

Office FOR LEASE

San Dimas Canyon Office Park

1200-1242 NORTH SAN DIMAS
CANYON ROAD, SAN DIMAS, CA

FOR LEASE



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DISCLAIMER

1200 NORTH SAN DIMAS CANYON ROAD



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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1200 NORTH SAN DIMAS CANYON ROAD



OFFERING SUMMARY

LEASE RATE:	1.85/SF MG
LEASE TERM:	Minimum 3 years
AVAILABLE UNIT 1230:	3,071 SF
AVAILABLE UNIT 1202:	1,274 SF
AVAILABLE SF:	approx: 1,274- 3,000 SF
YEAR BUILT:	
RENOVATED:	New Roof, Landscape and HVAC Systems
FLOORS:	1
PARKING:	59

Available Units

Unit 1230 is approximately 3,074 SF with multiple offices and new office carpet throughout.

Unit 1202 is approximately 1.274 SF for a small office user or a coffee shop.

KW Commercial presents an exceptional opportunity for your business expansion. Situated at a prominent signalized corner along Foothill Blvd in San Dimas, our professional office park offers unmatched visibility and convenience.

Property Highlights:

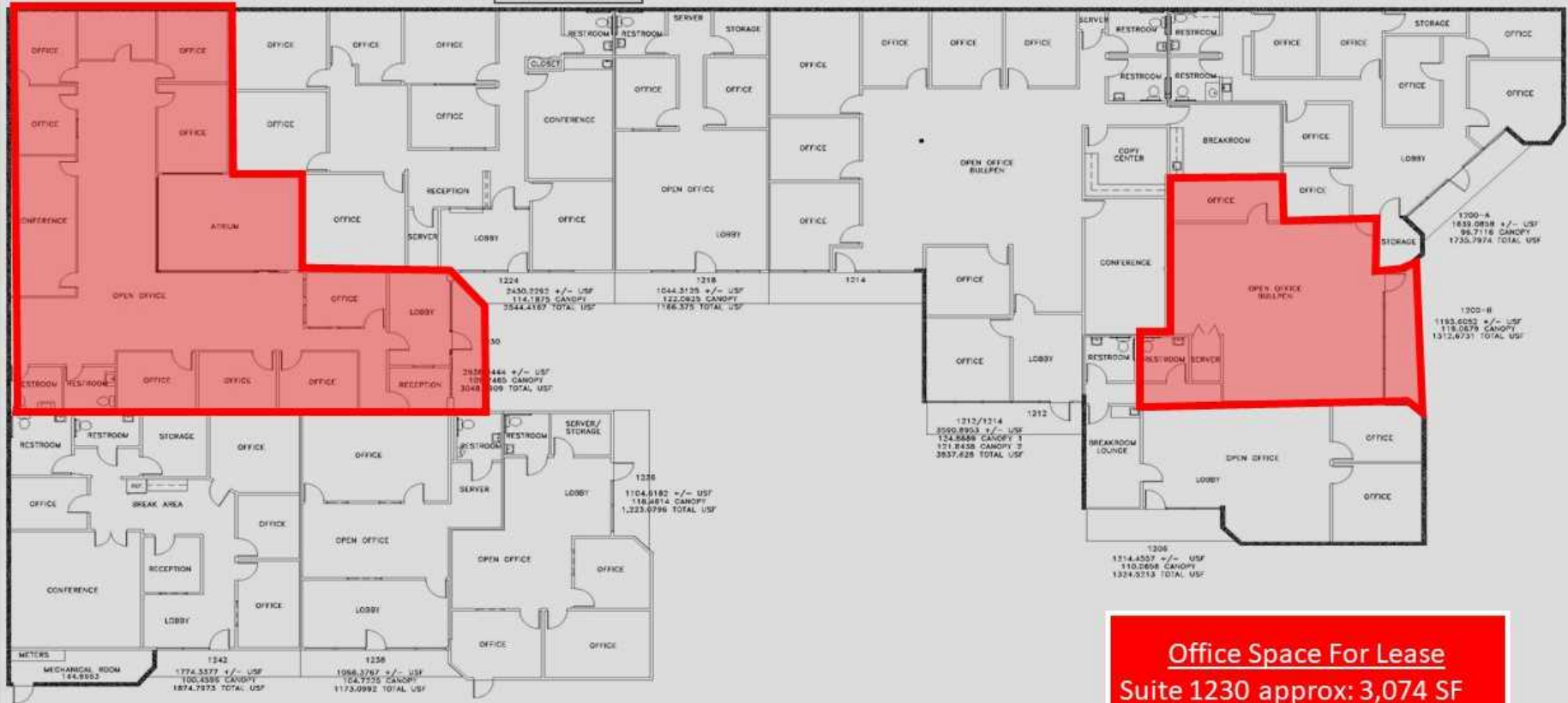
High Visibility: Located at a signalized corner on Foothill Blvd, your business will benefit from high visibility, ensuring that your brand and services are easily noticed by passersby.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Professional Business Park
- Professional Property Management
- Ample Parking
- Easy access to the 210 and 60 Fwy
- Proximity San Dimas Golf Course

FLOOR PLAN

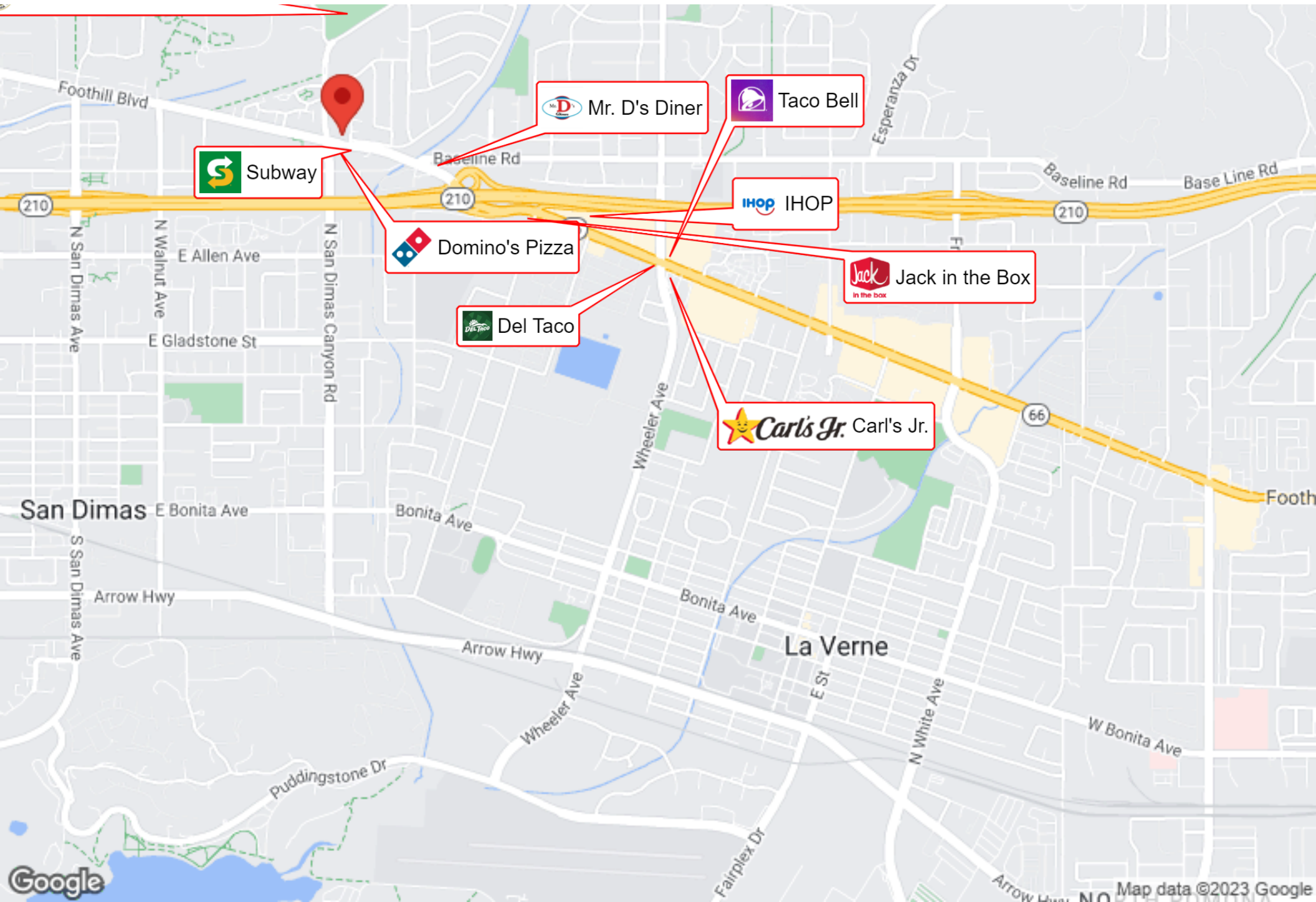
1200 NORTH SAN DIMAS CANYON ROAD



Office Space For Lease
Suite 1230 approx: 3,074 SF
Suite 1202 approx: 1,274

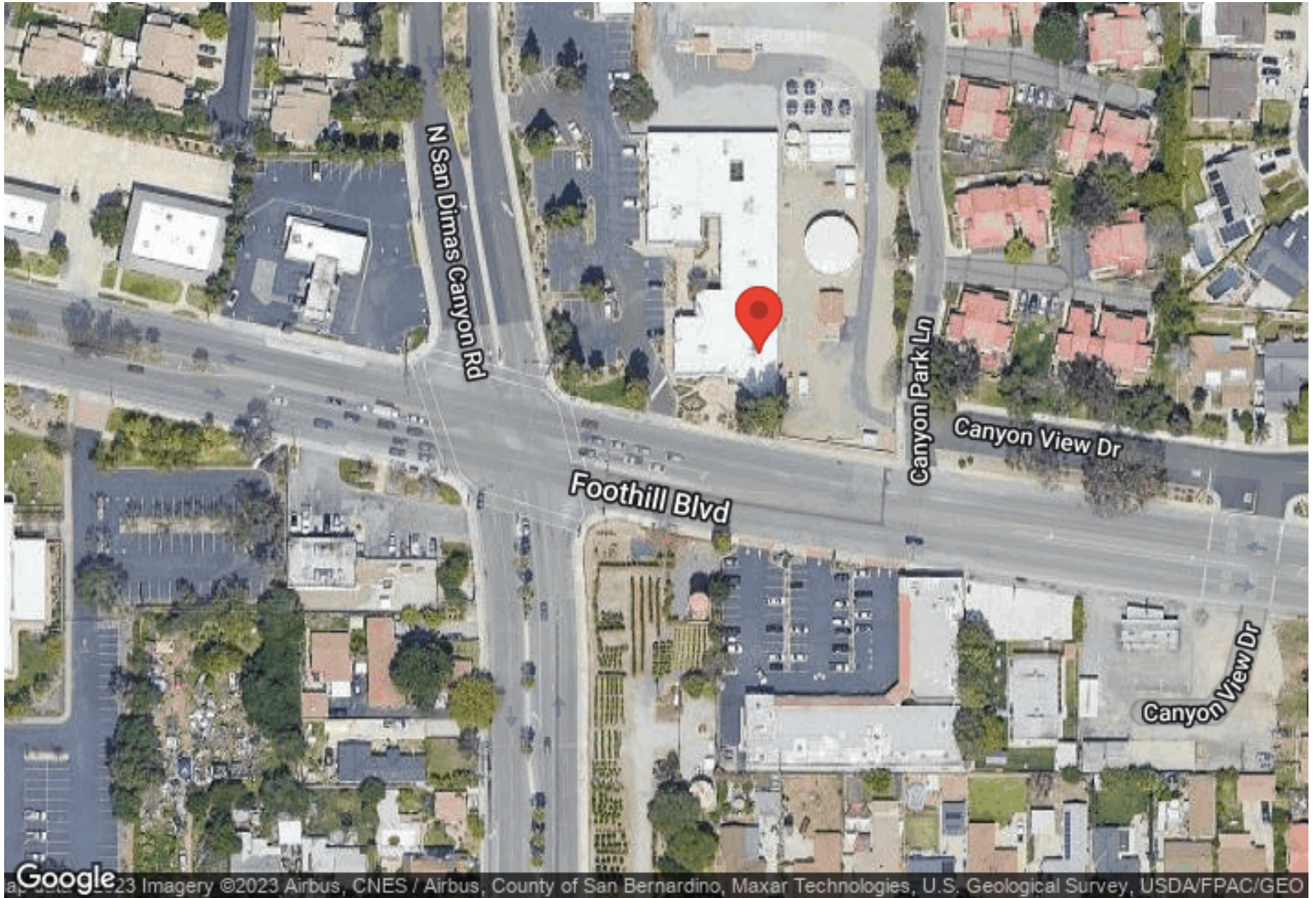
RETAIL MAP

1200 NORTH SAN DIMAS CANYON ROAD



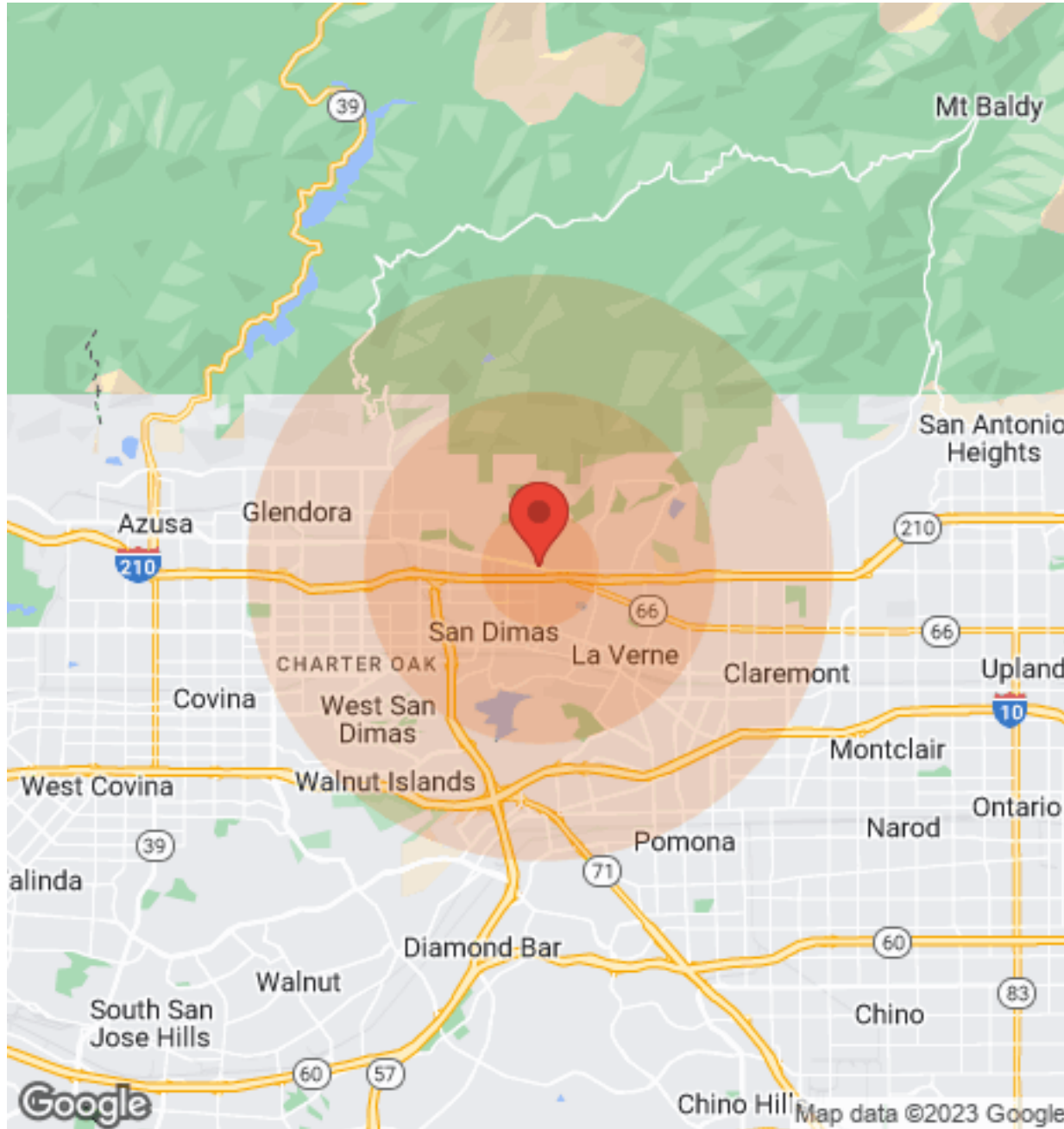
AERIAL MAP

1200 NORTH SAN DIMAS CANYON ROAD



DEMOGRAPHICS

1200 NORTH SAN DIMAS CANYON ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,965	36,131	116,907
Female	5,450	38,071	121,153
Total Population	10,415	74,202	238,060

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,837	13,034	44,695
Ages 15-24	1,266	9,353	32,234
Ages 25-54	3,879	28,539	95,238
Ages 55-64	1,437	9,745	29,084
Ages 65+	1,996	13,531	36,809

Race	1 Mile	3 Miles	5 Miles
White	8,322	56,571	158,476
Black	75	1,705	7,902
Am In/AK Nat	18	71	385
Hawaiian	N/A	12	41
Hispanic	3,604	24,254	107,179
Multi-Racial	2,690	21,466	105,128

Income	1 Mile	3 Miles	5 Miles
Median	\$75,060	\$75,066	\$70,116
< \$15,000	322	2,079	6,321
\$15,000-\$24,999	231	2,130	6,423
\$25,000-\$34,999	79	1,445	5,674
\$35,000-\$49,999	437	3,130	9,155
\$50,000-\$74,999	580	4,393	13,852
\$75,000-\$99,999	673	4,193	11,471
\$100,000-\$149,999	694	4,841	12,931
\$150,000-\$199,999	488	2,559	6,257
> \$200,000	138	1,680	4,498

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,041	29,898	84,434
Occupied	3,939	28,766	80,963
Owner Occupied	3,054	20,824	55,026
Renter Occupied	885	7,942	25,937
Vacant	102	1,132	3,471