

Flex / Office / Light Industrial

# 400 EAST ARROW



400 E Arrow Hwy  
San Dimas, CA 91773



Vacant (Owner-User  
Opportunity)



±6,500 SF  
**TOTAL AREA**



±0.64 Acres (24,075 SF)  
**SITE AREA**



M-1 (Light Industrial)  
**ZONING**

**PROPERTY FOR SALE    ASKING PRICE:    \$2,300,000**



# 400 E ARROW HWY PROPERTY DETAILS

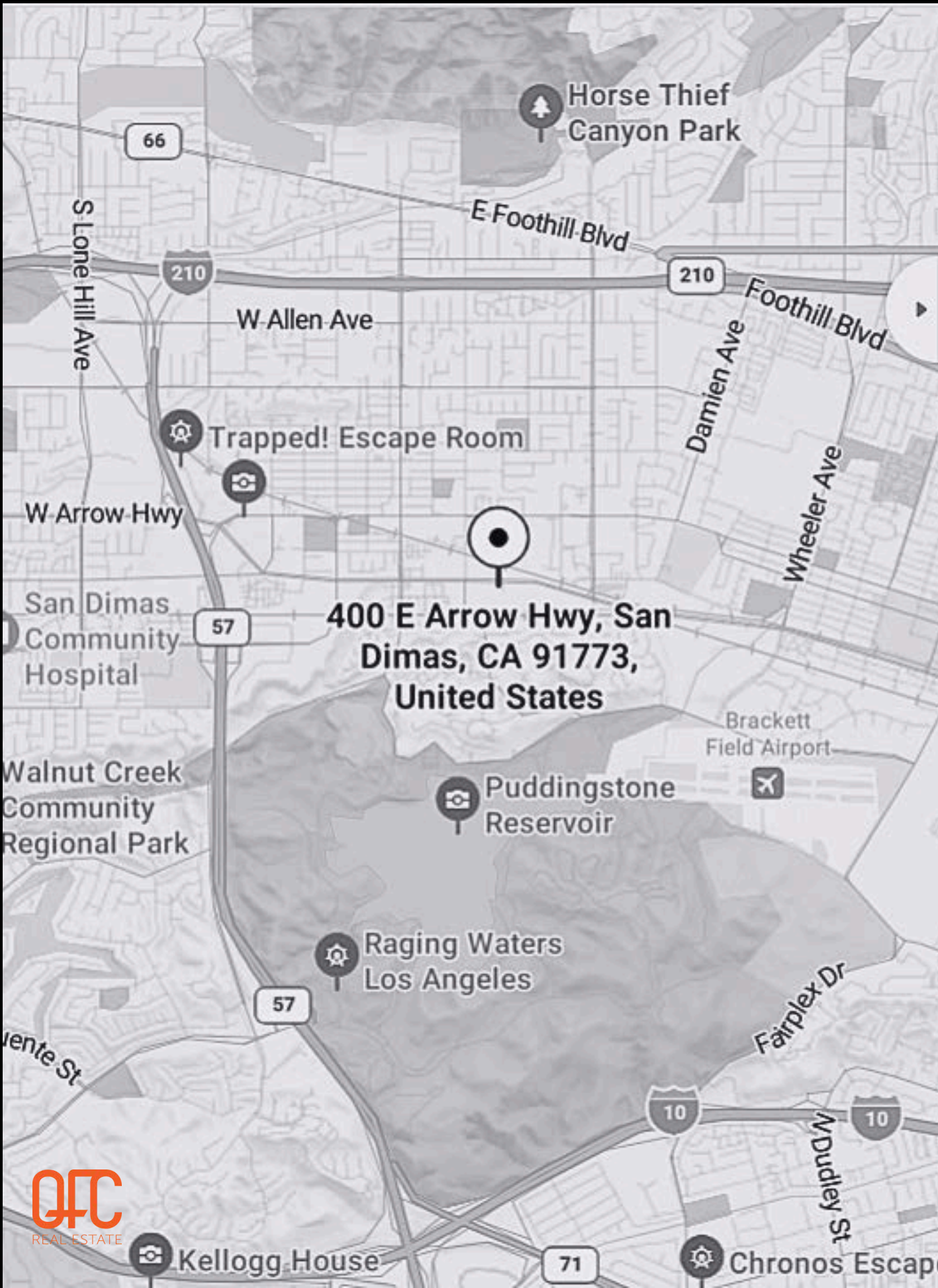
Category	Details
Power	3 Phase
Zoning	M-1, City of San Dimas
RBA	±6,500 SF
Land	±24,075 SF (0.64 acres)
Year Built	1997
Sprinklers	Yes
Clear Height	12–14 ft
Parking	20 spaces
Docks	NA
Roll Ups / Drive-Ins	Two
Air Conditioned	Yes
Location	400 E Arrow Hwy, San Dimas, CA 91773
Parcel	8382-005-031
Purchase Price	\$2,300,000 (\$353 per SF)
Property Mix	90 percent warehouse / 10 percent office
Closes Airport	Ontario International Airport (Approx. 13.4 Miles / 20 mins)





PROPERTY FOR SALE

SAN DIMAS, CALIFORNIA



**High Submarket  
Occupancy**

93% Industrial Occupancy –  
San Dimas

**Limited Small-Building  
Supply**

Few Comparable Assets  
in This Size Range

**Prime San Dimas  
Infill Location**

Foothill Corridor  
Industrial District

**Strong Owner-User  
Demand**

Small Industrial Buildings  
Highly Competitive



# PROPERTY FOR SALE     SAN DIMAS, CALIFORNIA

## High-Performing Industrial Submarket

San Dimas maintains a 93 percent industrial occupancy rate, offering buyers stability and strong leasing fundamentals in a consistently tight market.

## Strong Owner–User Demand for Smaller Buildings

Small industrial buildings remain one of the most competitive asset classes, with demand outpacing supply and buyers actively pursuing functional properties under 10,000 sq. ft.

## Rare Infill Industrial Opportunity

Located in the Foothill Corridor — a mature, supply-constrained industrial district — the property benefits from limited turnover and high long-term demand.

## Flexible M-1 Zoning Supports Multiple Uses

The site supports a wide variety of industrial and commercial uses, providing investors or owner-users broad operational flexibility and strong future resale appeal.

## Highly Functional Industrial Layout

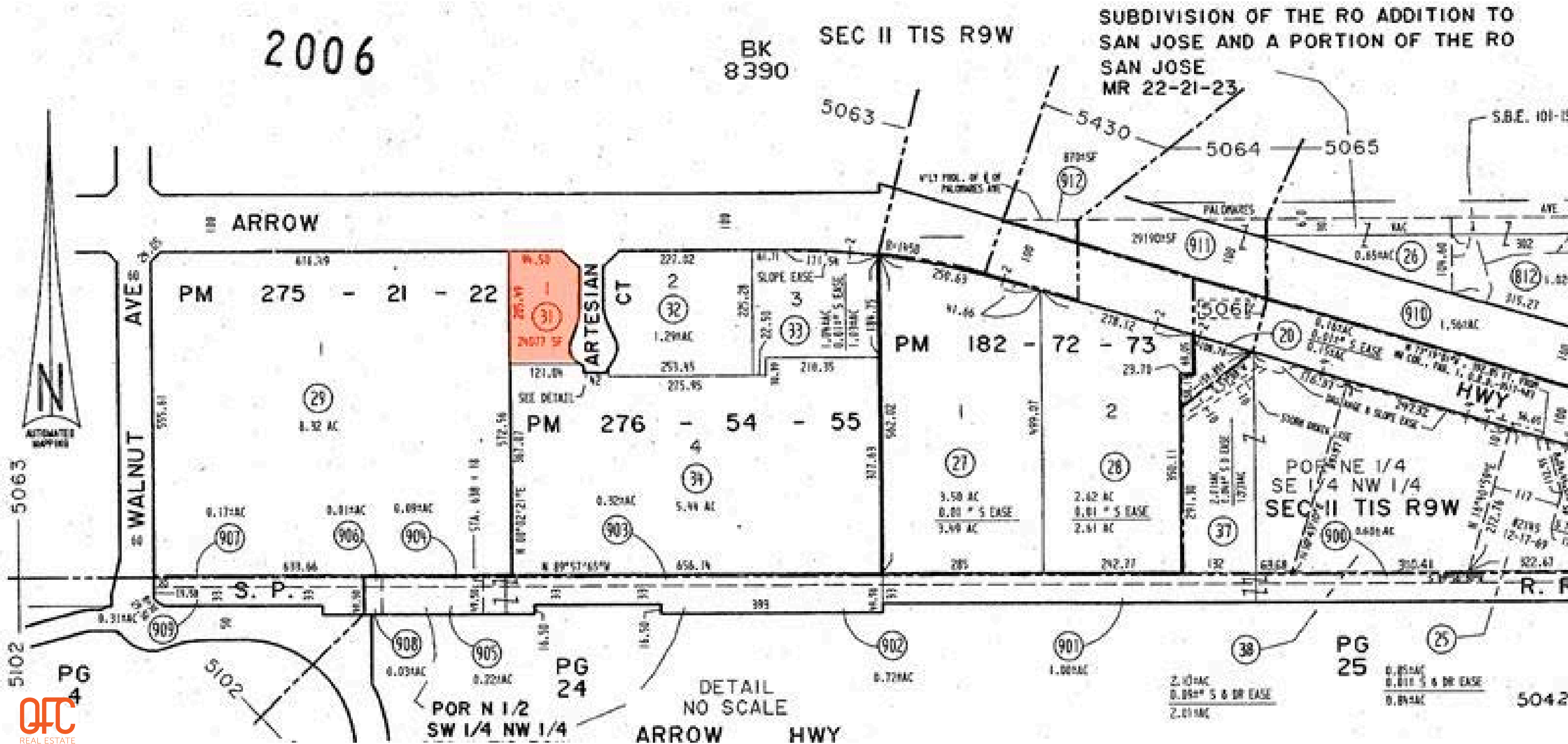
With a 12–14 ft clear height, a 90/10 warehouse-to-office mix, and 20 dedicated parking spaces, the property meets the needs of most modern industrial users and small logistics operators.

## Accessible, Well-Positioned Location

Positioned near major transportation corridors and just 20 minutes from Ontario International Airport, the property offers convenient regional access for distribution, service, and supply-chain users.

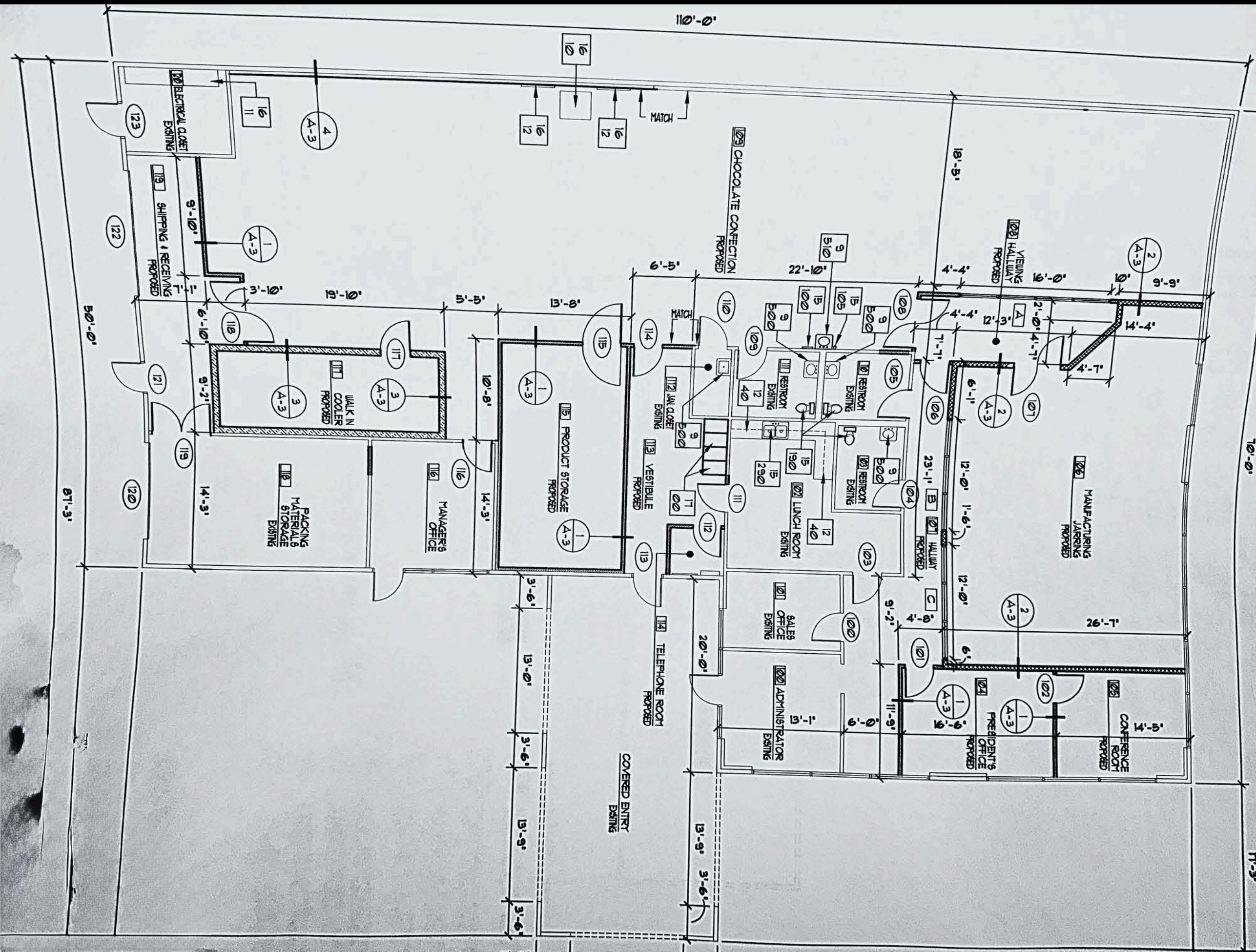


# PLAT MAP SAN DIMAS, CALIFORNIA





# SAN DIMAS, CALIFORNIA



# FLOOR PLAN









# SALES COMPARABLES

Peter Wright  
Director  
pwright@qfcree.com  
CA Lic. 01846272

Address	2510 Supply St	480 E Arrow Hwy	440 E Arrow Hwy	1770 Brackett St
City	Pomona	San Dimas	San Dimas	La Verne
State	CA	CA	CA	CA
Type	Industrial	Industrial	Industrial	Industrial Warehouse
Bldg SF	6,727	15,448	22,000	11,872 SF
Sale \$	\$2,300,000	\$4,880,000	\$6,868,888	\$4,200,000
\$/SF	\$341	\$315	\$312	\$353.77
Sale Date	03_06_24	03_28_25	12_31_24	09_30_25
Status	Sold	Sold	Sold	Sold
Ask \$	2.5m	5.4m	7m	4m
% Leased	100	100		1.70%
Sale Type	Owner User	Owner User	Owner User	Owner User / Sale Leaseback
Buyer Origin	Local	Local	Local	National
Yr Built	2004	1997	1997	1990
Land SF	6,727	43,428	55,757	27,878
Clear Height	21'	18'0"	24'0"	16ft
Docks				1
Drive Ins	1 total / 12' w x 14' h	2/10'0"w x 14'0"h	2/10'0"w x 14'0"h	2 (8' w x 10' h)



400

# EAST ARROW

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REAL ESTATE