

FOR LEASE | INDUSTRIAL SPACE

# 1301 W Foothill Blvd

AZUSA, CA, 91702



## THE OPPORTUNITY

### THE ASSET

PRICE	\$13,500/MO
LOT SF	17,859
SF	6,305
TYPE	INDUSTRIAL
ZONING	X
CLEAR HEIGHT	16FT
PARKING	16 SPACES

Just Listed – Prime Commercial Lease in Azusa, San Gabriel Valley Now available for lease: a premium standalone commercial building located in the highly sought-after San Gabriel Valley, directly facing Costco and just minutes from the 210 Freeway. Situated on a 17,000+ sq ft lot, this 6,305 sq ft building offers a rare combination of high visibility, flexible zoning, and excellent functionality for a wide range of retail or light industrial uses. Built in 2000, the property features: Reception area Two private offices Conference/meeting room Two bathrooms Small kitchenette Expansive showroom Large warehouse with 16-ft clearance Two drive-in bays 16 dedicated parking spaces Zoned for both retail (Check with the city for permits) and industrial use, this space is ideal for businesses seeking strong street exposure and easy access. Previously operated as a flooring and remodeling showroom (flooring, tile, wood, cabinets, countertops, kitchen & bath), the property is move-in ready for similar use or can be easily adapted for a new concept. Business sale also negotiable. Don't miss this opportunity to lease a high-demand commercial space in one of Azusa's most active corridors.

## PROPERTY HIGHLIGHTS

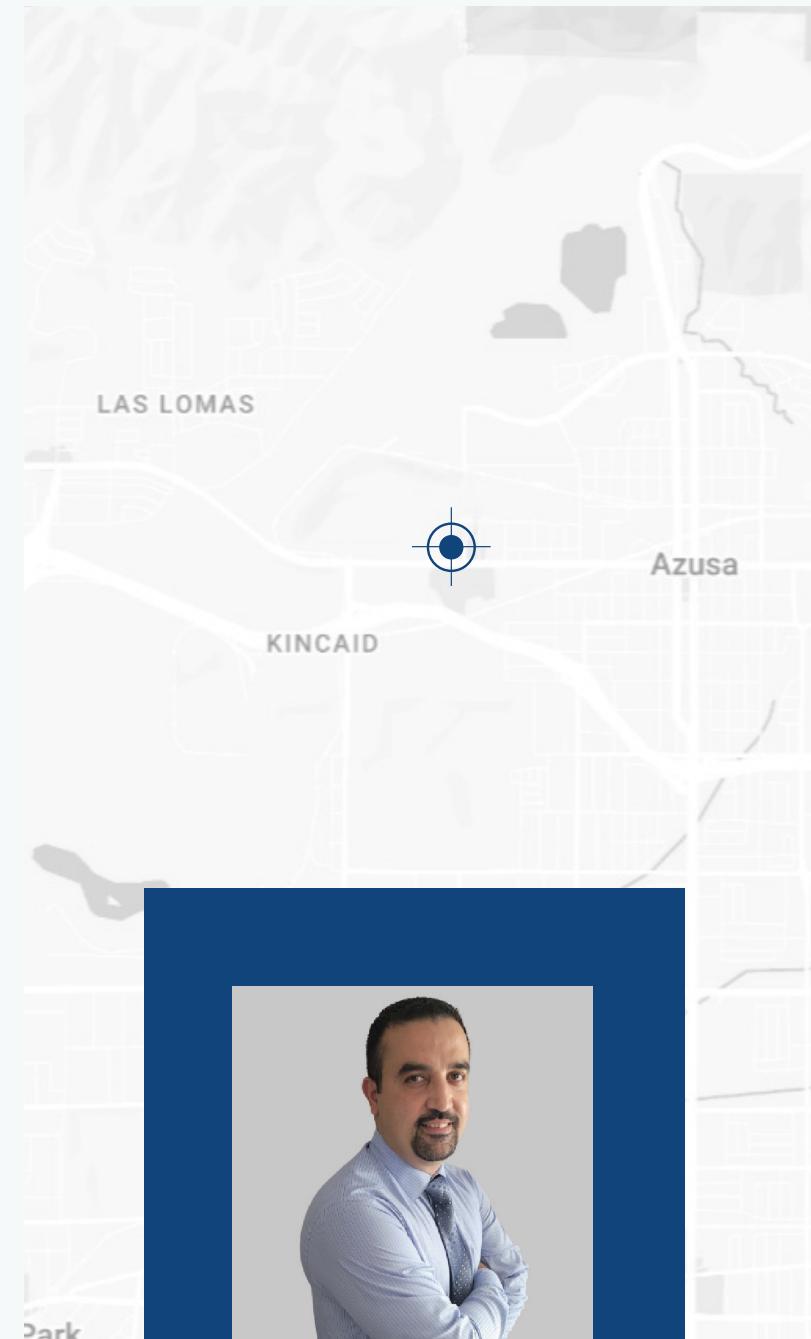
- Two drive-in bays.
- Two private offices.
- Conference/Meeting rooms.
- Expansive showroom.



Elia Maalouf DIRECTOR, COMMERCIAL INVESTMENTS

OFFICE 818 989 2000  
MOBILE 626 243 3645

elia@eliamaaloufrealstate.com  
eliamaaloufrealstate.com



**Elia Maalouf**

DIRECTOR, COMMERCIAL INVESTMENTS

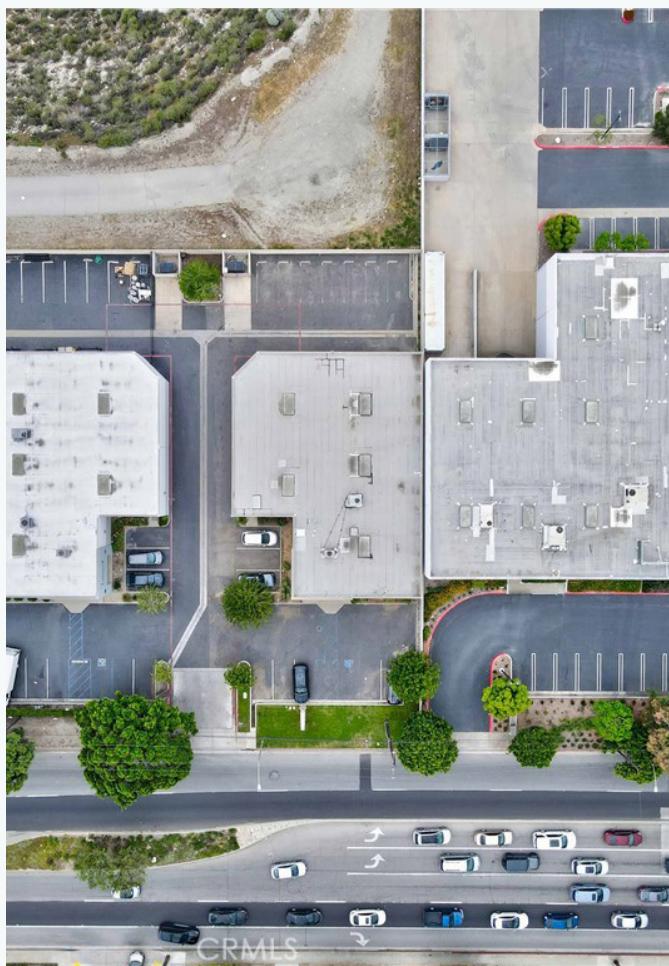
OFFICE 818 989 2000

MOBILE 626 243 3645

[elia@eliamaaloufrealstate.com](mailto:elia@eliamaaloufrealstate.com)

[eliamaaloufrealstate.com](http://eliamaaloufrealstate.com)

These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by Equity Union Commercial or its personnel, and all interested parties must independently verify its accuracy and completeness. Office DRE# 0181831.



FOR LEASE | INDUSTRIAL SPACE

**1301 W FOOTHILL BLVD**  
AZUSA, CA, 91702

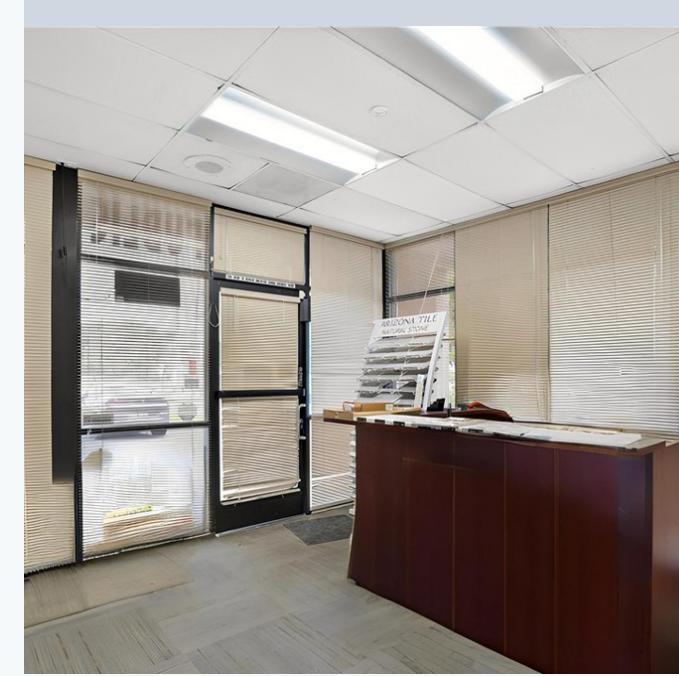




THE ASSET	
PRICE	\$13,500/MO
LOT SF	17,859
SF	6,305
TYPE	INDUSTRIAL
ZONING	X
CLEAR HEIGHT	16FT
PARKING	16 SPACES

## THE OPPORTUNITY

Just Listed – Prime Commercial Lease in Azusa, San Gabriel Valley Now available for lease: a premium standalone commercial building located in the highly sought-after San Gabriel Valley, directly facing Costco and just minutes from the 210 Freeway. Situated on a 17,000+ sq ft lot, this 6,305 sq ft building offers a rare combination of high visibility, flexible zoning, and excellent functionality for a wide range of retail or light industrial uses. Built in 2000, the property features: Reception area Two private offices Conference/meeting room Two bathrooms Small kitchenette Expansive showroom Large warehouse with 16-ft clearance Two drive-in bays 16 dedicated parking spaces Zoned for both retail (Check with the city for permits) and industrial use, this space is ideal for businesses seeking strong street exposure and easy access. Previously operated as a flooring and remodeling showroom (flooring, tile, wood, cabinets, countertops, kitchen & bath), the property is move-in ready for similar use or can be easily adapted for a new concept. Business sale also negotiable. Don't miss this opportunity to lease a high-demand commercial space in one of Azusa's most active corridors.



## PROPERTY HIGHLIGHTS

- Two drive-in bays
- Two private offices
- Conference/Meeting rooms
- Expansive showroom

CATEGORY	1 MILE	3 MILE	5 MILE
2024 Total Population	7,570	110,957	318,160
2029 Population	7,263	107,352	307,197
Pop Growth 2024-2029	4.06%	3.25%	3.45%
Average Age	39	39	40
2024 Total Households	2,347	32,636	97,431
HH Growth 2024-2029	4.35%	3.39%	3.65%
Median Household Income	\$83,457	\$82,906	\$84,544
Avg Household Size	3.20	3.20	3.10
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$605,879	\$652,977	\$695,825
Median Year Built	1963	1963	1960



FOR LEASE | INDUSTRIAL SPACE

1301 W Foothill Blvd  
AZUSA, CA 91702



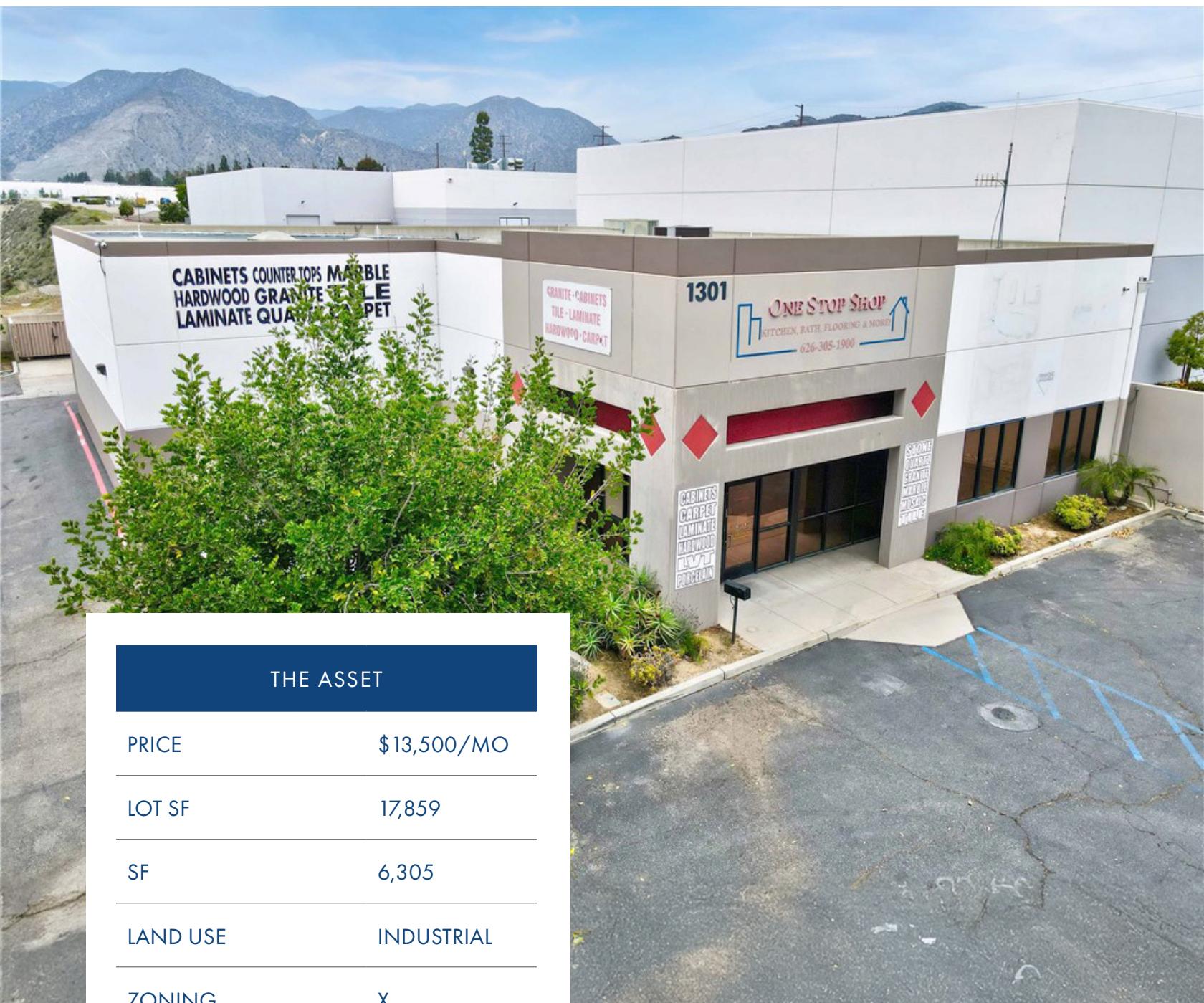
FOR LEASE | INDUSTRIAL SPACE

1301 W Foothill Blvd  
AZUSA, CA 91702

EM

E

EQUITY  
UNION  
COMMERCIAL



### THE ASSET

PRICE \$13,500/MO

LOT SF 17,859

SF 6,305

LAND USE INDUSTRIAL

ZONING X

CLEAR HEIGHT 16FT

PARKING 16 SPACES

**Elia Maalouf** DIRECTOR, COMMERCIAL INVESTMENTS  
OFFICE 818 989 2000 elia@eliamaaloufrealstate.com  
MOBILE 626 243 3645 eliamaaloufrealstate.com



FOR LEASE | INDUSTRIAL SPACE

1301  
W FOOTHILL  
BLVD  
AZUSA,  
CA 91702

TYPE	INDUSTRIAL
LOT SF	17,859
SF	6,305
ZONING	X
CLEAR HEIGHT	16FT
PARKING	16 SPACES

EM | EQUITY  
UNION  
COMMERCIAL

