

DEVELOPMENT SITE | HEART OF IRWINDALE | 1 PARCEL

NEW SALE PRICE: \$4,475,000.00 (\$70.34/SF)

15633
ARROW
HWY
IRWINDALE | CA

INDUSTRIAL/COMMERCIAL
±5,250 SF ON SITUATED ON
±1.46 ACRES (±63,620 SF)



SIGNALIZED CORNER

FOR MORE INFORMATION,
PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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ZONING M2



6.23 / 1,000 SF
PARKING RATIO



PARCEL #
8619-001-024



CLOSE PROXIMITY TO
210 & 605



PAVED/FENCED
YARD



STREET
FRONTAGE

- Four (4) metal structures of approximately ±5,250 SF used as service bays, storage, fabrication areas
- Signalized NWC location
- ±197 Feet Frontage on Arrow Hwy.
- Fast Food or Restaurant Development upon City approval
- Rare "In-Fill" Redevelopment Site
- 605/210 Freeway Access
- Note: Buyer will need to confirm with City possible "setback" requirements for 4th St. based on use and proposed site plan.
- Private Corner Location-Industrial (M2)/Commercial uses possible.
- "No" Environmental Concerns (Buyer to Verify)
- High Traffic Location, main thoroughfare
- New Sale Price: \$4,475,000.00 (\$70.34/sf)
- APN: 8619-001-024

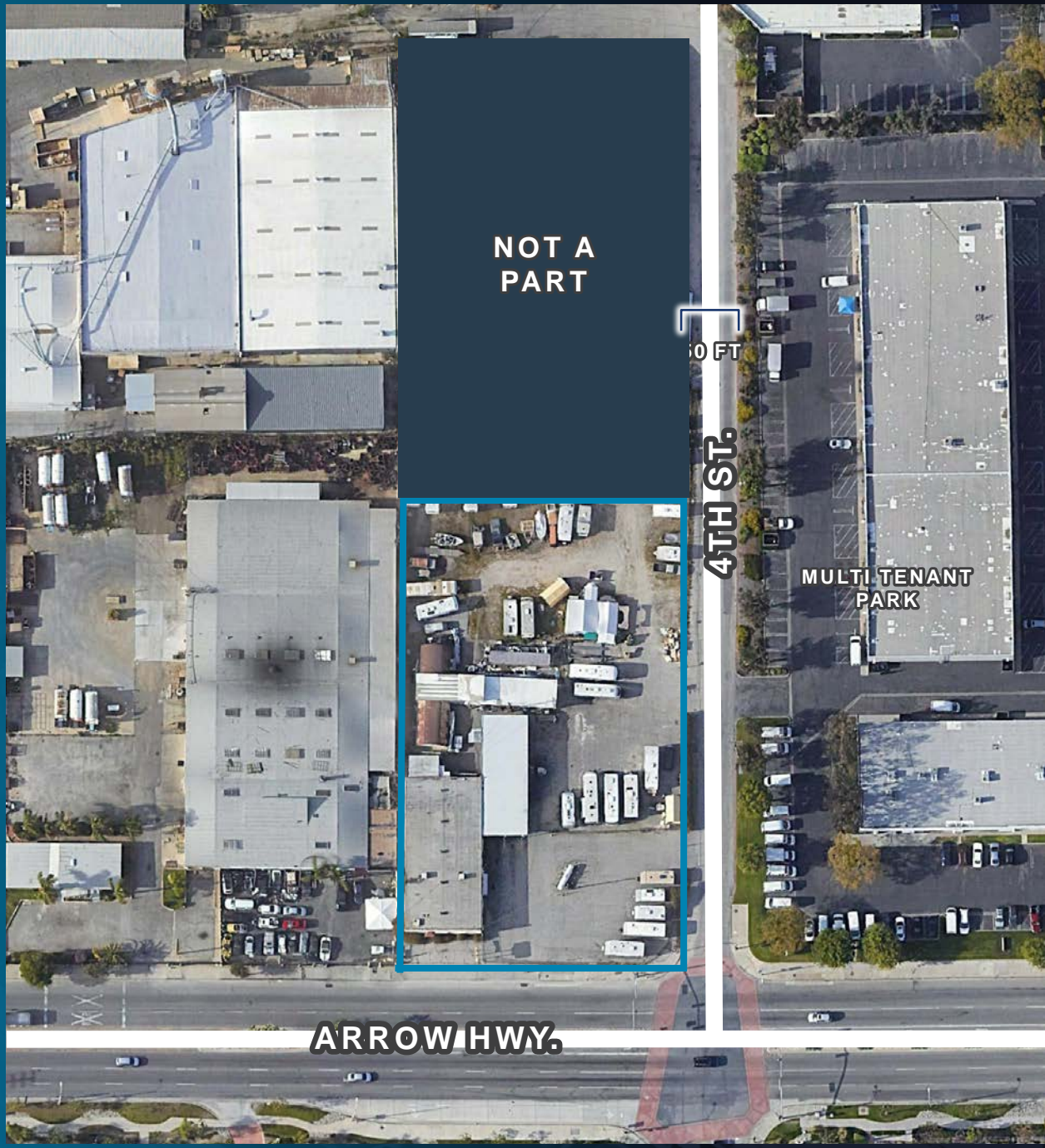
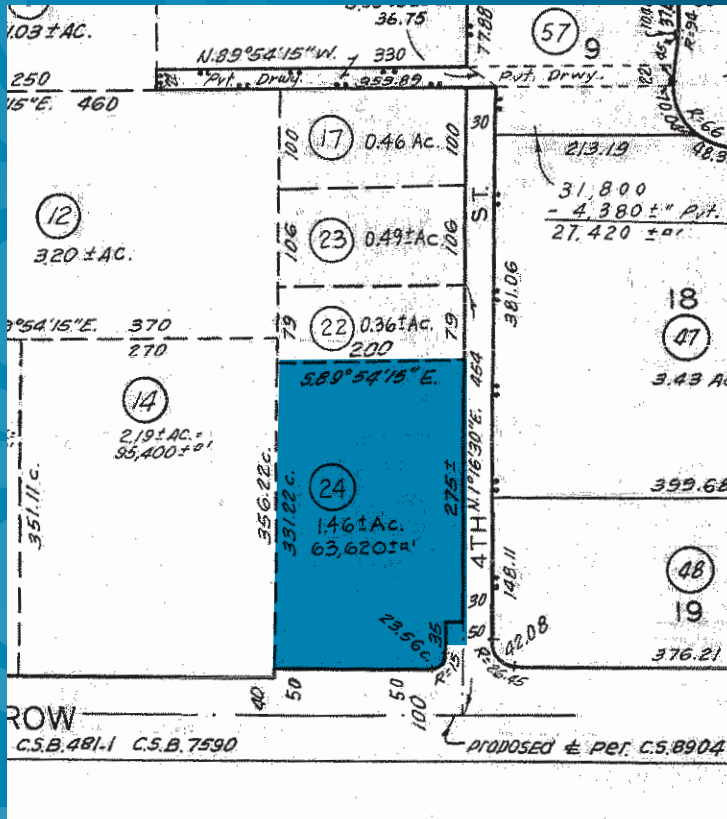
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INDUSTRIAL/RETAIL FLEX UNIT



MEASUREMENTS ARE APPROXIMATES*

🚗 39,309 VEHICLES PER DAY

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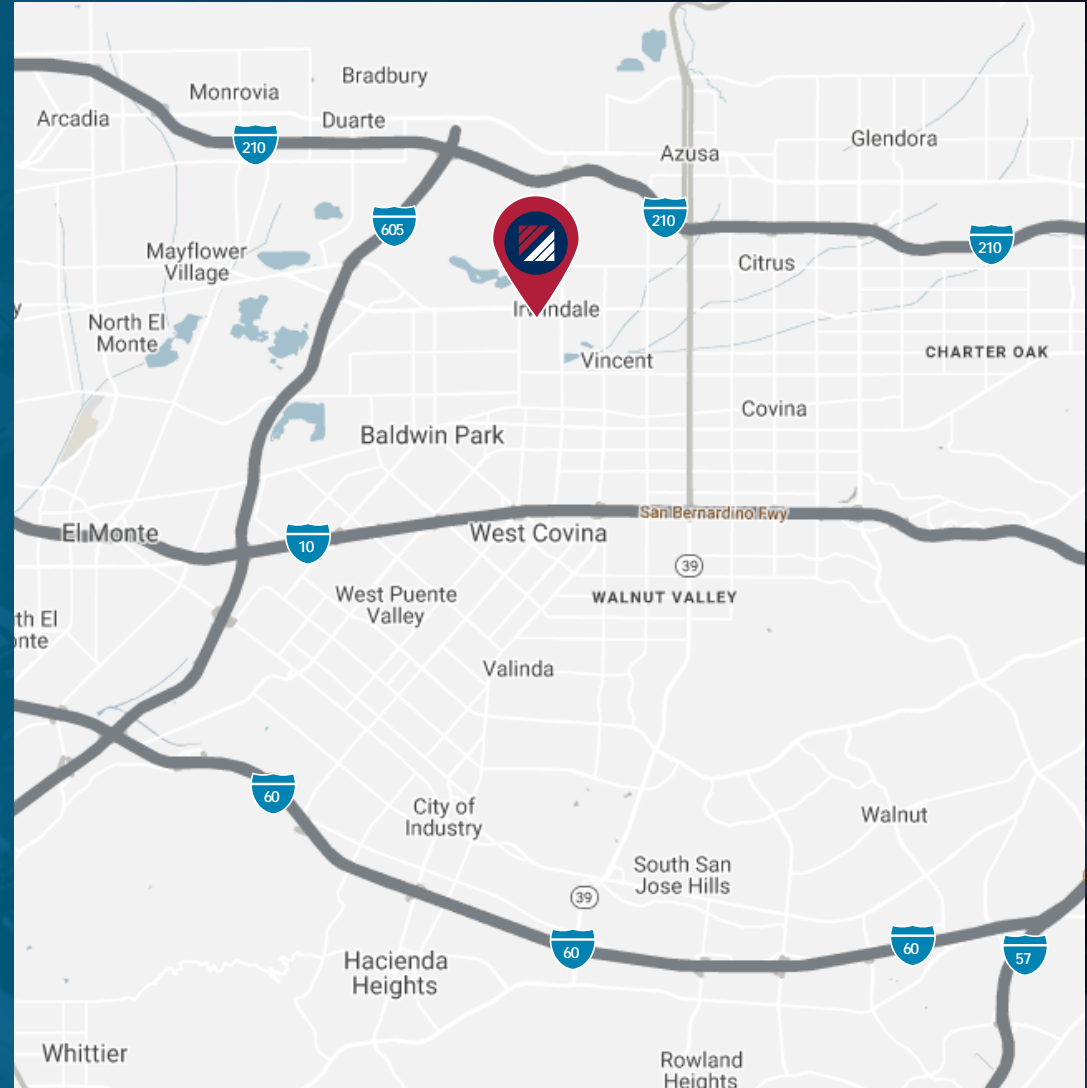
DEMOGRAPHICS

| RADIUS | 3 MILE | 5 MILE | 10 MILE |
|--|----------|----------|-----------|
| Population: | | | |
| 2028 Projection | 168,957 | 445,648 | 1,132,947 |
| 2023 Population | 173,432 | 456,953 | 1,164,804 |
| 2010 Population | 64,255 | 467,634 | 1,209,300 |
| Average Age: | 36.6 | 37.4 | 39.1 |
| Pop Growth 2023-2028 | -0.5% | -0.5% | -0.5% |
| HH Growth 2010-2023 | 0.3% | 0.3% | 0.2% |
| 2023 Avg Household Income | \$92,201 | \$99,343 | \$105,985 |
| 2023 Med Household Income | \$75,705 | \$80,819 | \$83,921 |
| Total Specified Consumer Spending (\$) | \$1.8B | \$5B | \$13.4B |
| Employment: | | | |
| Total Businesses | 5,626 | 15,698 | 47,517 |
| Employees | 45,855 | 129,255 | 397,316 |

TRAFFIC COUNT

| Collection St. | Cross Street | Traffic Vol. | Dist. From Subject |
|-----------------|-----------------|--------------|--------------------|
| 4th St | Arrow Hwy N | 3,043 | 0.11 |
| Arrow Hwy | 4th St E | 37,130 | 0.11 |
| Arrow Hwy | Irwindale Ave E | 30,501 | 0.20 |
| Irwindale Ave | Arrow Hwy S | 28,695 | 0.27 |
| Irwindale Ave | Arrow Hwy NE | 20,882 | 0.27 |
| Juarez St | Irwindale Ave E | 946 | 0.28 |
| Irwindale Ave | Juarez St S | 22,664 | 0.29 |
| Arrow Hwy | Lante St W | 32,483 | 0.34 |
| Azusa Canyon Rd | Nubia St S | 8,450 | 0.35 |
| Arrow Hwy | Irwindale Ave W | 27,452 | 0.36 |

LOCATION MAP



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AMENITIES MAP



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