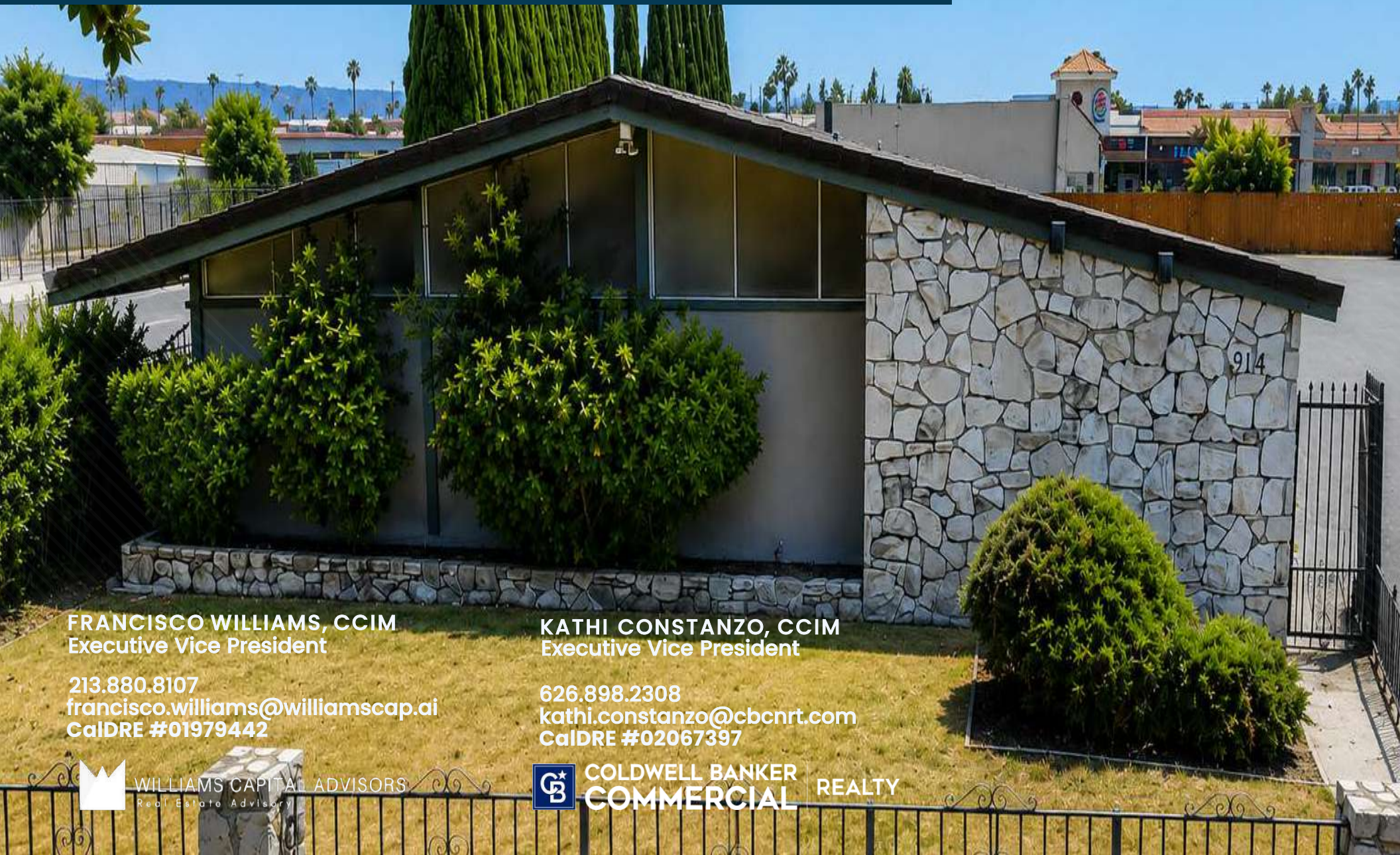


914 E GLADSTONE ST. AZUSA, CA 91702

Freestanding Medical / Free Parking

FOR LEASE



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COLDWELL BANKER
COMMERCIAL REALTY

PROPERTY OVERVIEW

914 E. Gladstone St. is a ±2,016 SF freestanding medical / professional office building located in Azusa, Los Angeles County. The building is part of a two-building professional complex on a ±23,244 SF parcel, with Building 910 separately situated on the same site. This lease opportunity is for Building 914 only.

Building 914 is configured for clinical and professional use, with a private entrance, reception and waiting areas, four exam rooms, a dedicated surgical / procedure room, laboratory / back-office area, business office, private doctor's office, multiple restrooms, and supporting back-of-house space. The existing layout provides a strong foundation for medical, dental, wellness, or professional office users seeking a functional buildout with reduced upfront planning time.

The site benefits from enclosed on-site parking, mature landscaping, immediate access to the San Bernardino (210) Freeway, and proximity to Citrus Avenue, Azusa Pacific University, Citrus College, retail amenities, and established residential neighborhoods. Building 914 is available now.

PROPERTY DETAILS

ADDRESS	914 E. Gladstone St., Azusa, CA 91702
APN	8630-008-047
SUITE	914
PROPERTY TYPE	Medical / Professional Office
AVAILABLE SF	±2,016 SF
TOTAL SITE BUILDING AREA	±3,126 SF across two buildings; Building 914 is available
LOT SIZE	±23,244 SF / ±0.53 acres
YEAR BUILT	1958
ZONING	NC; medical, dental, and professional uses subject to tenant verification and City approval
PARKING	Free parking. The parking lot is gated and closed in the evening.
LEASE RATE	\$2.25/SF/Mo MG
MODIFIED GROSS TERMS	Modified Gross
AVAILABILITY	NOW

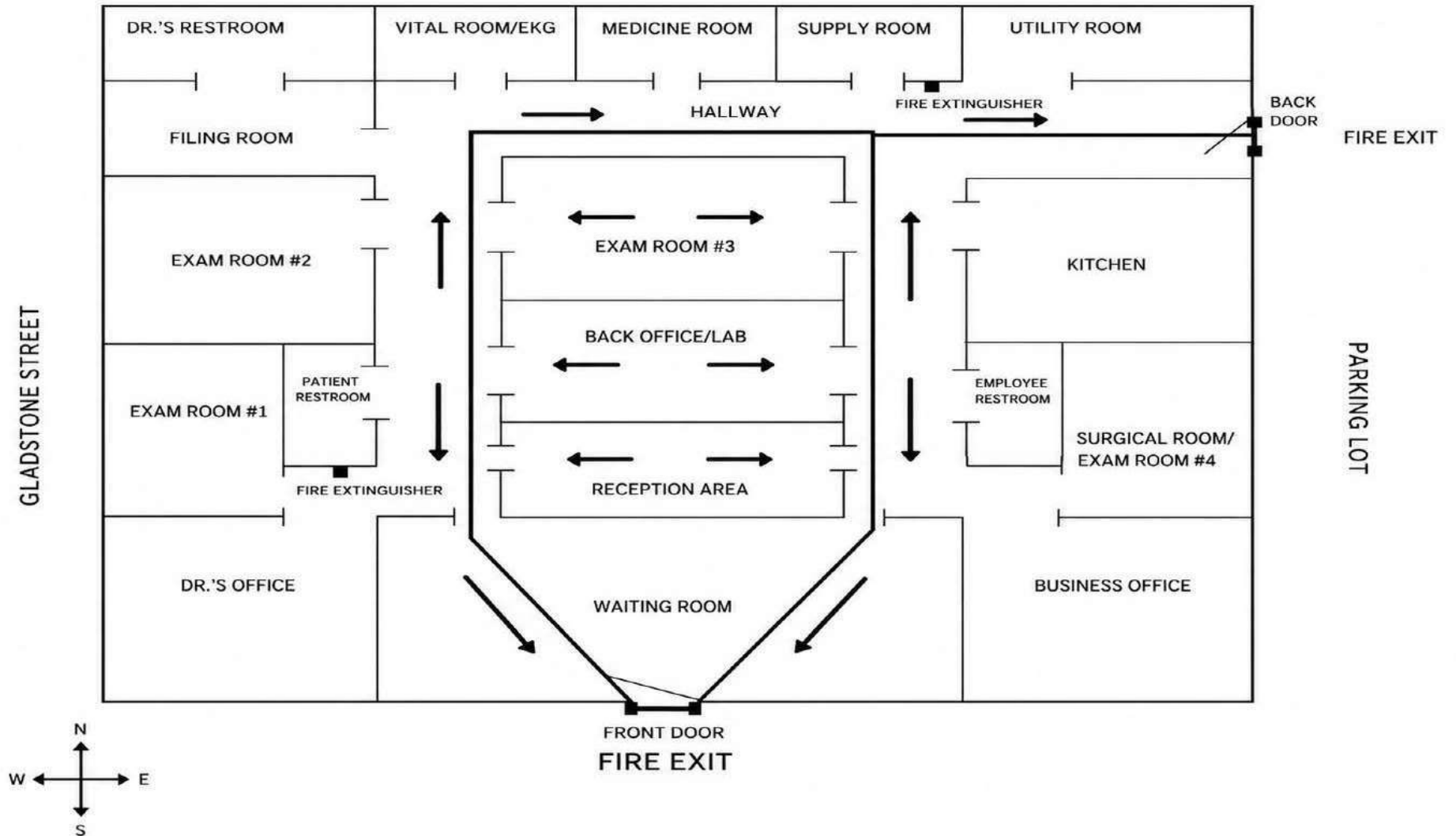


PROPERTY HIGHLIGHTS

- ❖ Existing medical / clinical buildout in place, including four exam rooms, dedicated surgical / procedure room, lab / back-office area, reception and waiting areas, business office, private doctor's office, and multiple restrooms.
- ❖ Designed for medical, dental, wellness, or professional office users seeking a faster path to occupancy than a raw shell or general office conversion.
- ❖ Enclosed on-site parking, providing convenient access for patients, clients, staff, and visitors.
- ❖ Located near Citrus Avenue with immediate access to the San Bernardino (210) Freeway and surrounding retail amenities.
- ❖ Positioned within an established San Gabriel Valley healthcare and professional services trade area, with nearby hospital, specialty care, behavioral health, and outpatient medical providers supporting patient referral and service demand.



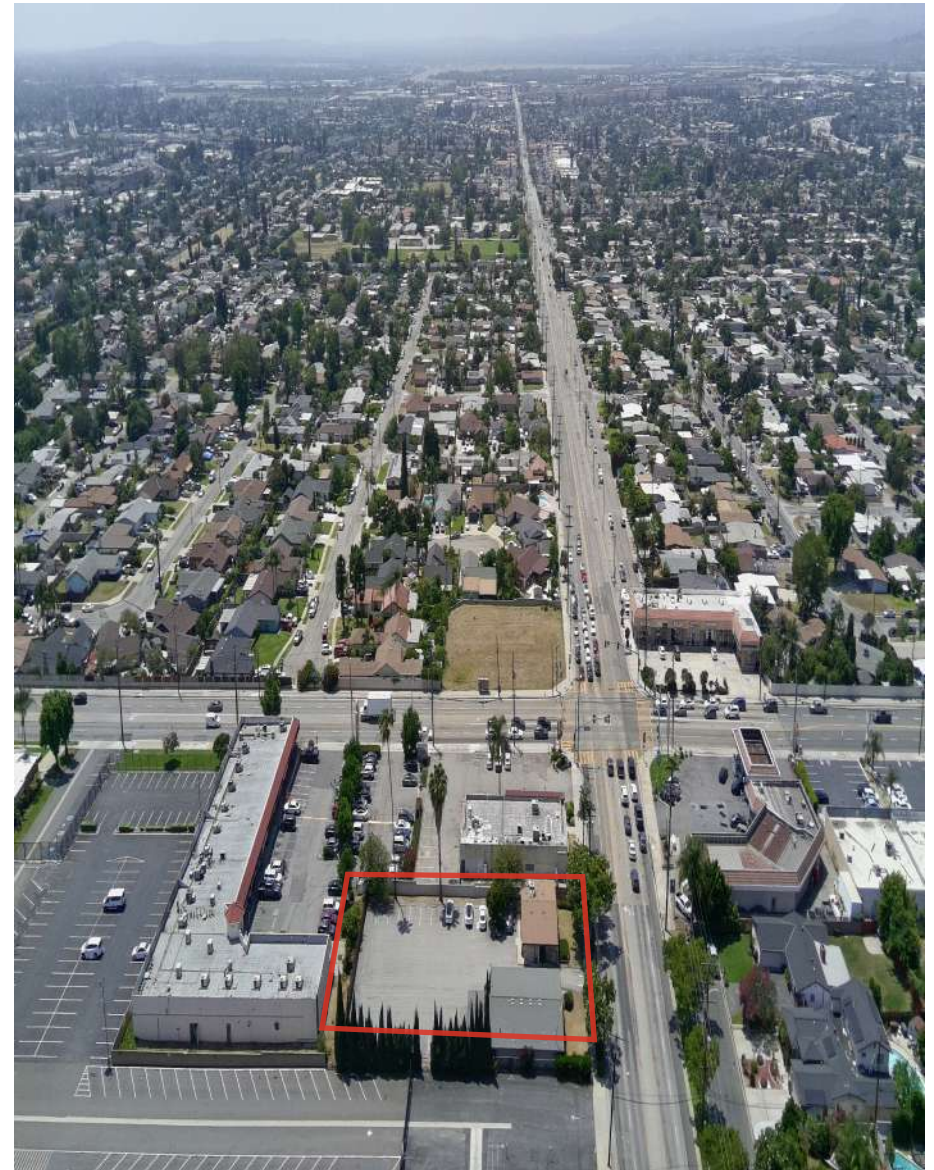
FLOOR PLAN



PHOTOS



PHOTOS



DEMOGRAPHICS

55,536

2024 POPULATION (1-MI)

34.8

MEDIAN AGE

\$98,200

MEDIAN HH INCOME

44,963

TOTAL EMPLOYEES (1-MI)

14,700

OCCUPIED HOUSING

3:5

RENTER:OWNER (1-MI)

POPULATION TRENDS

Year	1-Mile	3-Mile	5-Mile
2024	55,536	228,895	416,901
2023	55,144	229,305	418,031
2022	56,108	230,448	422,711
2021	56,875	234,758	428,011
2020	55,800	227,918	420,640

HOUSEHOLD INCOME DISTRIBUTION

Income Bracket	1-Mile	3-Mile	5-Mile
2024 Median	\$98,200	\$99,072	\$99,442
Under \$25K	1,535	7,452	13,013
\$25K – \$50K	2,331	8,841	16,028
\$50K – \$100K	3,983	19,560	35,022
\$100K – \$150K	3,678	14,959	26,134
Above \$150K	3,915	20,208	37,175

AGE DISTRIBUTION

Age Group	1-Mile	3-Mile	5-Mile
Median Age	34.8	38.2	39.5
Under 20	14,130	54,153	96,092
20 – 25	5,412	16,157	28,447
25 – 45	15,736	65,239	113,687
45 – 65	13,190	58,100	109,001
Over 65	5,724	28,976	57,165

EMPLOYMENT BY INDUSTRY

Industry Sector	1-Mile	3-Mile	5-Mile
Mgmt, Business, Science	13,510	45,474	81,918
Educational, Health Care	10,496	32,838	56,836
Professional Services	4,511	12,659	23,335
Retail Trade	4,431	13,237	24,633
Arts, Entertainment, Food	3,467	10,033	18,199
Manufacturing	3,253	11,395	21,152
Transport, Warehousing	2,891	8,845	15,075
Construction	2,763	9,160	15,276
Other Services	2,176	5,477	10,253
Finance, Insurance	1,858	6,642	11,806
Public Administration	1,806	6,129	10,141
Wholesale Trade	1,269	4,196	8,524
Information	708	2,134	3,665
Agriculture	331	789	1,515

HOUSING OCCUPANCY & TENURE

Category	1-Mile	3-Mile	5-Mile
Occ:Vac Ratio	20:1	23:1	25:1
Occupied Units	14,700	68,070	122,406
Vacant Units	742	2,950	4,966
Renter:Owner Ratio	3:5	3:5	11:20
Renter Households	5,928	27,039	45,720
Owner Households	9,514	43,981	81,652

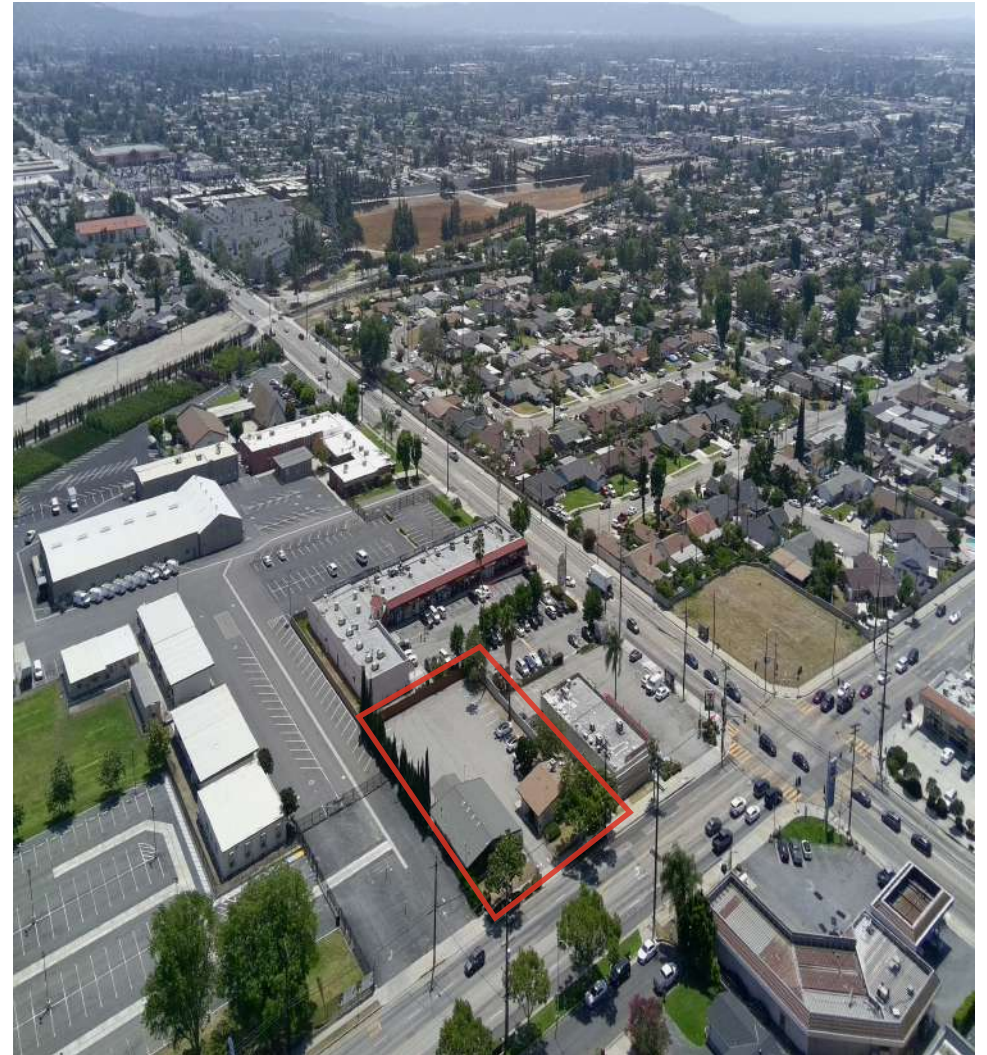
MARKET OVERVIEW

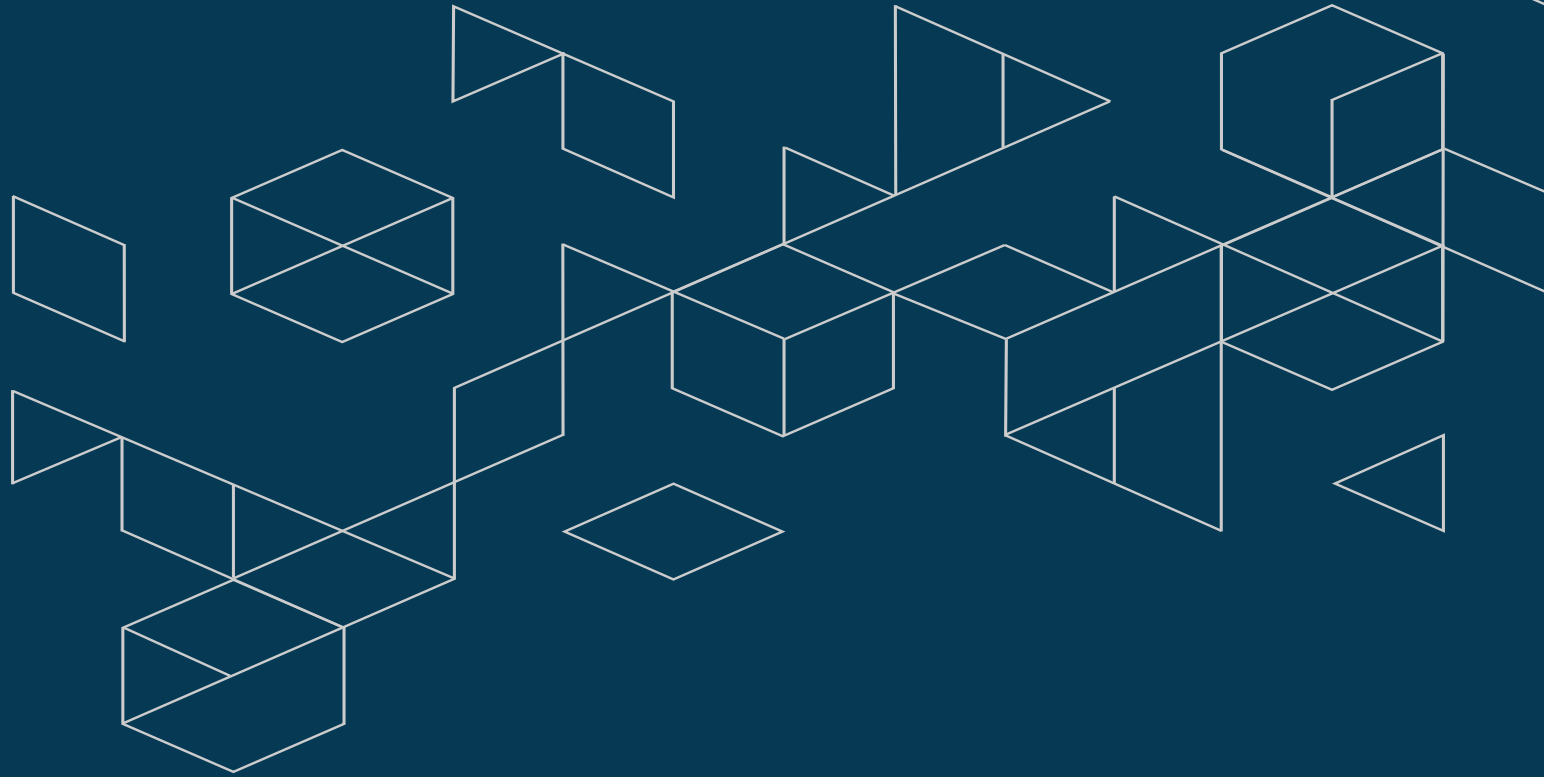
914 E. Gladstone St. is positioned within an established East Azusa medical, professional office, and neighborhood services corridor near Citrus Avenue and the San Bernardino (210) Freeway. The location offers convenient access for patients, staff, and professional users serving Azusa, Glendora, Covina, San Dimas, and the broader eastern San Gabriel Valley.

The immediate area includes a mix of professional office buildings, medical and service-oriented uses, retail amenities, schools, and residential neighborhoods. This blend supports recurring daytime activity and a nearby patient / client base for medical, dental, wellness, therapy, and professional office operators.

Nearby healthcare and institutional anchors include Emanate Health Foothill Presbyterian Hospital, Emanate Health Inter-Community Hospital, Kindred Hospital San Gabriel Valley, San Dimas Community Hospital, Glendora Hospital, City of Hope Glendora, Azusa Pacific University, and Citrus College. Together, these anchors support a broader healthcare and professional services ecosystem along the I-210 corridor.

The building's existing medical layout, freestanding identity, on-site parking, and access to both residential rooftops and regional transportation make Building 914 a practical option for a medical, dental, wellness, or professional office tenant seeking an established San Gabriel Valley location.





SCHEDULE A TOUR

For pricing, tours, lease terms, and property details, contact the listing brokers directly.

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Information deemed reliable but not guaranteed. Prospective tenants must independently verify all property information, lease terms, zoning, permitted uses, parking, building condition, and suitability for tenant's intended use.