

FOR SALE

448 E Foothill Blvd

SAN DIMAS CA 91773

**RARE OWNER-USER SALE
OPPORTUNITY IN SAN DIMAS**



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



CHRISTOPHER LARIMORE
Founding Principal
clarimore@lee-associates.com
626.240.2788
License ID 01314464



CHRIS JOHNSON
Senior Vice President
chris.johnson@lee-associates.com
626.240.2786
License ID 01934154

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773



Lee & Associates - Pasadena is pleased to present for sale 448 E Foothill Blvd located in the city of San Dimas of Los Angeles County. With excellent visibility on Foothill Blvd, this two-story freestanding office building is ideal for any owner-user in the market for professional office use space. The building can serve as multiple units or as a single-user building. Turnkey and well-maintained, fully fenced and secure onsite parking allows for easy access, don't miss this rare opportunity to own an office building in San Dimas.

OFFERING INFORMATION

+ Asking Price:	\$3,250,000
+ Price per SF:	\$300.98
+ Total Building SF:	±10,798 SF
+ Lot SF:	±26,136 SF
+ Year Built:	1983
+ Parking Ratio:	2.4
+ Parcel Number:	8661-018-031

PROPERTY HIGHLIGHTS

- + Well-maintained two-story freestanding office building
- + Ideal for any owner-user
- + Multiple units or single-use building
- + Turnkey for immediate move in

FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS | ENTRY



ENTRY/LOBBY



RECEPTION



CORRIDOR

FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS | INTERIOR



KITCHEN



CONFERENCE ROOM



SMALL CONFERENCE ROOM

FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

PROPERTY PHOTOS | INTERIOR



OFFICE



BULLPEN

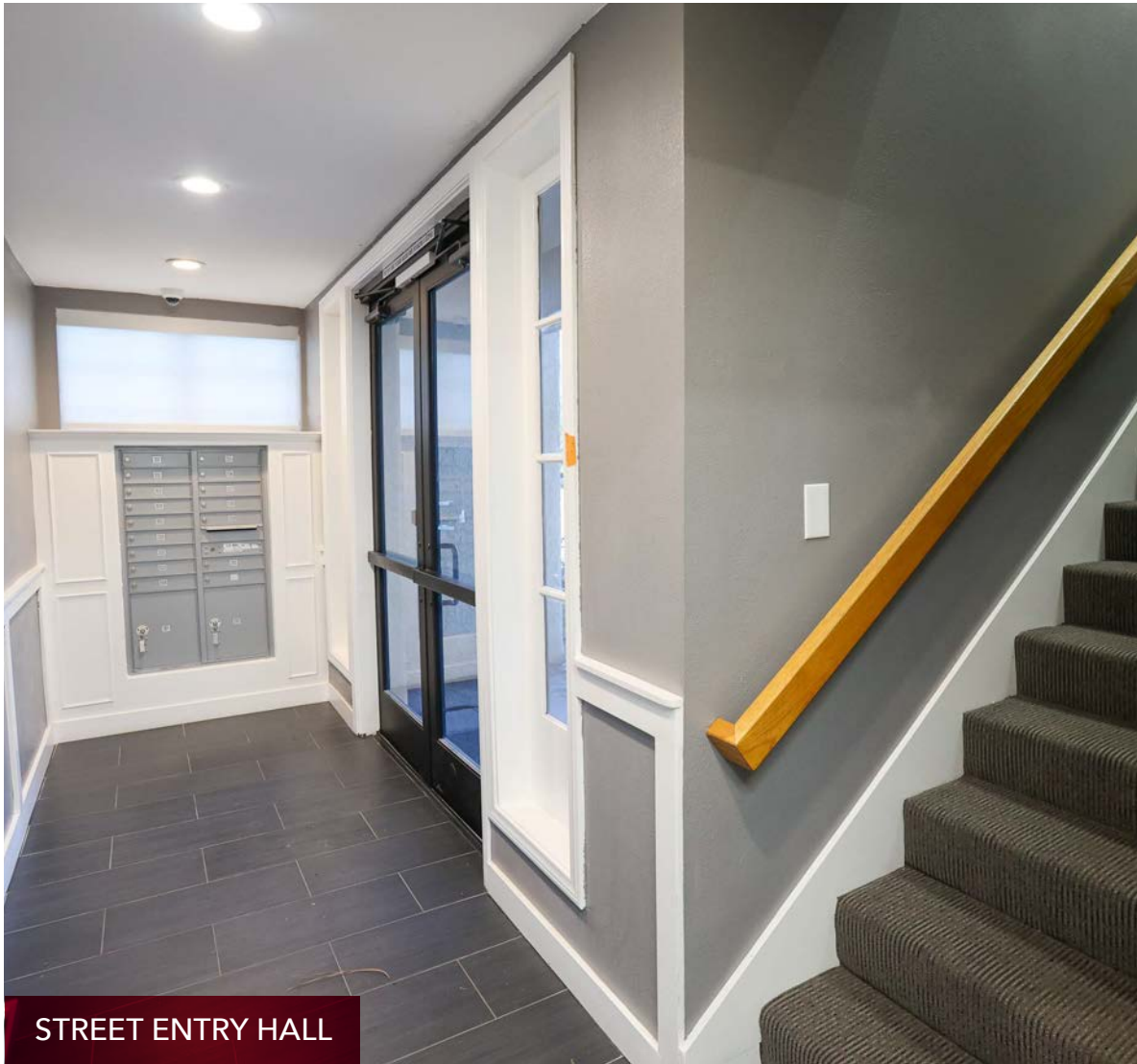


OFFICE CORRIDOR



OFFICE

PROPERTY PHOTOS | INTERIOR



STREET ENTRY HALL

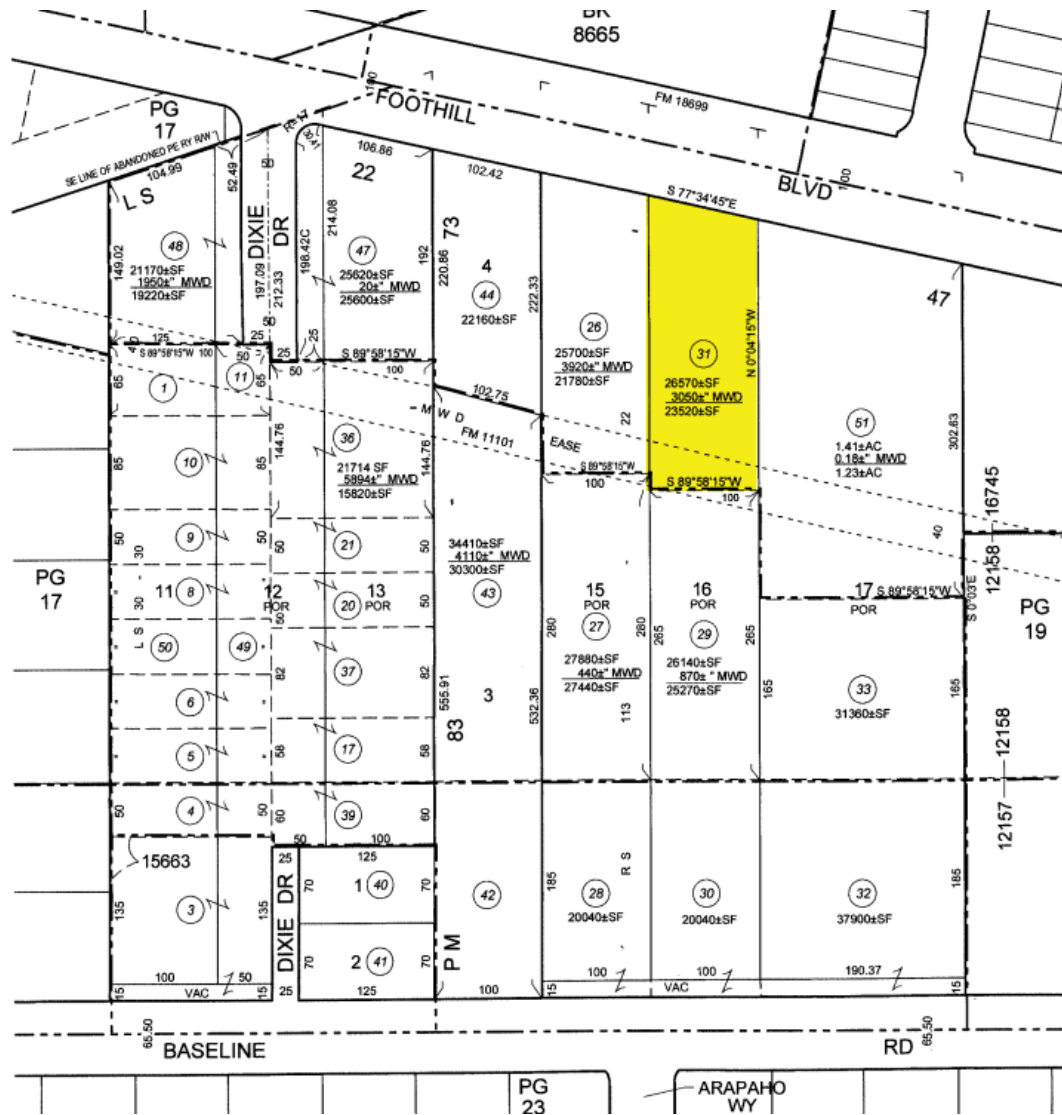


WOMENS RESTROOM



MENS RESTROOM

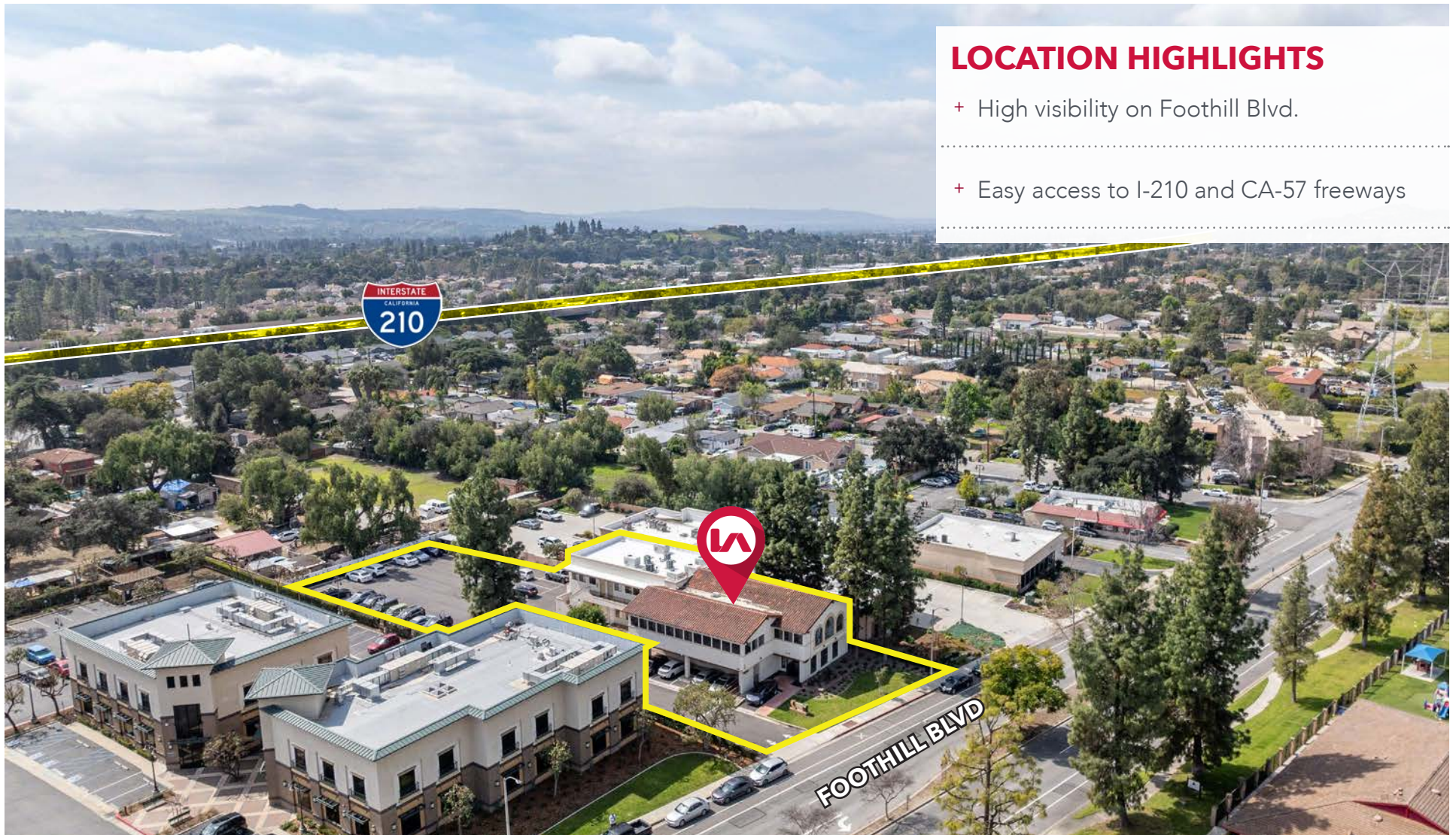
AERIAL OVERVIEW & PARCEL MAP



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

AERIAL OVERVIEW



LOCATION HIGHLIGHTS

- + High visibility on Foothill Blvd.
- + Easy access to I-210 and CA-57 freeways

FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

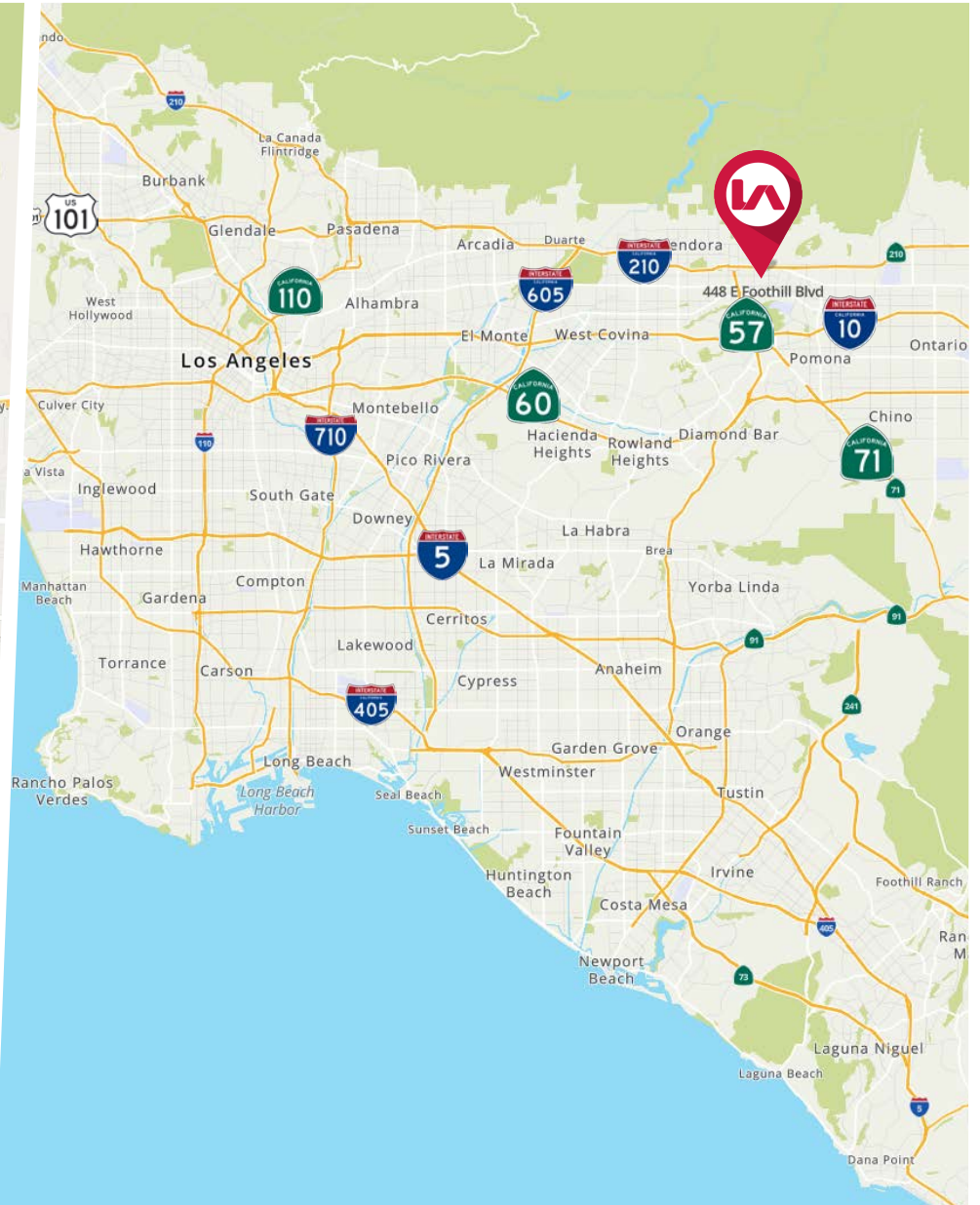
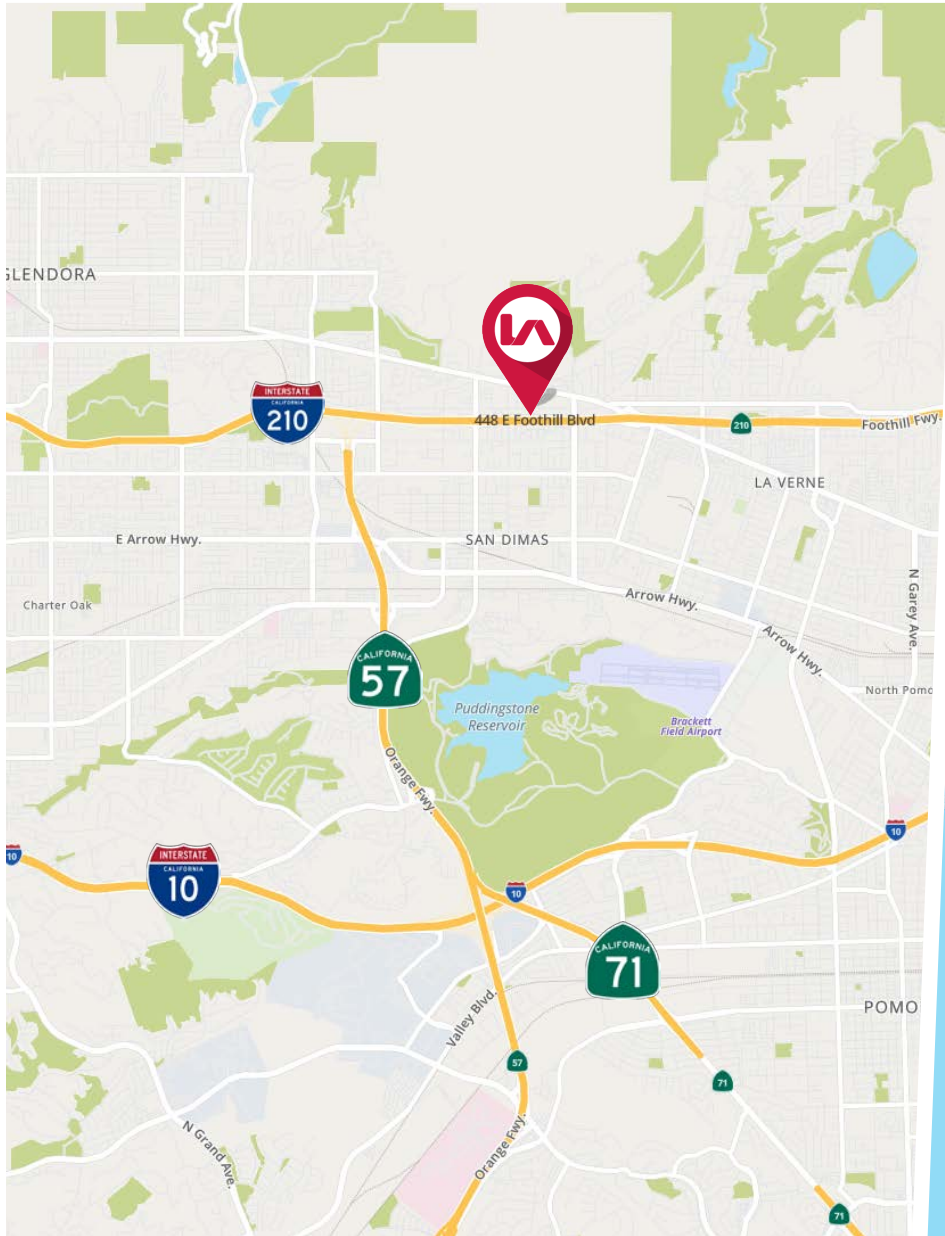
448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

AERIAL OVERVIEW



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773



FOR SALE
RARE OWNER-USER SALE OPPORTUNITY

448
E FOOTHILL BLVD
SAN DIMAS, CA 91773

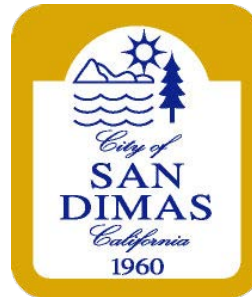
SAN DIMAS

Since its incorporation in 1960, the unprecedented growth of San Dimas has transformed the City from an essentially rural area to a well-balanced community offering industrial, commercial, and residential living. The completion of new freeways (210-Foothill and 57-Orange Freeways) benefits the San Dimas since it is in a strategic position to take advantage of this easy market access.

In addition to the 1,700 acre Frank G. Bonelli Recreational Area which lies within the City boundaries, there are many parks such as San Dimas Canyon Park, a city-owned golf

course (San Dimas Canyon Golf Club), and over 27 miles of equestrian trails for riding. San Dimas has a new modern City Hall, with excellent provisions made for County Sheriff and Fire Departments, along with a Los Angeles County Library and Engineering Regional Office.

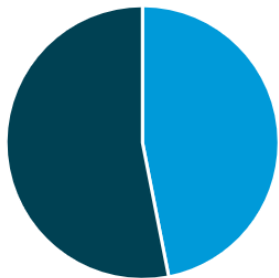
The growth in San Dimas is based on a solid foundation with a positive population increase and its reputation as a City that tries "to preserve the western spirit".



DEMOGRAPHICS

There are 34,775 residents in San Dimas, with a median age of 42.6. Of this, 46.91% are males and 53.09% are females. Approximately 24.75% of the population in San Dimas holds a high school degree (that's 6,833 residents), while 26.91% have attained a college certificate (9,245 locals) and 22.03% have a bachelor's degree (6,082 people). The average annual household income in San Dimas is \$119,138, while the median household income sits at \$101,144 per year. There are a total of 11,812 households in San Dimas, each made up of around 3 members. Family establishments represent 74.37% of these San Dimas households, while non-family units account for the remaining 25.63%. Additionally, 31.93% of households have children and 68.07% of households are without children. White-collar workers make up 86.25% of the working population in San Dimas, while blue-collar employees account for 13.75%. There are also 1,856 entrepreneurs in San Dimas (11.3% of the workforce); 9,904 workers employed in private companies (60.3%); and 3,019 people working in governmental institutions (18.38%).

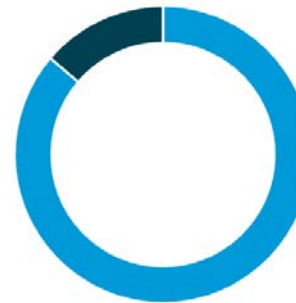
Total Population



Total Population	34,775	2.9%
Male Population	16,314	3.8%
Female Population	18,461	2.0%

■ Male ■ Female ■

Employment



Y-o-Y Change

White Collar	14,167	1.5%
Blue Collar	2,258	3.2%

■ White Collar ■ Blue Collar ■

Households

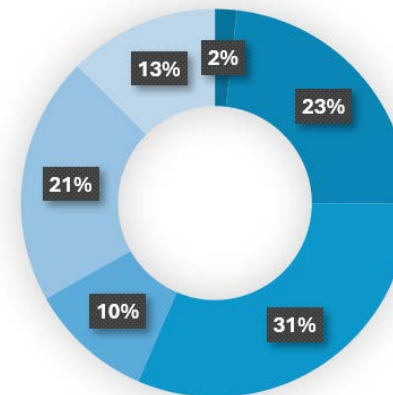


Y-o-Y Change

Total Households	11,812	3.6%
Avg People/Household	3	-0.7%
Family Households	8,784	5.5%
Non-family Households	3,028	-1.2%

■ Family ■ Non-Family ■

Education



■ No High School
 ■ Some High School
 ■ Some College
 ■ Associate Degree
 ■ Bachelor's Degree
 ■ Graduate Degree