

**AVAILABLE**  
**±11,240 SF**

# INDUSTRIAL



# FOR LEASE

## 975 N. TODD AVE. | AZUSA | CA

FOR MORE INFORMATION,  
PLEASE CONTACT US:

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COMMERCIAL REAL ESTATE SERVICES

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## AVAILABLE SF

±11,240 SF

## OFFICE

±1,985 SF

## CLEAR HEIGHT

21'

## DOORS

Two (2) Ground Level  
Loading Doors  
One (1) Dock High Door

## ZONING

M2

## PARKING

22 Spaces

## PROPERTY HIGHLIGHTS

- ±11,240 SF Available
- ±23,744 SF Lot Size
- ±1,985 SF Office Space
- 21' Clear Height
- Two (2) Ground Level Loading Doors
- One (1) Dock High Door  
(Dock can be made available)
- 800A, 120V, 3P Power
- 22 Parking Spaces
- 2000 Construction



Google

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## PUBLIC TRANSPORTATION



### COMMUTER RAIL

Covina (San Bernardino Line)  
11 min | 5.0 mi

Baldwin Park (San Bernardino Line)  
12 min | 5.5 mi



### AIRPORT

Ontario International Airport  
38 min | 26.2 mi

Hollywood Burbank Airport  
40 min | 30.2 mi

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 POPULATION	104,285	314,819	1,032,650
2024 POPULATION	100,662	299,615	974,825
2029 POPULATION PROJECTION	97,515	289,379	939,902
2020 HOUSEHOLDS	31,018	97,178	312,093
2024 HOUSEHOLDS	29,831	91,892	292,321
2029 HOUSEHOLD PROJECTION	28,859	88,575	281,187
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.1B	\$3.5B	\$11.5B

