

# Prime Retail in Downtown Azusa

Available For Lease at 525 North Azusa Avenue | Azusa, California



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**AVISON  
YOUNG**



**UNIT 525 SIZE: ±1,800 SF**

**ASKING RENT: \$1.75 PSF**

**LEASE TYPE: NNN**

**LEASE TERM: NEGOTIABLE**

## The offering

### Highlights

- Former dental office available for lease on North Azusa Avenue!
- Approx. 1,800 SF of second-gen medical space
- Interiors currently being upgraded
- Ideally situated in the heart of Downtown Azusa, with close proximity to a number of synergistic local businesses and restaurants
- Ideal for medical use, and can suit a variety of office or retail uses!
- 14 secured parking spaces



Family Medicine  
HEADQUARTERS

PAMPER ME SPA

DENTAL OFFICE  
908-977-9779

# Location overview

2024 Demographics (1 mile radius)

**30,906**

Population

**8,275**

Households

**60%**

Owner occupied

**\$88,280**

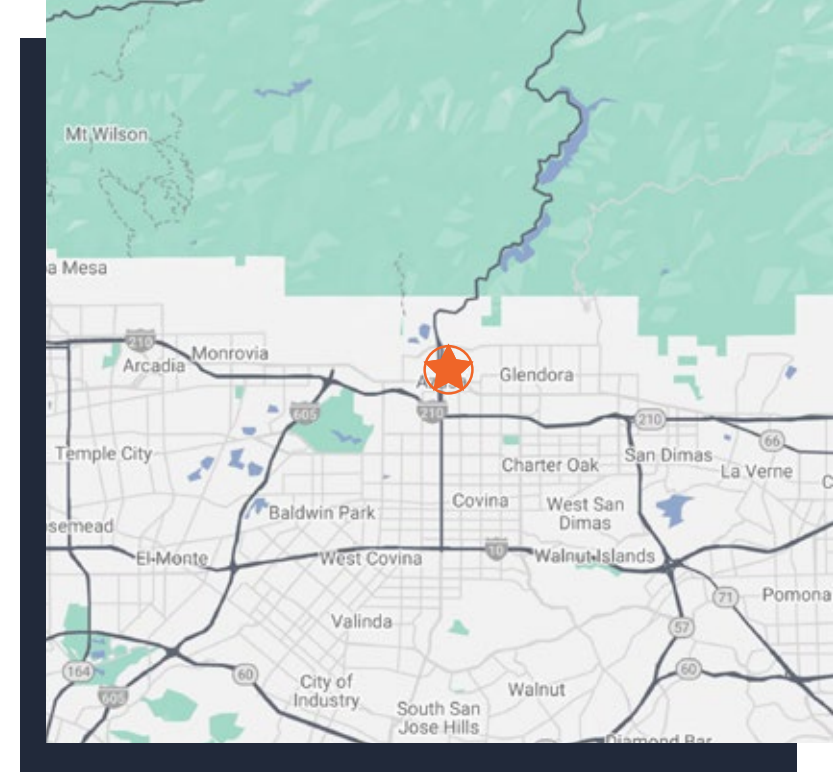
Average household income

**36**

Median age

**40%**

Renter occupied



## About Azusa, California

Founded in 1887, Azusa is located at the entrance to the San Gabriel Canyon at the base of the San Gabriel Mountains. With a population of roughly 45,000, the city spans approximately 9.13 square miles. Azusa contains nine elementary schools and middle schools, two high schools, and one private school. Nearby cities include Glendora, West Covina, and Duarte. Home to Azusa Pacific University, Azusa offers a vibrant community for APU students. Nearby shopping centers, supermarkets, and restaurants make the city easily accessible to students. In particular, recent additions to the closest shopping center, Citrus Crossing, have expanded the affordable dining options for students.

<https://www.apu.edu/azusa/about/city/>

The ORCHARD  
DOWNTOWN AZUSA

AZUSA

SUBJECT PROPERTY

AZUSA PACIFIC UNIVERSITY

The Lumia Apartments  
(planned)  
826 N. Azusa Avenue  
127 Units

The Vistas at Glendora - Senior Living  
(under construction)  
333 W. Dawson Avenue  
117 Units



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# AVISON YOUNG

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