

14614 - 14622 Dalewood St

BALDWIN PARK, CA 91706

Premier Freeway-Adjacent Development Opportunity 2.02 Acre Covered Land Play For Sale or Ground Lease

MAURICIO OLAIZ

626.240.2773

molaiz@lee-associates.com

License ID: 02073450

JOHN BERGER

626.240.2779

jberger@lee-associates.com

License ID: 01799514

GUILLERMO OLAIZ

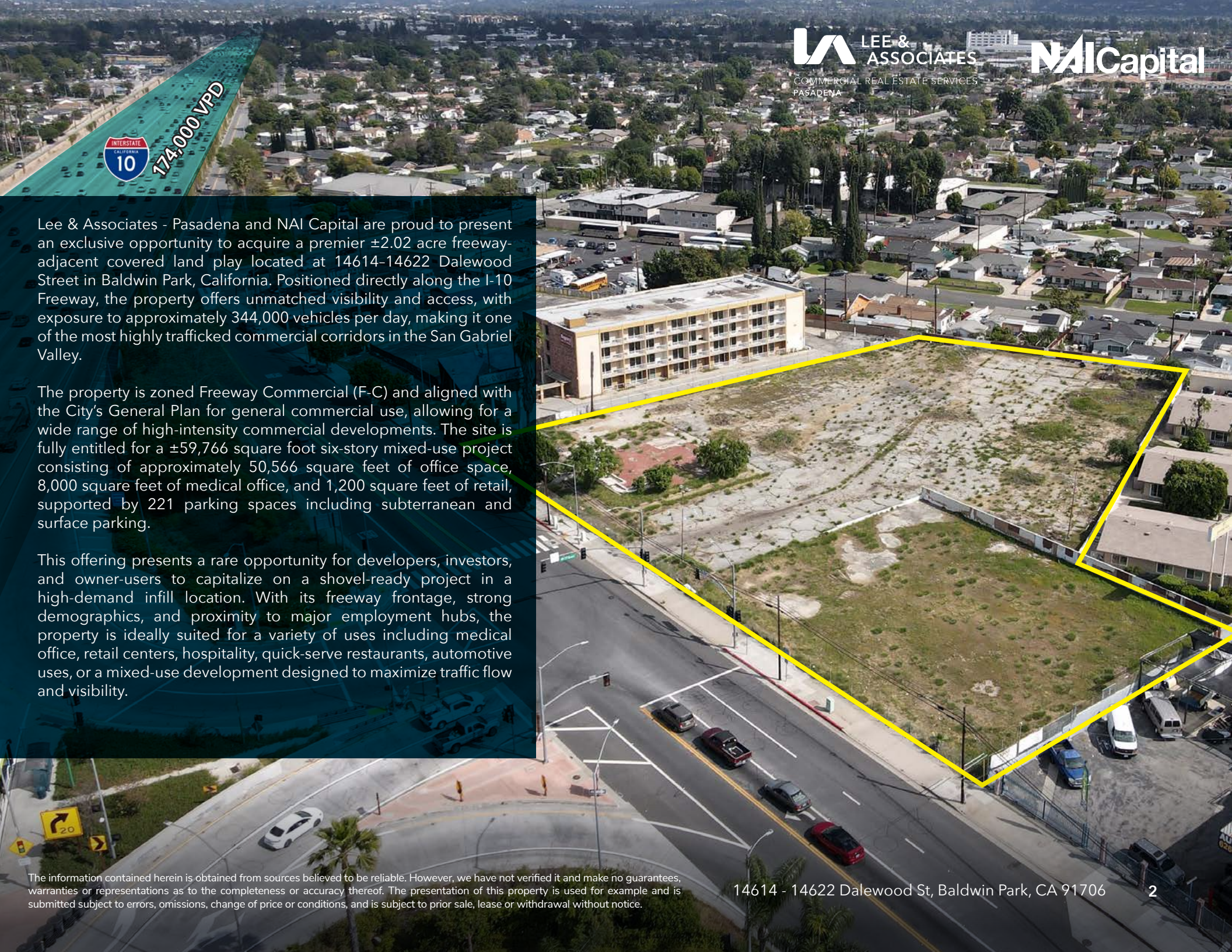
626.945.0305

golaiz@naicapital.com

License ID: 01778986

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

 **NAI Capital**



Lee & Associates - Pasadena and NAI Capital are proud to present an exclusive opportunity to acquire a premier ± 2.02 acre freeway-adjacent covered land play located at 14614-14622 Dalewood Street in Baldwin Park, California. Positioned directly along the I-10 Freeway, the property offers unmatched visibility and access, with exposure to approximately 344,000 vehicles per day, making it one of the most highly trafficked commercial corridors in the San Gabriel Valley.

The property is zoned Freeway Commercial (F-C) and aligned with the City's General Plan for general commercial use, allowing for a wide range of high-intensity commercial developments. The site is fully entitled for a $\pm 59,766$ square foot six-story mixed-use project consisting of approximately 50,566 square feet of office space, 8,000 square feet of medical office, and 1,200 square feet of retail, supported by 221 parking spaces including subterranean and surface parking.

This offering presents a rare opportunity for developers, investors, and owner-users to capitalize on a shovel-ready project in a high-demand infill location. With its freeway frontage, strong demographics, and proximity to major employment hubs, the property is ideally suited for a variety of uses including medical office, retail centers, hospitality, quick-serve restaurants, automotive uses, or a mixed-use development designed to maximize traffic flow and visibility.

Asking Price \$8,999,999
Ground Lease Rate Negotiable
Price per SF \$101.98
Lot Size ±88,252 SF
Zoning F-C (Freeway Commercial)
APN 8463-001-007, 8463-001-013

Property Highlights

- ±2.02 Acre freeway-adjacent site with exceptional visibility along the I-10 Freeway
- Approx. 344,000 vehicles per day exposure (AADT)
- Zoned Freeway Commercial (F-C) allowing a wide range of commercial uses
- Entitled for ±59,766 SF six-story mixed-use project (office, medical, retail)
- Planned parking for 221 stalls including subterranean and surface parking
- Strong regional access serving San Gabriel Valley and Inland Empire commuters
- Ideal for retail, medical office, hospitality, QSR, automotive, or mixed-use development
- Located near major employers including Kaiser Permanente





Property Highlights

The subject property is located in the heart of the San Gabriel Valley along a major east-west corridor with direct adjacency to the I-10 Freeway. The site benefits from exceptional accessibility and visibility, capturing commuter traffic between the Inland Empire and Greater Los Angeles. Surrounded by dense population centers including Baldwin Park, West Covina, and the City of Industry, the location provides strong demand drivers for commercial development.



INTERSTATE CALIFORNIA 10 174,000 VPD

DALEWOOD ST



AREA OVERVIEW

Area Summary

The property is situated within a dense and growing San Gabriel Valley trade area, supported by strong regional connectivity and proximity to major employment centers. The surrounding area includes a mix of residential neighborhoods and commercial developments, providing a built-in consumer base and sustained demand for retail, medical, and service-oriented uses.

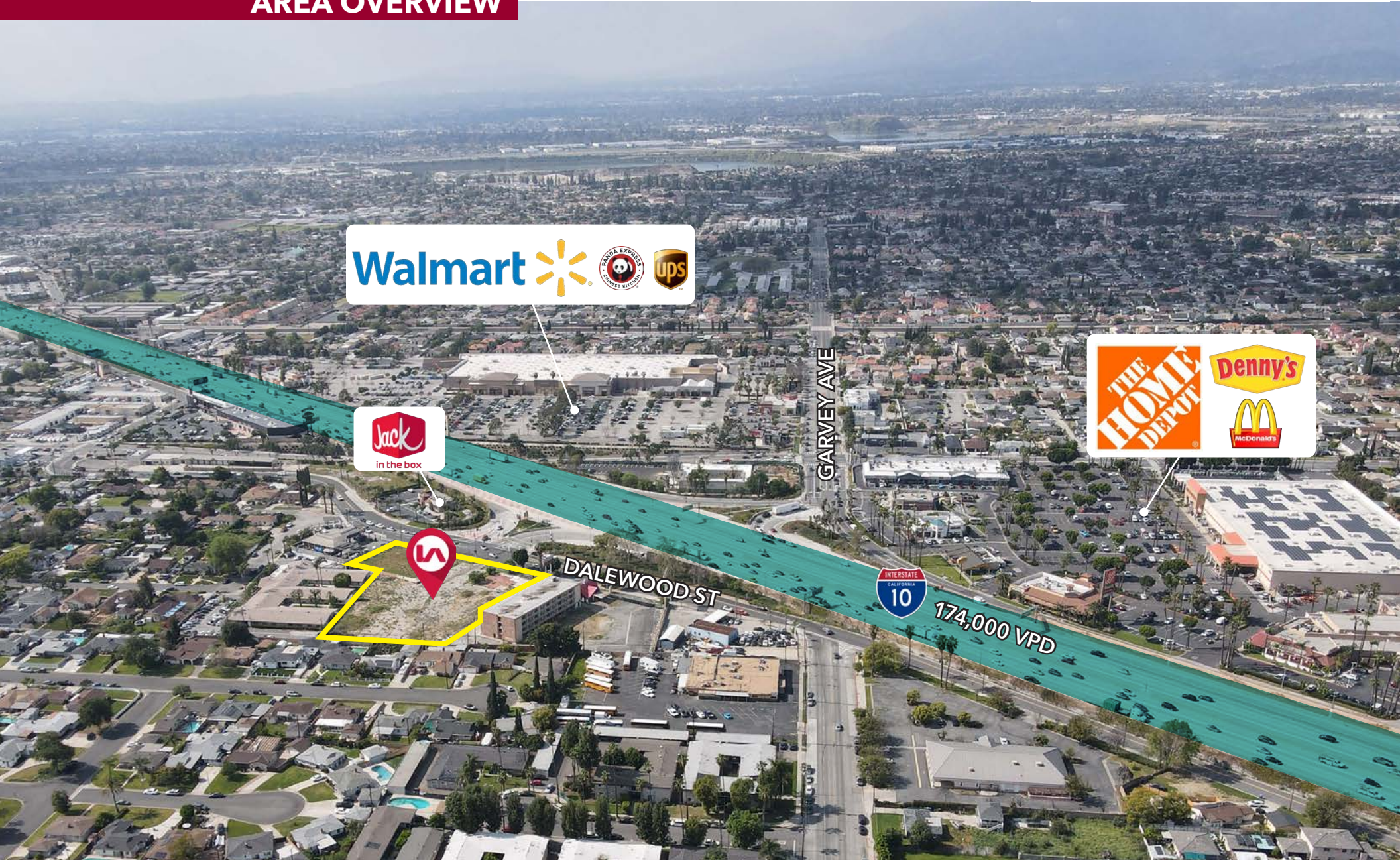


174,000 VPD
INTERSTATE CALIFORNIA 10

DALEWOOD ST



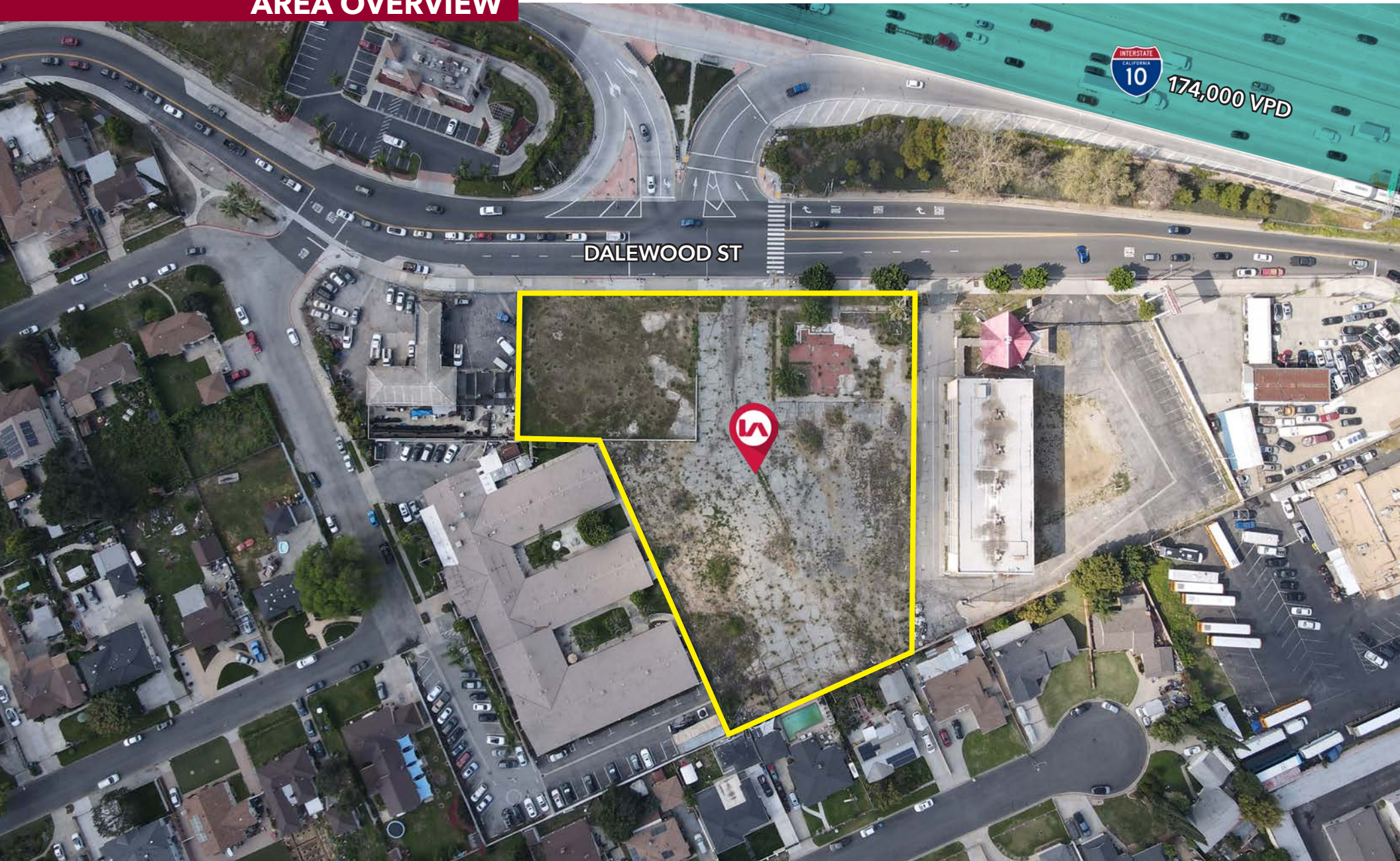
AREA OVERVIEW



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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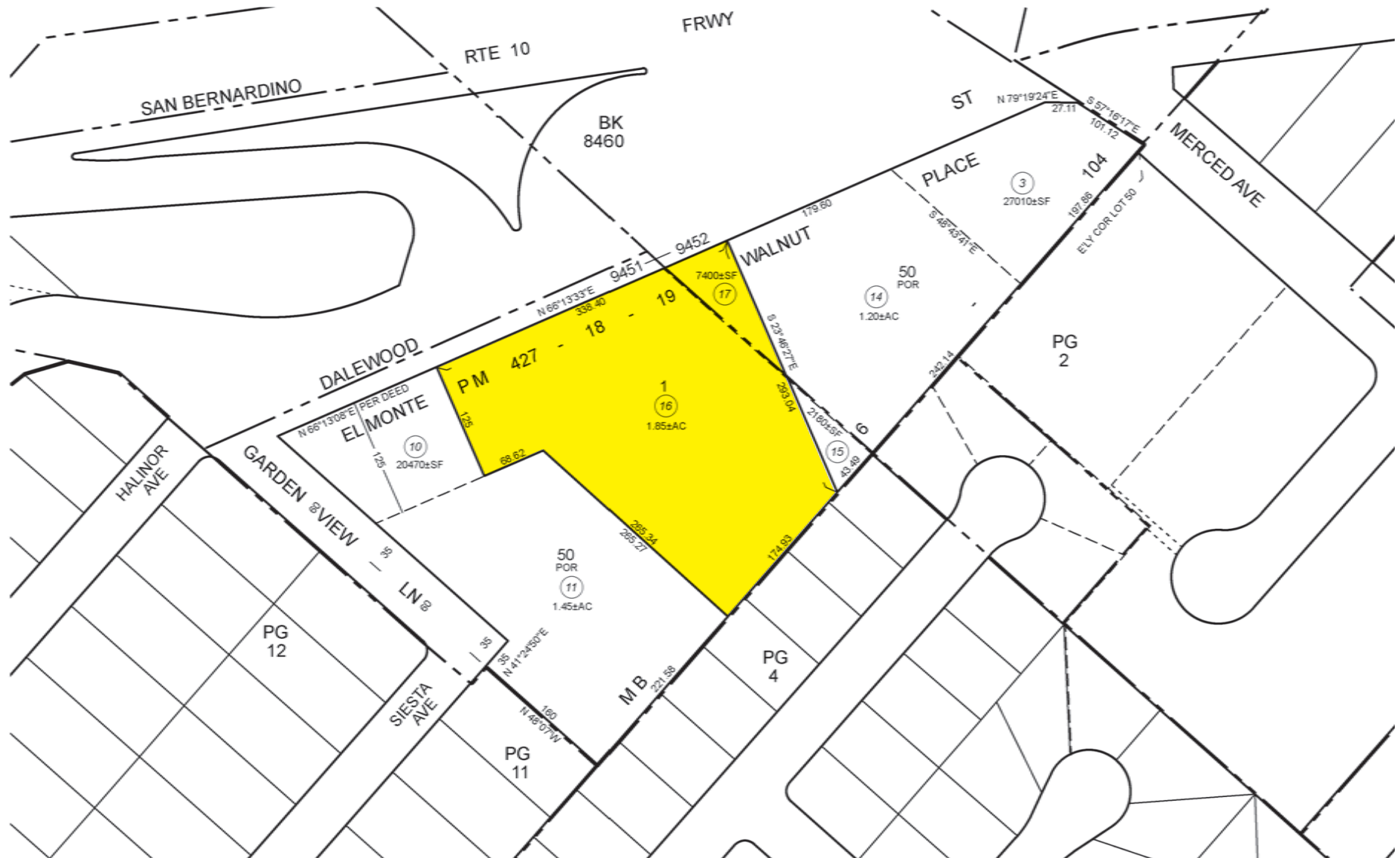
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PARCEL MAP



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THE ENTITLEMENTS

**Rendering*

The Entitlement consists of approximately 59,766 square feet (sf) of commercial uses, including office, medical-office, and retail uses, on an approximately 88,235 sf lot.

The proposed structure would be six stories in height and would include approximately 50,566 sf of general office space, 8,000 sf of medical-office space, and 1,200 sf of retail space. In addition, the proposed project would provide a total of 221 parking spaces, including one level of subterranean parking with 21 vehicle parking stalls and a surface parking lot with 200 vehicle parking stalls.



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EXTERIOR PHOTOS



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MAURICIO OLAIZ

O 626.535.9888
D 626.240.2773
F 626.410.6705

molaiz@lee-associates.com
lee-associates.com
1055 E. Colorado Blvd.
Suite 330
Pasadena, CA 91106
License ID: 02073450

JOHN BERGER

O 626.535.9888
D 626.240.2779
F 626.410.6705

jberger@lee-associates.com
lee-associates.com
1055 E. Colorado Blvd.
Suite 330
Pasadena, CA 91106
License ID: 01799514

GUILLERMO OLAIZ

O 626.204.1531
C 626.945.0305

golaiz@naicapital.com
naicapital.com
225 South Lake Ave
Suite M270
Pasadena, CA 91101
License ID: 01778986

