

±98,505 SF AVAILABLE **FOR LEASE**

924

OVERLAND CT.
SAN DIMAS | CALIFORNIA

VIEW
VIRTUAL
TOUR

360°



STATE-OF-THE-ART, CORPORATE HEADQUARTERS OPPORTUNITY

PROPERTY OVERVIEW



Two-story, 98,505 SF office building located within San Dimas Corporate Park with an expansive lobby and skylight atrium



Building top signage opportunity with excellent freeway visibility



Exterior & interior renovations completed in 2018 totaling approximately \$7.8M



Direct access to 210 (Foothill) and 57 (Orange) Freeways



Abundance of restaurants and retailers within close proximity



Excellent labor pools, executive and affordable housing nearby



Surrounding universities include Azusa Pacific, Cal Poly Pomona, University of La Verne and The Claremont Colleges

98,505 SF
AVAILABILITY

\$2.30 MG
ASKING RATE

5/1,000 Free of charge
PARKING RATIO



Spacious Center Atrium



Newly Renovated Lobby Area



Work and Unwind in an Open Air Setting

PROPERTY DESCRIPTION



LAND SIZE

Approximately
 \pm 6.77 acres

CONSTRUCTION TYPE

Concrete tilt-up
with structural
steel beam
columns with
glue-laminated
beams

HVAC SYSTEM

Rooftop electric
package units
and a split system
consisting of two
large pad-mounted
condensers and two
air handling units

ELECTRICAL SYSTEM

3000-amp
277/480 volt
supply with a 600
amp meter and a
2500 amp meter

LIFE SAFETY/ FIRE PROTECTION

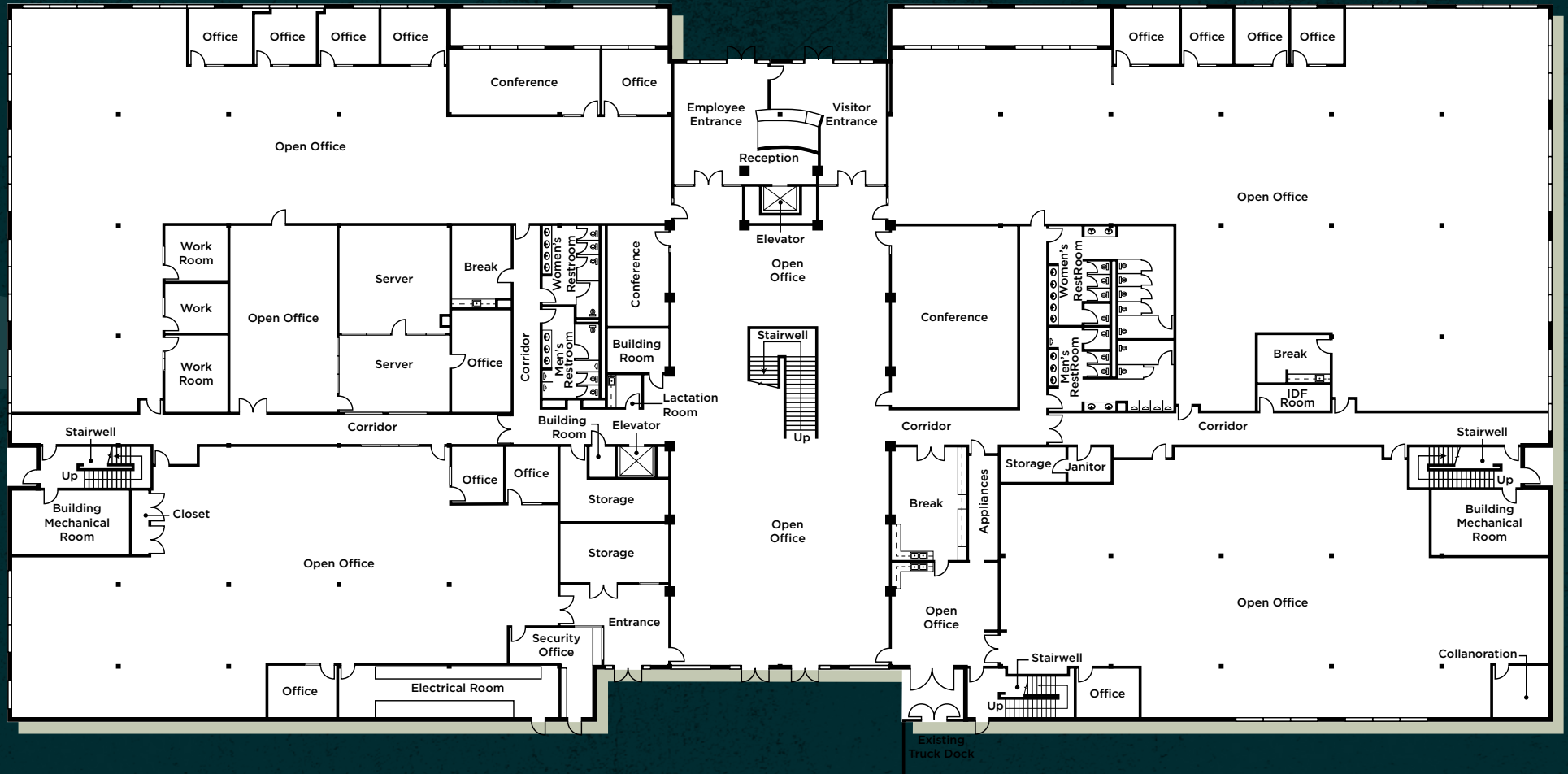
Wet-pipe
sprinkler system,
two main risers

ZONING

SP-18

Admin, professional,
medical, business offices,
institutional offices, R&D
lab, optical research,
pharmaceutical
research, TV
broadcasting/recording
studios, warehouses (as
an accessory function),
plus several more
approved uses

FIRST FLOOR



SECOND FLOOR



AREA MAP

INCREDIBLE ACCESS AND AMENITIES



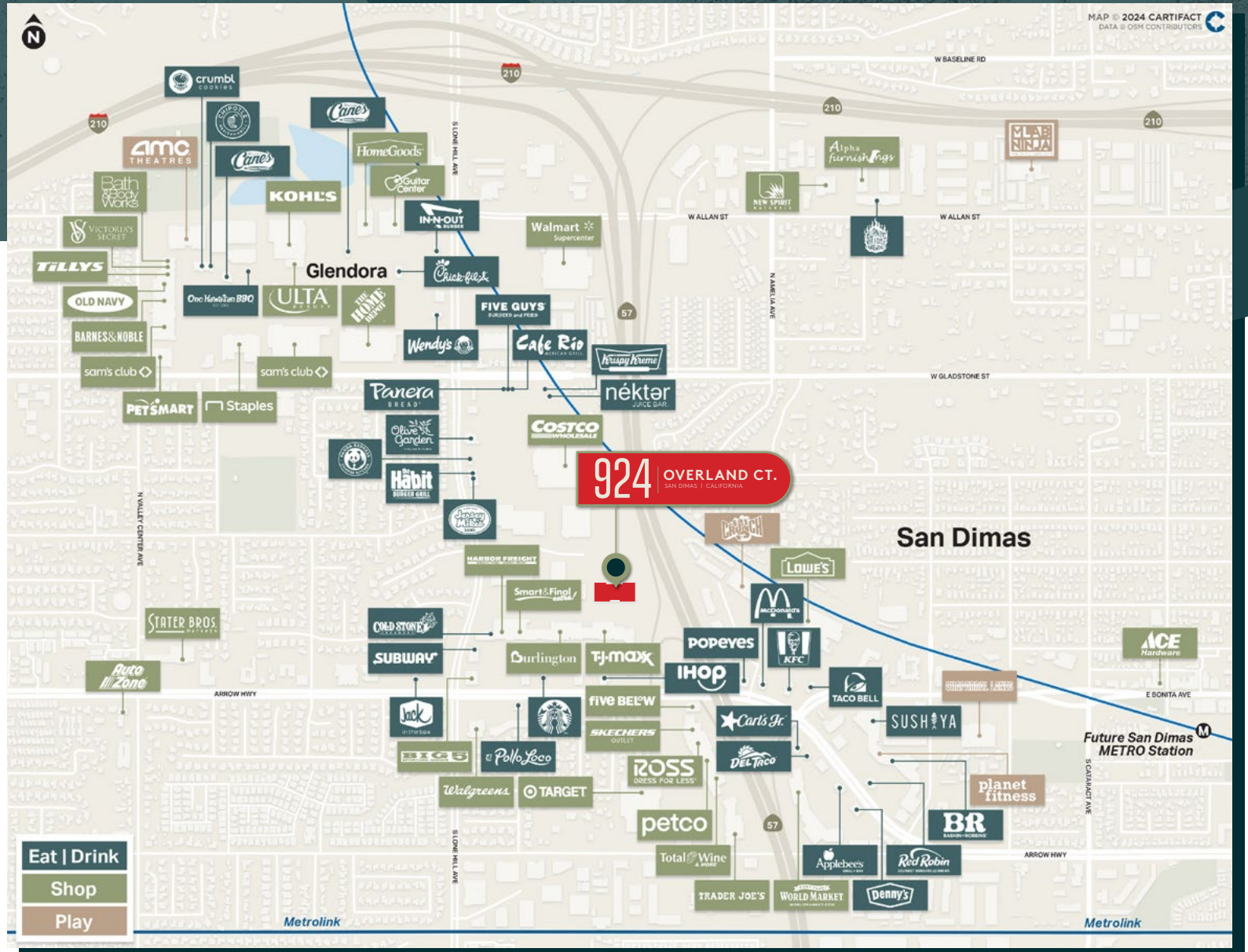
Located along the 210 and 57 Interchange offering immediate freeway accessibility.



Situated in the heart of the San Gabriel Valley, San Dimas enjoys a prime central location between the bustling metropolitan areas of San Bernardino, Orange, and Los Angeles Counties.



Surrounded by retail amenities, with abundant options for dining, shopping and entertainment.



SAN DIMAS MARKET

SAN DIMAS is a 15.4 mile suburb of Los Angeles, nestled along the San Gabriel Mountains and approximately 28 miles east of Downtown Los Angeles. Incorporated as a city in 1960, the city historically took its name from San Dimas Canyon in the San Gabriel Mountains above the northern section of present-day San Dimas. The Foothill (210) Freeway connects the city to Pasadena and the San Fernando Valley, with California State Route 57 connecting to Orange County and the coastal beaches.

MAJOR NEARBY ATTRACTIONS/ PLACES

FRANK G. BONELLI
REGIONAL PARK
RAGING WATERS
SAN DIMAS CANYON
GOLF COURSE
PUDDINGSTONE LAKE
WALNUT CREEK
WILDERNESS PARK

COLLEGE
EDUCATED
POPULATION
12,366

NUMBER OF
EMPLOYERS
OVER 1,200

AVERAGE
RESIDENTIAL
PROPERTY
VALUE:

\$915,692

AVERAGE
HOUSEHOLD INCOME
\$129,863

UNEMPLOYMENT
RATE
3.05%





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