

OFFERING MEMORANDUM

DURBIN OFFICE INVESTMENT | 3810 Durbin Street, Irwindale, CA 91706



Coldwell Banker Commercial George Realty

660 West Huntington Drive

Arcadia, CA 91007

License 01121690

Exclusively Listed By:

Aldon Lai

Vice President

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Offering Summary

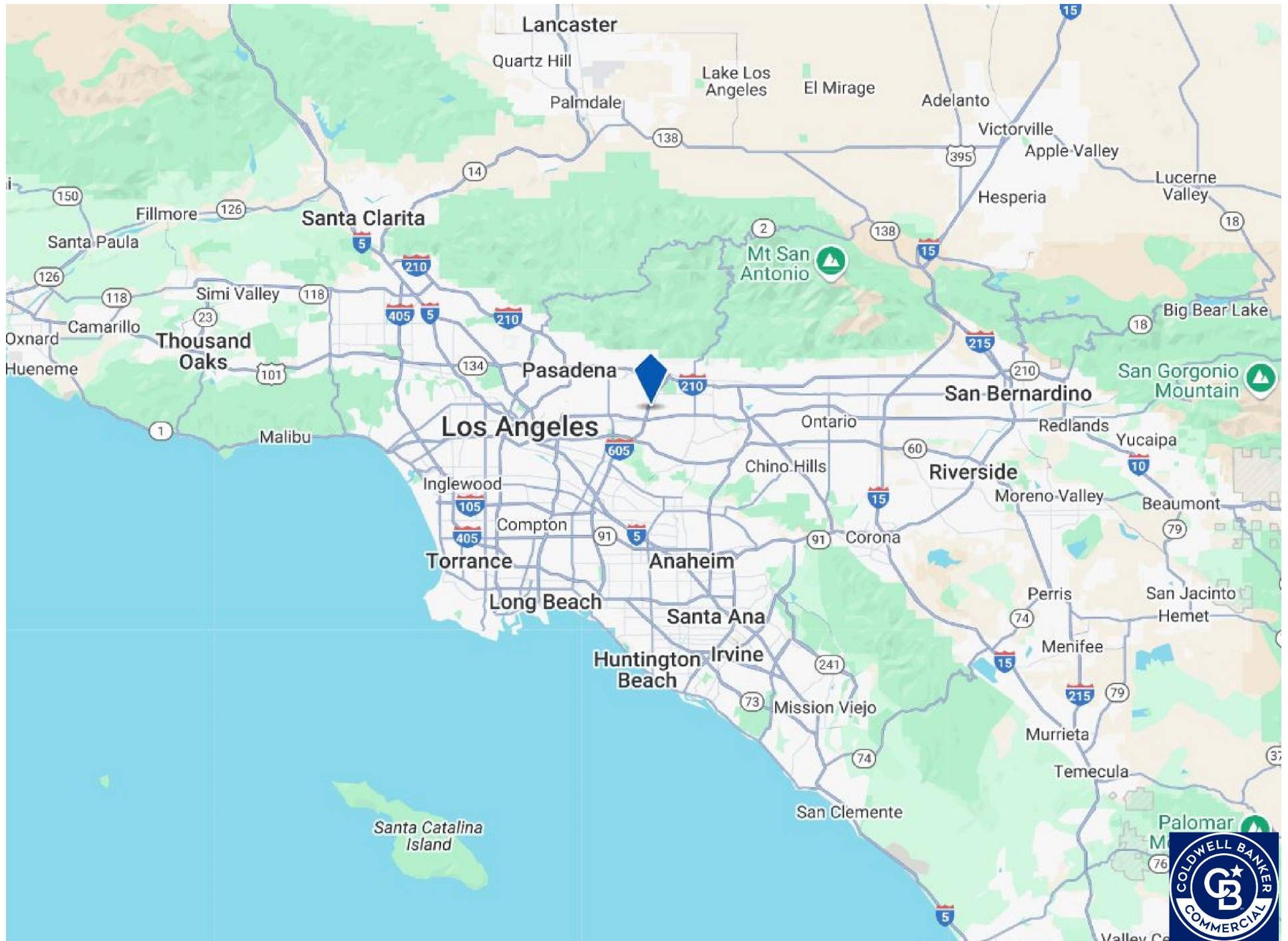
Price	\$15,000,000
Building Size	29,400 SF
Land Area	74,531 SF
Year Built	1989
Zoning	Industrial M2, Motion Picture, Radio and Television

Coldwell Banker Commercial George Realty is proud to present a one-of-a-kind opportunity for an owner-occupied buyer or seasoned investor to purchase the Durbin Office Investment at 3810 Durbin Street in the city of Irwindale.

This standalone office building prides itself with a spacious and contemporary design. 3810 Durbin features two floors with each floor consisting of 14,700 square feet with an aggregate total of 29,400 square feet of usable space. The property is situated on a generous 74,532 square foot lot with 80 striped parking spaces to accommodate employees and visitors. 3810 Durbin was constructed in 1989 and features 10 foot high unfinished ceilings, along with expansive glass windows that flood the interior with natural light and also offering scenic views from the north facing office spaces. This thoughtfully designed layout includes a beautiful conference room, one elevator service, and a variety of professional office spaces to suit diverse business needs. For added security, the property is gated and includes security guards and surveillance cameras.

3810 Durbin is conveniently located with excellent access to major freeways, including the 10, 60, 210, and 605. Commuters will have easy access to all of the San Gabriel Valley. Within in close proximity, business owners and its employees will find a multitude of shopping and dining establishments to enjoy after work hours. 3810 Durbin is an exceptional opportunity for businesses seeking a well-located and functional office building.





Property Details

Address

3810 Durbin Street
Irwindale, California 91706

Assessor Parcel Number

8546-031-072

Zoning

Industrial M2, Radio and Television, Motion Picture

Building Square Footage

29,400 SF

Land Area

74,531

Square Feet

1.71

Acres

Year Built

1989

Number of Floors

2

Number of Building(s)

Single

Floor Area Ratio

0.40

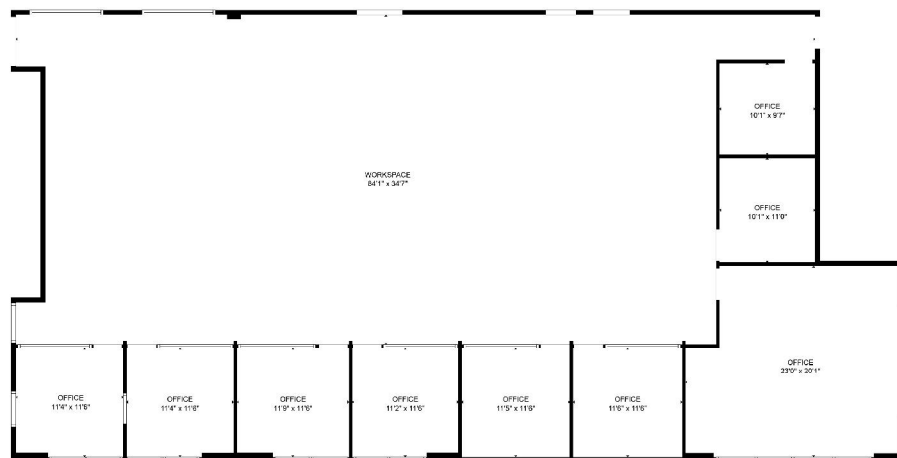
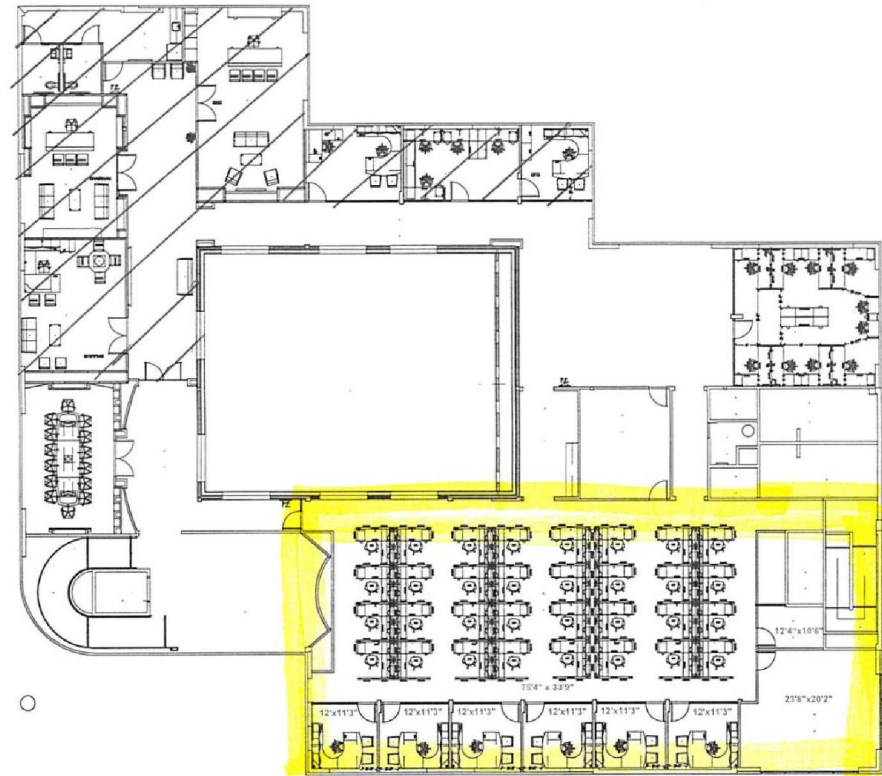
Parking

80 Striped





First Floor
14,700 SF



Second Floor
14,700 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Assessor Parcel Number: 8546-031-072

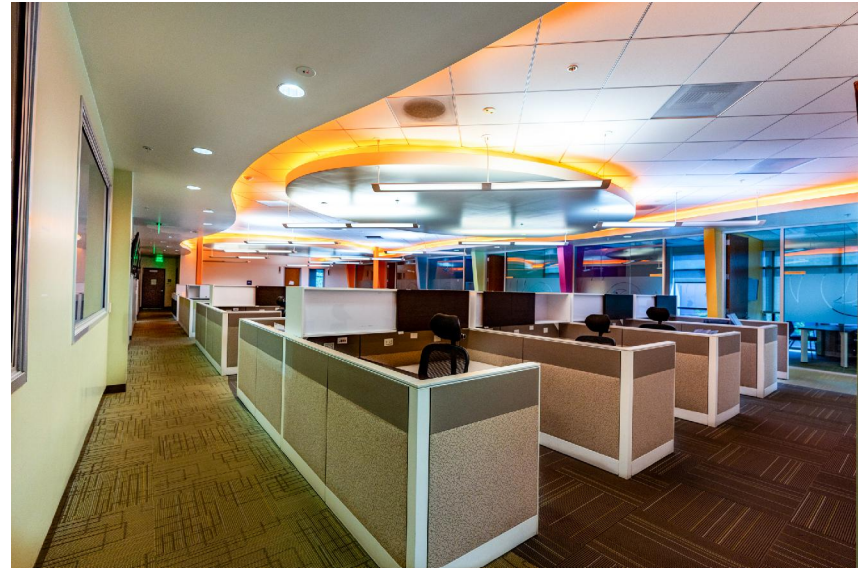
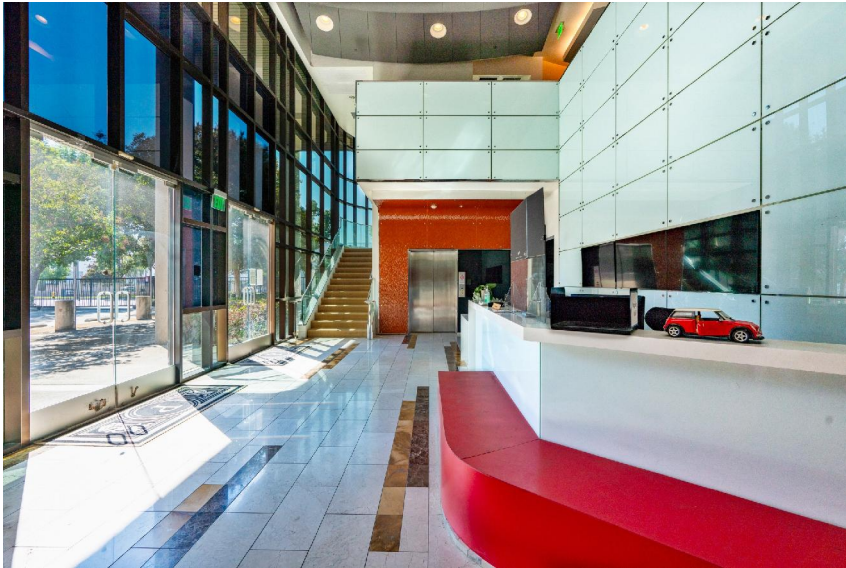
Legal Description Details Lot Number: 11 Brief Description: P M 184-83-91 LOT 13 AND POR OF LOTS 11 AND 14





Exterior Photos





Interior Photos



DOING BUSINESS IN SAN GABRIEL VALLEY

- The 31 cities and five large unincorporated communities of the San Gabriel Valley cover an area of 400 square miles with almost 1.8 million residents. This dynamic region offers a variety of lifestyles and business opportunities.
- From the smaller foothill communities and historic places such as the City of San Gabriel with its centuries old mission, to its bigger cities such as Pasadena – the San Gabriel Valley offers some of the best of Southern California.
- In a great example of L.A. County's diversity, unincorporated Altadena has wonderful ethnic diversity, with residents ranging from rocket scientists and entertainment industry professionals to trade workers and horse-riding enthusiasts.
- The San Gabriel Valley is home to leading educational institutions including the California Institute of Technology (Caltech) and California State Polytechnic University, Pomona (Cal Poly). The list also includes the University of La Verne, Azusa Pacific University, the Claremont Colleges, Art Center College of Design, and three outstanding community colleges.
- Leading research facilities include NASA's Jet Propulsion Laboratory and the City of Hope Medical Center. Cultural icons such as the Rose Bowl and its annual New Year's celebration in Pasadena, the Huntington Library and Gardens in San Marino, Arcadia's Arboretum, and La Cañada's Descanso Gardens are also located in the San Gabriel Valley.
- Many popular sports and entertainment complexes are found in the San Gabriel Valley including Arcadia's Santa Anita Park (horse racing), the Fairplex in Pomona, and the Speedway at Irwindale.
- These outstanding assets have attracted top executives, dedicated professionals, adventurous entrepreneurs, and a strong workforce who are ready to contribute to the growth of the local economy.



About Irwindale

Quick Facts

- The City of Irwindale, also known as "Jardin de Roca," Spanish for "Garden of Rocks."
- The city was founded in 1860 and incorporated in 1957.
- Irwindale has enjoyed progressive growth, guided by a unique vision distinguishing it as a city that takes pride in its close-knit and family-oriented community environment.
- Irwindale is located in the heart of the San Gabriel Valley, and just 20 miles east of Downtown Los Angeles. Irwindale is a small, thriving business community in the midst of one of the world's most productive regions.
- We are home to over 700 businesses, including major satellite offices and headquarters for some of the most well-known companies in the nation, including Ready Pac Produce, MillerCoors, and Charter Communications.

Changing Times

Irwindale is undergoing a renaissance, transitioning from a mining-oriented community to a manufacturing and high-tech-based, modern suburban city. This is clearly demonstrated by the completion of the Irwindale Business Center and the arrival of such companies as Charter Communications, LA Times, Iron Mountain, and Superior Communications, to name a few.

While the sand and gravel industry remains a moving force in the city's economy, (including such companies as United Rock, Hanson Aggregates, Vulcan and Robertson's Ready Mix) other long-standing successful businesses like Miller Brewing Company, Ready Pac Produce, Davis Wire, Nu-Way Industries, the Irwindale Speedway, Pepsi, Sparkletts, Jacmar Food Service, and Hallet Boats reflect the fact that the city has attracted and retained business and commercial activities of a very dynamic and diverse nature. A clear sign that Irwindale is a place to invest and grow.

Development

One significant improvement to the city was a major face-lift to one of our main thoroughfares; the redesign and beautification of the Irwindale Avenue / Arrow Highway intersection located in the heart of Irwindale. New medians with landscaping and color-stamped brick pedestrian crosswalks were added, and decorative new street lights completed the transformation. We will continue to move towards beautification of the city to improve the quality of life for residents and businesses alike.

Commitment

Our commitment is to provide our residential and business community with a safe, beautiful, economically vibrant community through responsible leadership, sound fiscal management, superlative customer service, dedication, teamwork, and integrity.

Mission Statement

To provide excellent public service and responsible leadership with honor and integrity for the comfort, safety, and convenience of the citizens, customers, and businesses seeking services from the City of Irwindale.



About LA County

20 Reasons to Locate Your Business in Los Angeles County*

1. Large Market The area is a large market in its own right, and it is still growing. There are 18.5 million residents in the five-county area, and 10.4 million in Los Angeles County. The population increases between 2000 and 2009 were 2.1 million and 817,350, respectively. Census Bureau projections to 2025 indicate significant additional growth. In addition, there is quick access to markets in San Diego and Northern California, as well as Arizona and Nevada.

2. Large, Well-Trained Workforce The labor force in the 5-county area numbers more than 8.8 million, and a significant percentage has a bachelor's degree or more. If your business has special training needs, the Workforce Investment Boards, community colleges, or the State Employment Training Panel can literally train workers to your order.

3. Excellent Access to National & International Markets There are six commercial airports in the area, three seaports plus the freeways and service by two rail carriers. The ports of Los Angeles and Long Beach are numbers one and two in the nation in terms of container traffic handled, while LAX ranks 12th among the airports of the world in cargo traffic handled. 62 scheduled and 5 chartered airlines serve the latter, of which 44 are international carriers.

4. A Leader in International Trade Activities In 2008, two-way trade flows through the Los Angeles Customs District totaled \$356.1 billion. This total is for goods only, and does not include services (such as engineering and motion pictures). The Los Angeles – Long Beach port complex is #1 in the nation in both cargo tonnage and containers handled.

5. Large, Well-Established International Trade Business Support Infrastructure These organizations provide networking and advice. Unique entities such as The Foreign Trade Association and the World Trade Center Association Los Angeles-Long Beach make getting involved in international trade or finding trade leads much easier.

6. Diversified Economic Base Most people think of Los Angeles as the “three-legged” economy – aerospace, movies, and tourism. The reality is there are 15 significant industry clusters in the County, with new ones in the process of emerging. (Most of these industries sell goods or services to people outside the area, thus bringing “new” money into the local economy.*) For a multi-earner household, all members can find good jobs.

7. A Leader in the Design and Production of Technology The area is “technology-rich,” with Lockheed Martin's famed “Skunk Works,” Boeing's multiple operations including space, military aircraft and satellite production, Northrop Grumman's R&D activities and the Jet Propulsion Lab. Moreover, more than 33,300 people work in computer systems design and software publishing activities.



Continued

8. A Major Force in Apparel Design and Manufacturing Over 105,000 people are at work in apparel design, manufacturing and wholesaling activities. Los Angeles County is #1 in the nation in apparel manufacturing employment, and is a leading source of junior and contemporary fashion. Orange County has 14,300 people working in the apparel industry. People in the industry will tell you that New York often looks to Europe for fashion ideas, and Europe looks to Los Angeles.

9. A Major Cultural Center Los Angeles has a significant base in the fine and performing arts, with such flagships as the Getty Center and the Getty Villa, the Huntington Library and Gardens, the Los Angeles County Museum of Art, Los Angeles Philharmonic Orchestra, the Museum of Contemporary Art, and the Norton Simon Museum, to name a few. There are also numerous performance locations, including the Music Center in downtown Los Angeles, the Disney Concert Hall, the famous Hollywood Bowl, and the Nokia Theatre.

10. A Leading Design Center In addition to apparel design, Los Angeles is also a center for the design of autos, furniture and home furnishings items, and toys. Because of the Art Center College of Design in Pasadena, almost every major auto company has a design studio in the area.

11. A Major Center for Higher Education There are 154 campuses of higher education in L.A. County. This count includes one U.C. campus, five campuses of the California State University system, and private institutions like Caltech, the Claremont Colleges, Occidental College, and the University of Southern California. Caltech, UCLA, and USC are major research universities. Among the 154 campuses, 33 are community colleges, which offer an array of programs, including computer assisted design and manufacturing, computer animation, apparel design and culinary arts. In addition, there are specialized institutions such as the Art Center College of Design, The Colburn School (of music), Otis College of Art & Design, and the California Institute of the Arts.

12. A Major Force in the Entertainment Industry The motion picture/TV production industry employs over 249,000 people, and generates receipts of \$57 billion. The music industry is well known, plus the concert business, but information for these two industries is harder to track. Today, the entertainment sector definitely includes video game producers.

13. A Leader in Engineering Design According to the latest roster of top design firms published by Engineering News Record, four of the top ten design firms in the U.S. are located in Los Angeles County. These are supported by 9 engineering schools.

14. A Leader in Environmental Technology Be it remediation activities, prevention of pollution, water quality expertise, or alternate fuel vehicle technology, Los Angeles has a significant and growing base, with the engineering firms providing a diverse array of expertise.

15. A Leader in Health Services Training, education and research are supported by four medical schools, three dental schools, and specialized treatment facilities such as the Doheny Eye Clinic at USC, the House Ear Institute, and the Stein Eye Clinic at UCLA. Also, the City of Hope in Duarte carries out advanced cancer treatment and research.



Continued

16. A Leading Tourist Destination In 2008, 25.9 million overnight visitors came to Los Angeles and spent \$14.2 billion. The area is home to four of the nation's top theme parks, and is the location of the "real" Hollywood, which is in the midst of a major renaissance. Many of the major tourist destinations are linked by rail and bus transit.

17. A Transportation Leader Of course, there are all the freeways, which are being constantly upgraded, including the addition of car pool lanes. It's no surprise that L.A. is a leader in "intelligent highways" technology. Toll roads, rail commuter service, subway and light rail are in operation. Currently, over 300 miles of rail transit service are available, with more on the way.

18. A Good Environment for Entrepreneurs Los Angeles has a superb support infrastructure for entrepreneurs, which includes entrepreneurial training programs at both UCLA and USC, and a well-developed network of small business development centers. LARTA (Los Angeles Regional Technology Alliance) provides support for a variety of small technology-related firms, as does the Southern California Bio-Medical Council.

19. Competitive Cost Structure While it is a major urban area, Los Angeles is surprisingly competitive cost-wise. For example, the 2008 survey from the American Chamber of Commerce Researchers Association (ACCRA) indicates that Los Angeles was tenth in the nation in cost for a professional management lifestyle, after New York, San Francisco, and Orange County.

20. The Weather and Geography This is an easy one. With a mean temperature in January of 58.3 degrees and in July of 74.5 degrees, along with an annual rainfall of 14.8 inches and 329 days of sunshine, what could be better? And the combination of beaches, deserts, valleys, and mountains is one you will not find anywhere else.

** Credit. Los Angeles County Economic Development Corporation The Kyser Center for Economic Research.*

