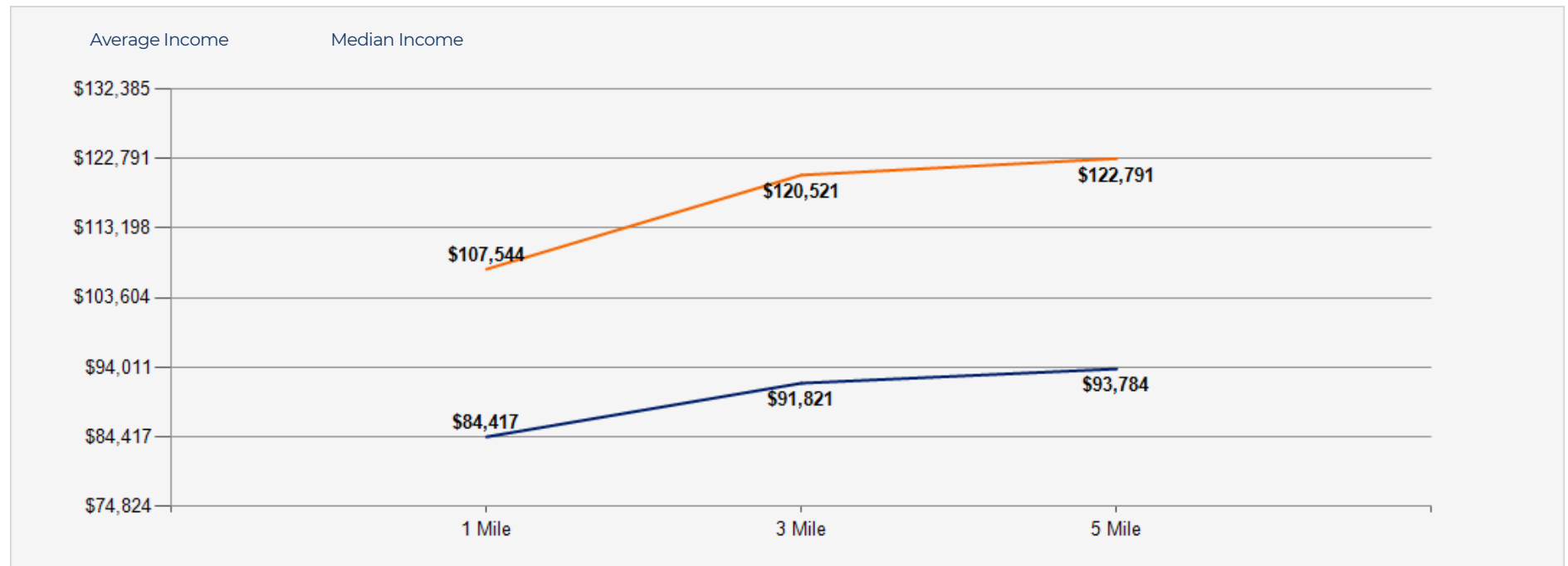
2024 Population by Race



Source: esri



2024 Household Income Average and Median



Source: esri

FULLY RENOVATED PROPERTY WITH TURNKEY BUSINESS FOR SALE OR LEASE

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

ROBERT IP

Robert.Ip@cbcnrt.com

626.394.2527

CalDRE # 01876261



**COLDWELL BANKER
COMMERCIAL**
REALTY