

Available Acres 3.23

Land For Sale

Available SF 140,699



Property Name: 575 & 589 S Vincent Ave (Portfolio)
Address: 575 & 589 S Vincent Ave, Azusa, CA 91702
Cross Streets: S Vincent Ave/W Kirkwall Rd

Owner/User or Investor Opportunity
 2.15 AC with $\pm 20,871$ SF of Tilt-Up Buildings
 Remaining 1.07 AC is Leased Long-Term to SC Fuels
 Desirable In-fill Location: Near intersection of 605 and 210 Fwy
 Priced at Land Value

Sale Price/SF: \$106.61
Sale Price: \$15,000,000.00
Available Acres: 3.23 Ac
Available SF: 140,699 SF
Divisible SF: No
Building SF: 20,871 SF
Yard: Yes

Gas: Yes
Water: Yes
Sewer: Yes
Electric: Yes
Fiber:

Specific Use: Industrial
Zoning: DW
Rail Service: No
Market Area: 210 Corridor
APN: 8619003026

Listing Company: Colliers
Agents: [Scott A. Heaton, SIOR 323-278-3110](#), [Riley Heaton 323-278-3118](#)

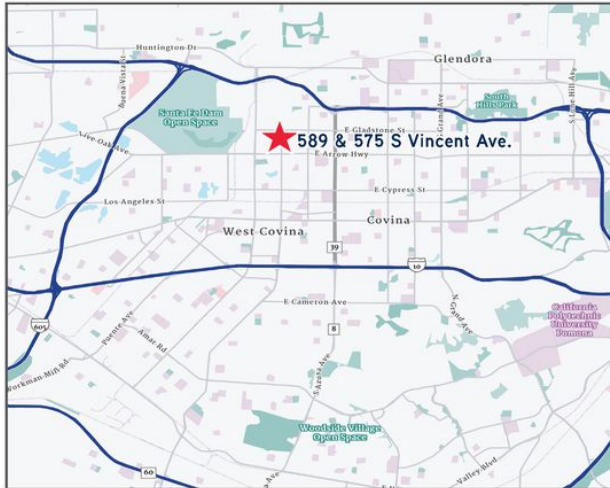
Listing #: 41398074

Listing Date: 11/06/2024

FTCF: CB000N000S250/A0AA

Notes: 589 S Vincent property is vacant and has newly coated roofs, new fencing, motorized gates and pavement. Buyer to verify all information contained herein.

589 & 575 S VINCENT AVENUE | AZUSA, CA 91702



PROPERTY HIGHLIGHTS

- M-2 Zoned, Rectangularly Configured Parcel
- Desirable In-fill Location: Near intersection of 605 and 210 Freeways
- 589 Vincent site is permitted for industrial outside storage (IOS) uses

3.23 acre parcel divided:

- › **575 Vincent:** 1.07 acs. Ground Leased to SC Fuels through 4/2033 as an automated “cardlock” commercial fueling station. Equipment is modern, monitored and certified. Founded in 1930 SC Fuels is one of the oldest and largest petroleum distributors in the U. S. At Lessor’s option, SC Fuels is responsible for removal of their specialized fuel dispensing improvements to the property at the end of their lease.
- › **589 Vincent:** ±20,871 SF on 2.15 acs. Available starting 11.1.24. Previously leased to Dynalectric, Inc. as an electrical contractor’s yard. This site has new fencing, motorized gates and pavement. It is improved with two highly functional, sprinklered, CTU constructed buildings.

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