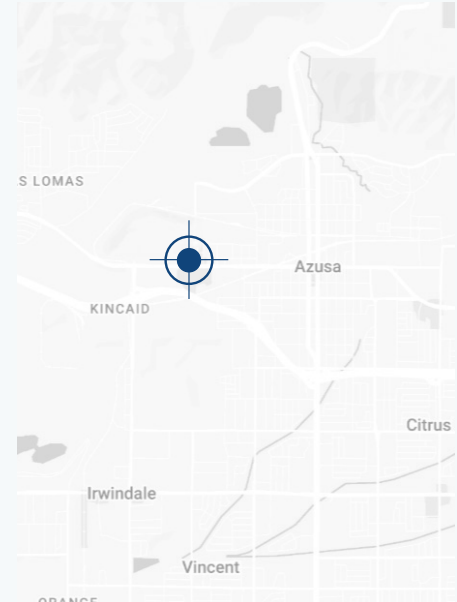


FOR LEASE | INDUSTRIAL SPACE

# 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.



**Elia Maalouf** DIRECTOR, COMMERCIAL INVESTMENTS

OFFICE 818 989 2000  
MOBILE 626 243 3645

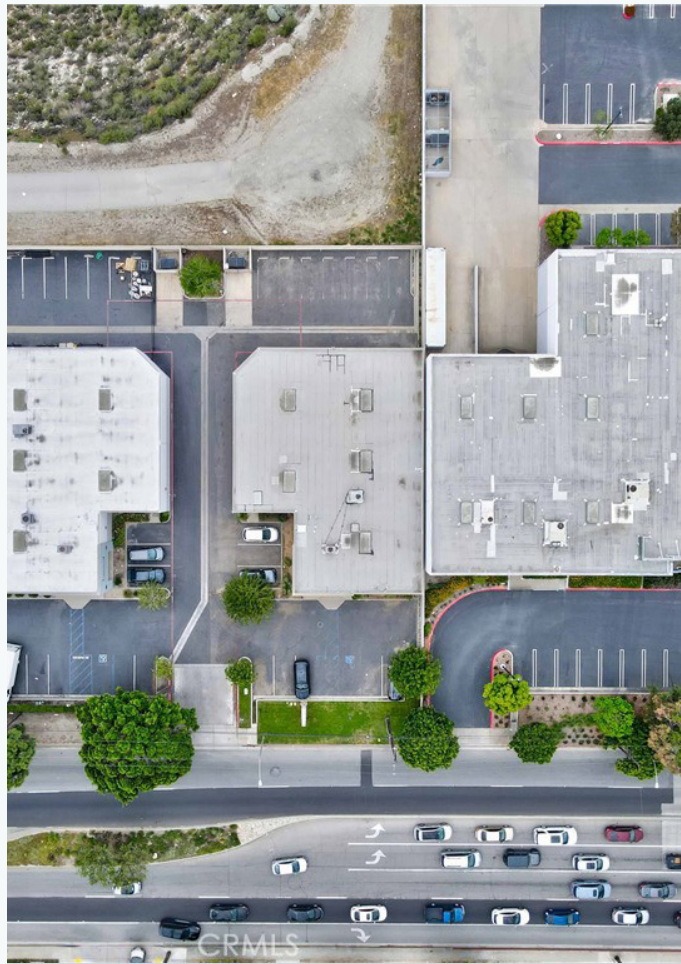
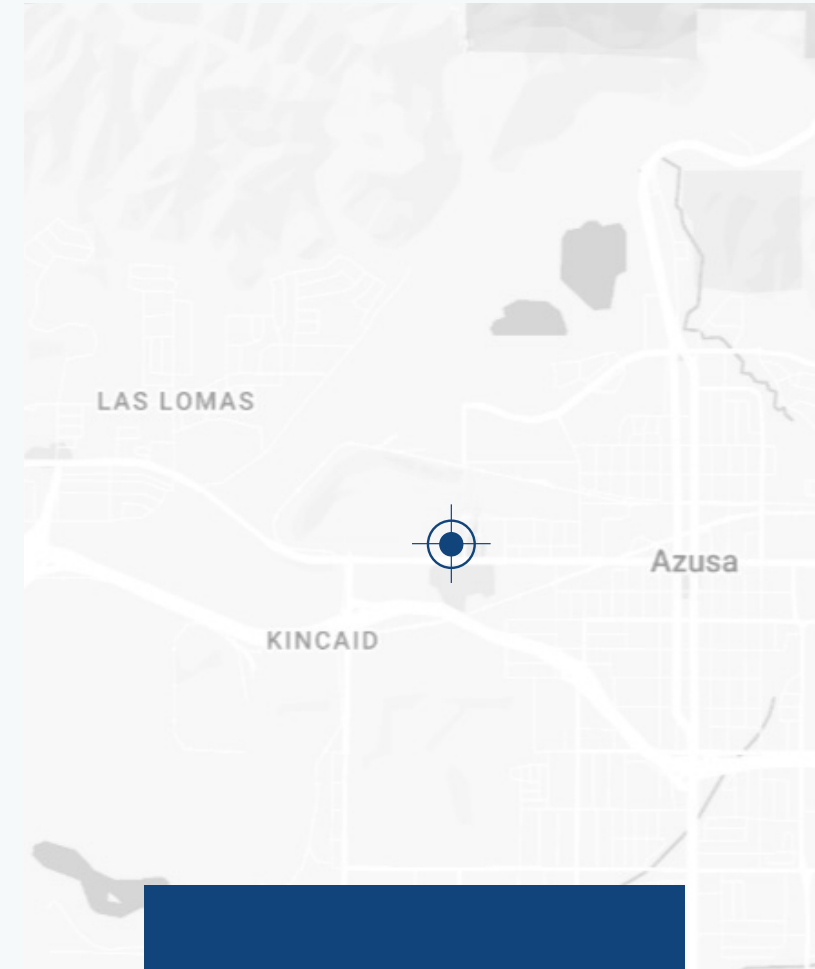
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FOR LEASE | INDUSTRIAL SPACE

# 1301 W FOOTHILL BLVD AZUSA, CA, 91702



### Elia Maalouf

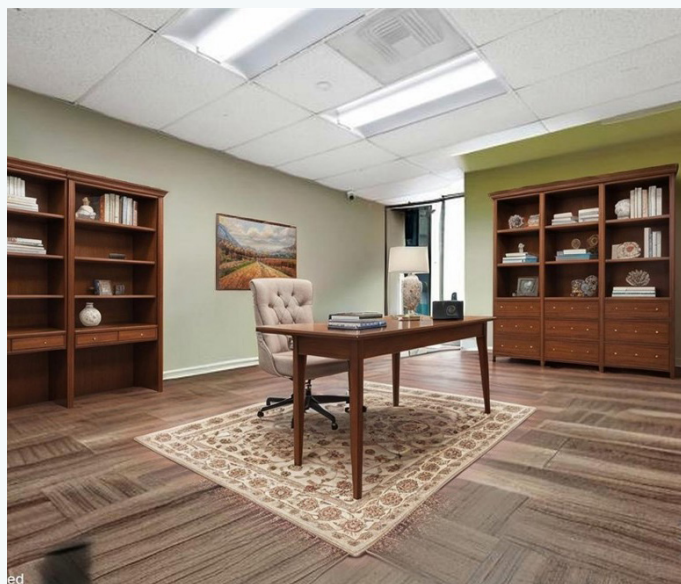
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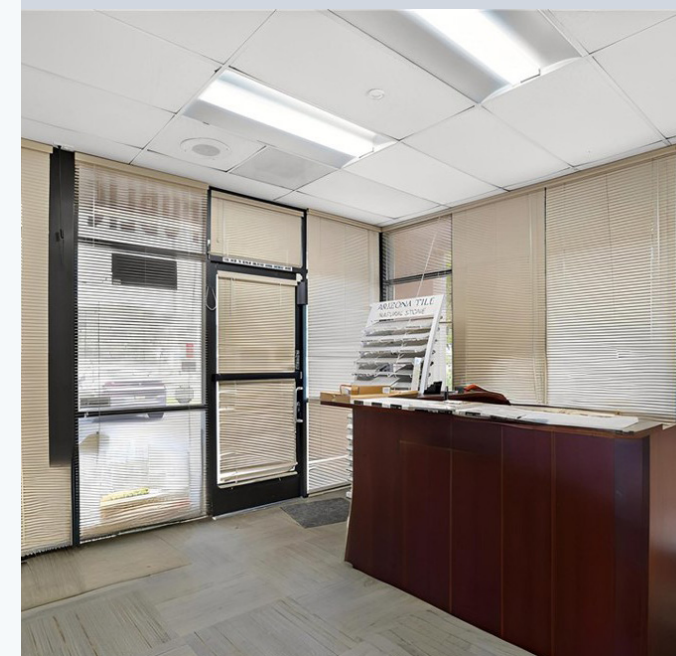
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CATEGORY	1 MILE	3 MILE	5 MILE
2024 Total Population	7,570	110,957	318,160
2029 Population	7,263	107,352	307,197
Pop Growth 2024-2029	4.06%	3.25%	3.45%
Average Age	39	39	40
2024 Total Households	2,347	32,636	97,431
HH Growth 2024-2029	4.35%	3.39%	3.65%
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





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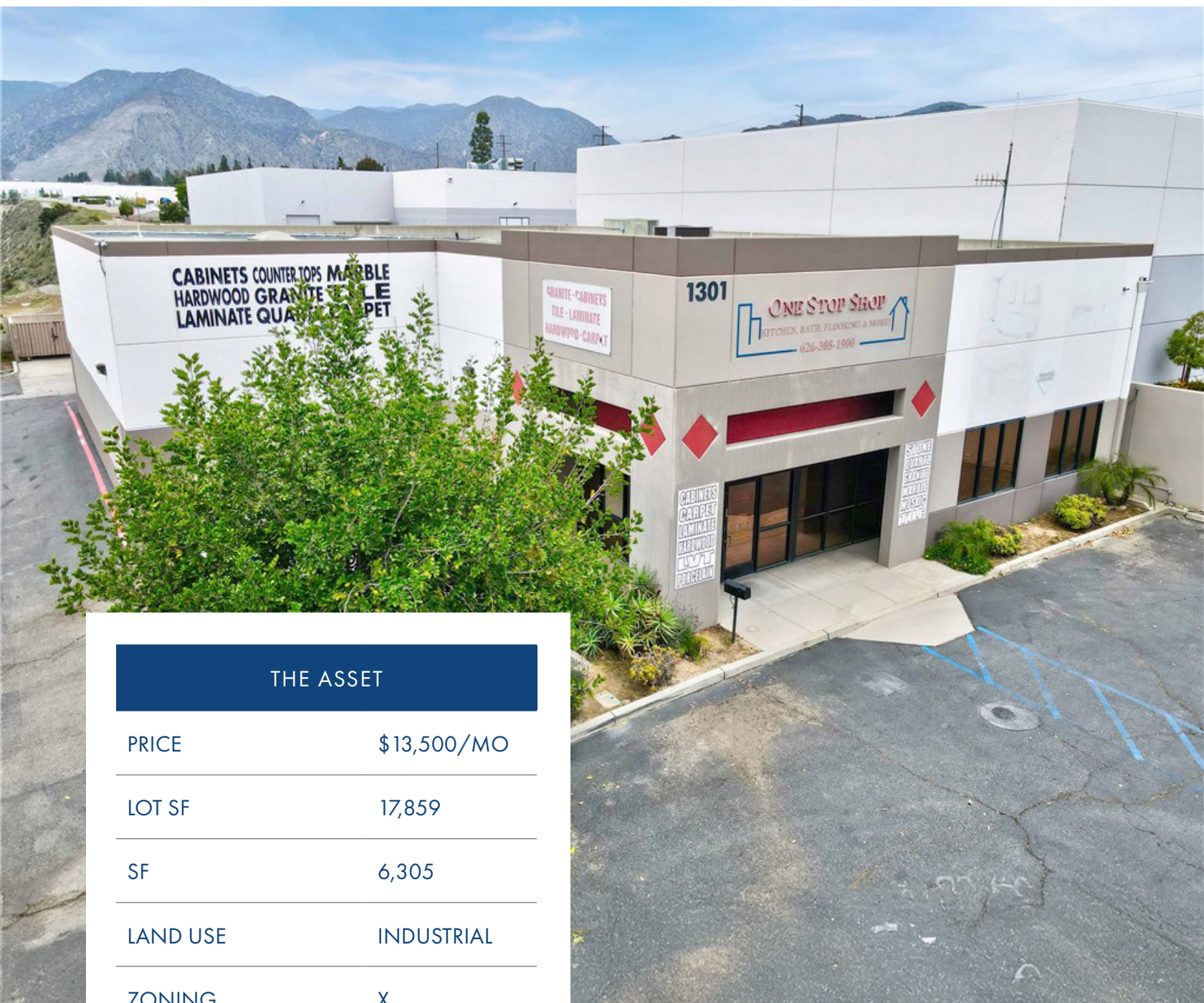




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## THE ASSET

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LOT SF 17,859

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LAND USE INDUSTRIAL

ZONING X

CLEAR HEIGHT 16FT

PARKING 16 SPACES

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