



EQUITY
UNION
REAL ESTATE



DANIEL ELIYAHOU



OFFERING MEMORANDUM

1151 W 5th St

Azusa, CA 91702



1151 -
W 5TH ST
AZUSA
CALIFORNIA
91702

TABLE OF CONTENTS

- I. Executive Summary
- II. Property Details/ Highlights
- III. Property Images
- IV. Points of Interest/Maps
- V. San Gabriel Valley Market Summary
- VI. Sale Comparables
- VII. Sale Analytics
- VIII. Rent Comps
- IX. Rent Analytics

EXECUTIVE SUMMARY

Situated in a well-established professional corridor in Azusa, this approximately 25,120 SF freestanding medical/office building presents a rare 100% vacant owner-user opportunity in the San Gabriel Valley. Situated on an approximately 1.33-acre lot, the two-story asset offers a highly functional layout with approximately 120 secured parking spaces, providing a strong parking ratio of approximately 5 per 1,000 SF.

The building features a dramatic glass atrium lobby, elevator service to both floors, and a well-designed office configuration including private offices, conference rooms, bullpen areas, and a dedicated temperature-controlled IT room. The secure, gated parking and existing infrastructure make it ideal for a corporate headquarters, professional services firm, or medical conversion.

Strategically located near the Metro A Line and the master-planned Rosedale community, the property offers convenient access for both employees and clients while maintaining a quiet, professional setting. Its proximity to major healthcare institutions including City of Hope and Emanate Health further enhances its potential as a multi-specialty medical office facility.

With full vacancy allowing for immediate occupancy or repositioning, this offering provides a unique opportunity for an owner-user or investor to acquire a well-located, infrastructure-ready office asset in a growing San Gabriel Valley market.

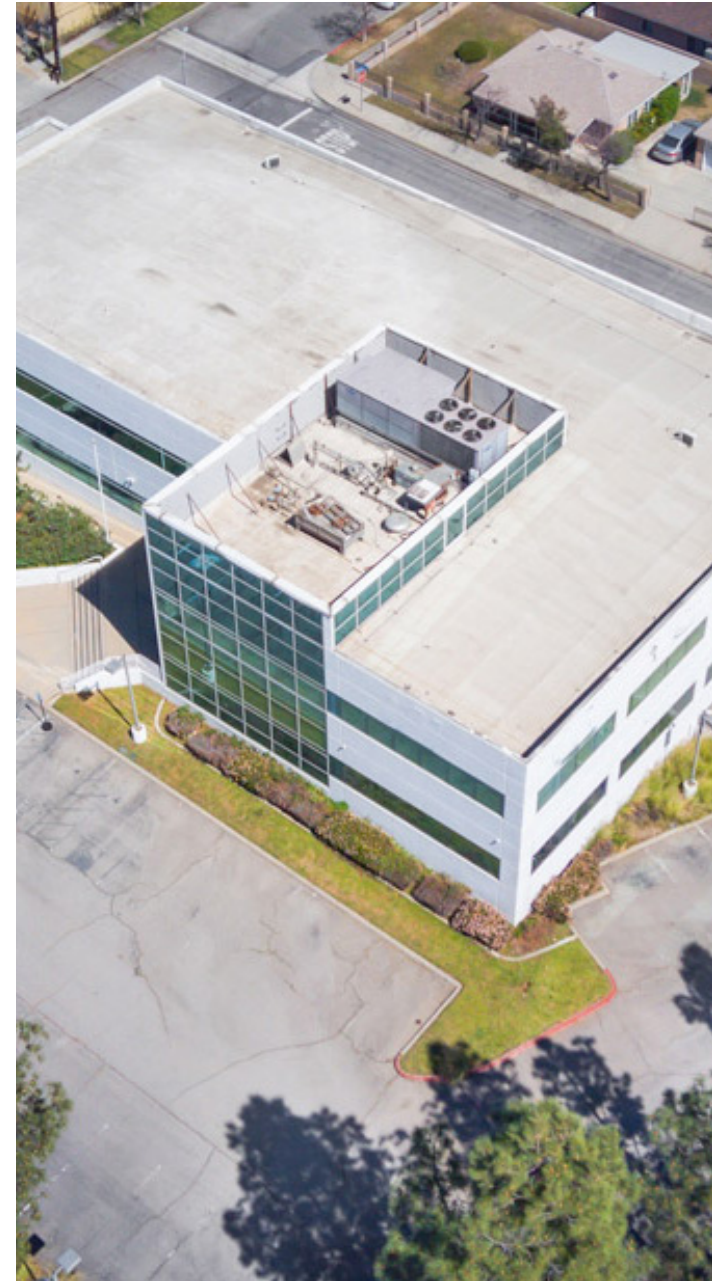


PROPERTY SUMMARY

ADDRESS	1151 W 5TH ST, AZUSA, CA 91702
YEAR BUILT	1985
PROPERTY SIZE	Approx. 25,120
LOT SIZE	1.33 ACRES (57,935)
STORIES	2 + Sub gora
TYPICAL FLOOR	Approx. 12,560
PARKING SPACES	Approx. 119:4.74/1,000 SF
ZONING	AZM2YY

HIGHLIGHTS

- Switchboard
- MIS, AC, ACD (automated call distribution)
- Freeway frontage and signage
- Gated parking, and an atrium.
- Temp Controlled IT Room
- 22 Ft. Ceiling light
- Elevator
- ADA access (Buyer to Confirm)
- Office Spaces (1st floor 13, 2nd floor 2 & 3: Not including open spaces).









ATTRACTIONS AND POINTS OF INTEREST

EDUCATION & CIVIC

- Azusa Pacific University
- Citrus College
- Azusa Civic Center
- Azusa City Hall

SHOPPING & RETAIL

- Azusa Downtown Shopping District
- Target (Azusa Ave retail corridor)
- Costco (Azusa/Glendora area)
- Citrus Crossing retail center
- Foothill Boulevard commercial corridor

HOSPITALS & MAJOR HEALTHCARE FACILITIES

- Santa Teresita Medical Center
- Emanate Health Foothill Presbyterian Hospital (Glendora)
- Emanate Health Inter-Community Hospital (Covina)
- City of Hope (Duarte – major regional medical center)
- Kindred Hospital San Gabriel Valley

AERIAL MAP



1151 W 5TH ST



LOCATION MAP



RETAIL MAP



1151 W 5TH ST



RETAIL MAP

SGV SUMMARY

Eastern San Gabriel Valley (SGV)'s office market is stabilizing and remains among the better-performing submarkets in Los Angeles. As of the first quarter of 2026, the vacancy rate is 5.9%, less than half the metro average.

Outpatient clinics, specialty practices, physical therapy, and behavioral health clinics provide a strong foundation for sustained office demand. The area is also a major regional hub for law firms, private wealth management and investment advisors, insurance firms, and accounting and consulting groups.

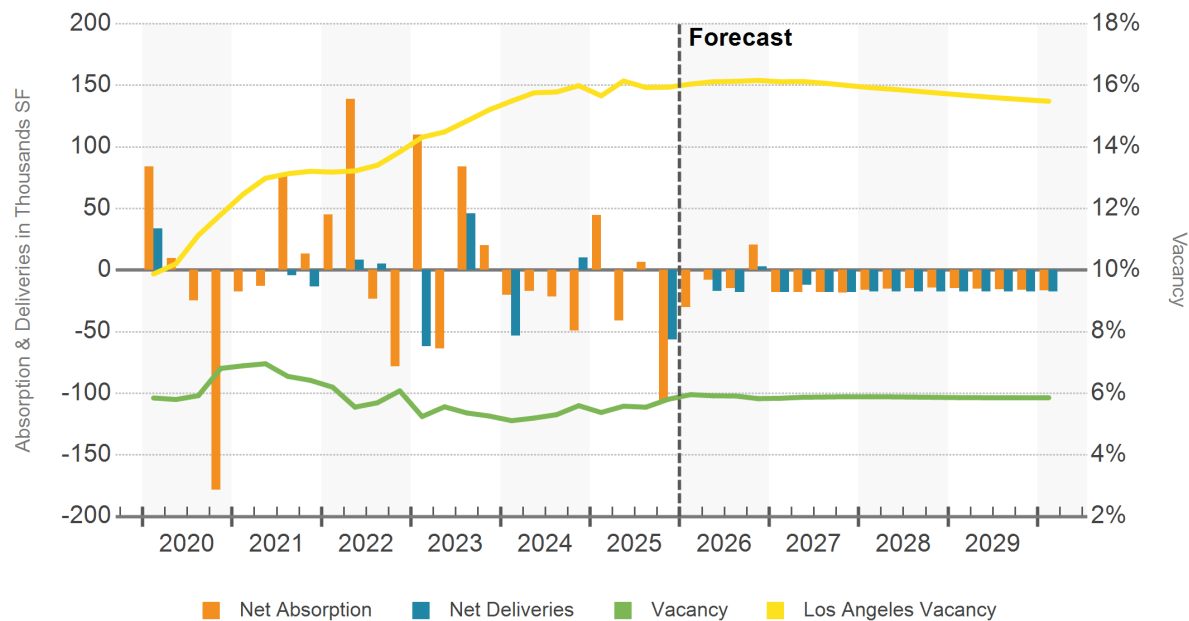
With major thoroughfares—including interstates 10, 210, and 605- employees enjoy convenient access throughout Los Angeles.

Affordability is a key draw: gross average asking rents of \$32.00/SF are roughly \$10/SF below the Los Angeles average. It is largely isolated from other major job centers, most notably on the Westside, which attracts more high-profile tenants. The stock is primarily Class B and C, with limited Class A development.

Medical and owner-user demand drive most of the leasing activity. Even so, with office-using job growth slowing, demand is unlikely to shift significantly over the next year or two. Leasing activity has settled at roughly 60% below pre-pandemic levels. The house view calls for stable vacancies through the foreseeable future.

There is 1.4 million SF of office space available for lease, which is roughly 7% of its inventory. Property owners have little leverage over occupiers to push asking rents significantly. The forecast expects modest growth, with yearly gains below 2% until the end of 2027.

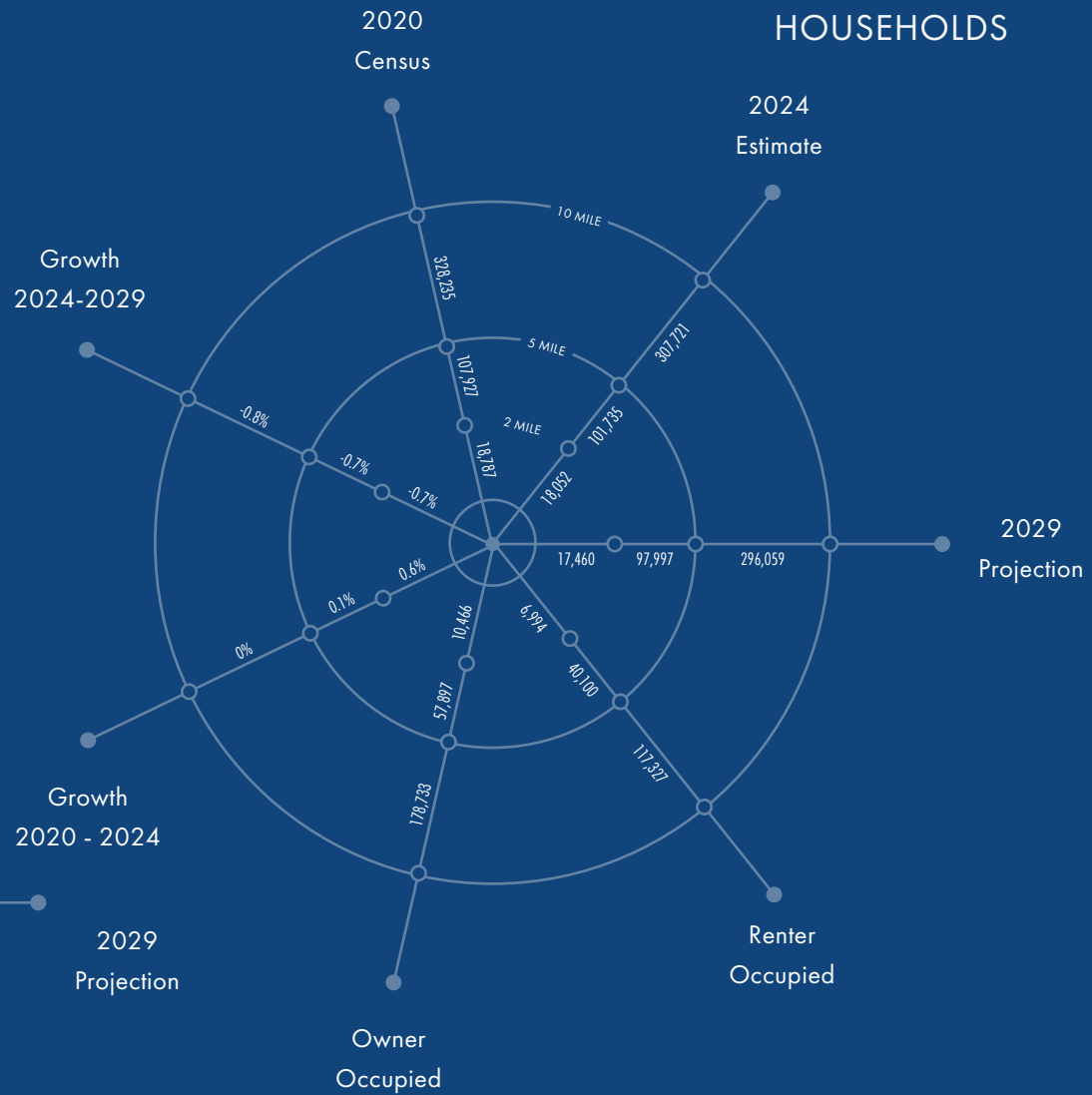
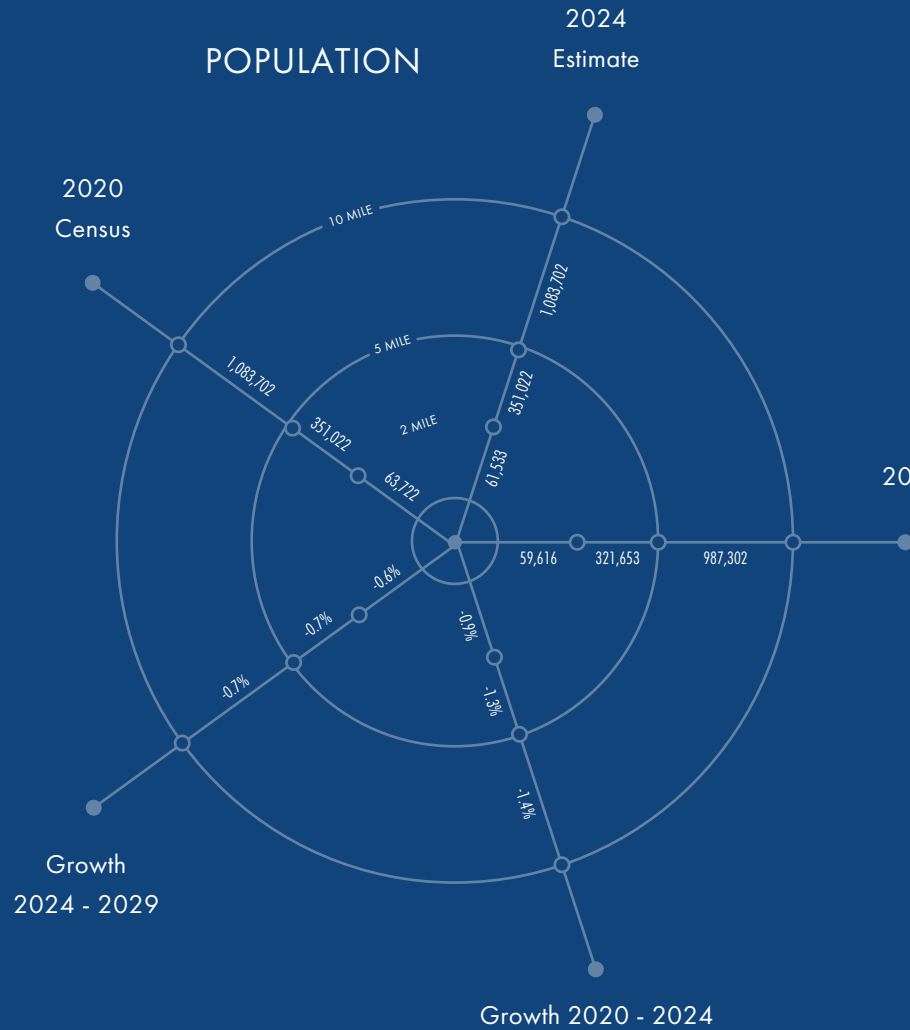
Supply-side pressure has not been an issue, and this is anticipated to continue. The submarket's office inventory has remained unchanged since 2018. Very limited land is zoned for office, and office rezonings are rare and politically difficult.



DEMOGRAPHICS

1151 W 5th St

Azusa, CA 91702



INCOME	\$85,502	\$106,890
	Median Household Income (5 Mile)	Avg Household Income (5 Mile)

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	690 E Green St Pasadena, CA 91101	Office ★☆☆☆☆	1959	13,573 SF (70.0%)	7/17/2024	\$8,300,000 (\$611.51/SF)	-
2	University Tech Center 3201 Temple Ave Pomona, CA 91768	Office ★★★★☆	1984/2017	44,187 SF (50.0%)	10/1/2024	\$9,300,000 (\$210.47/SF)	-
3	3450 E Sierra Madre Blvd Pasadena, CA 91107	Office ★★☆☆☆	1953	15,000 SF (100%)	10/7/2024	\$5,500,000 (\$366.67/SF)	6.80% Actual
4	831 E Huntington Dr Monrovia, CA 91016	Office ★★★★☆	2008	20,574 SF	11/1/2024	\$7,650,000 (\$371.83/SF)	8.09% Actual 7.82% Pro-Forma
5	117 E Live Oak Ave Arcadia, CA 91006	Office ★★☆☆☆	1966	16,076 SF (100%)	10/30/2024	\$2,600,000 (\$161.73/SF)	-
6	Village Oaks 970 S Village Oaks Dr Covina, CA 91724	Office ★★★★☆	1980	19,538 SF (100%)	11/14/2024	\$4,000,000 (\$204.73/SF)	5.00% Actual
7	Pasadena Playhouse 600 Playhouse Aly Pasadena, CA 91101	Office ★★★★☆	1938	47,424 SF	4/1/2025	\$9,500,000 (\$200.32/SF)	-
8	Eastland Professional Bldg 271-281 E Workman St Covina, CA 91723	Office ★★☆☆☆	1962	20,744 SF (69.5%)	4/2/2025	\$4,350,000 (\$209.70/SF)	-
9	225 E Santa Clara St Arcadia, CA 91006	Office ★★★★☆	2001/2018	22,347 SF (100%)	4/10/2025	\$7,400,000 (\$331.14/SF)	5.27% Actual
10	Spring Street Center 109 Spring St Claremont, CA 91711	Office ★★☆☆☆	1970	20,462 SF	4/30/2025	\$5,314,000 (\$259.70/SF)	-
11	Bridgestone Bldg 2211 S Hacienda Blvd Hacienda Heights, CA 91745	Office ★★☆☆☆	1979	36,045 SF (50.0%)	6/27/2025	\$6,100,000 (\$169.23/SF)	4.29% Pro Forma
12	1901 W. Pacific Ave. 1901 W Pacific Ave West Covina, CA 91790	Office ★★☆☆☆	1984	14,255 SF (100%)	7/8/2025	\$2,650,000 (\$185.90/SF)	6.25% Actual
13	Plaza West Covina 1215 W Covina Pky West Covina, CA 91790	Office ★★★★☆	1973	17,698 SF (100%)	10/15/2025	\$4,000,000 (\$226.01/SF)	7.73% Actual
14	Mission Promenade II 235-255 W Mission Blvd Pomona, CA 91766	Office ★★★★☆	1974	24,000 SF	9/22/2025	\$4,500,000 (\$187.50/SF)	-

Sold	7/17/2024
Sale Price	\$8,300,000 (\$611.51/SF)
RBA (% Leased)	13,573 SF (70.0%)
Price Status	Confirmed
Built	1959
Land Area	0.37 AC/16,203 SF
Sale Comp Status	Research Complete
Sale Comp ID	6795229
Parcel Numbers	5734-024-021
Sale Conditions	1031 Exchange



Sold	10/1/2024
Sale Price	\$9,300,000 (\$210.47/SF)
RBA (% Leased)	44,187 SF (50.0%)
Price Status	Confirmed
Built/Renovated	1984/2017
Land Area	3.13 AC/136,343 SF
Sale Comp Status	Research Complete
Sale Comp ID	6870519
Parcel Numbers	8719-002-012
Sale Conditions	High Vacancy Property



Sold	10/7/2024
Sale Price	\$5,500,000 (\$366.67/SF)
RBA (% Leased)	15,000 SF (100%)
Price Status	Confirmed
Built	1953
Land Area	1.51 AC/65,632 SF
Actual Cap Rate	6.80%
Sale Comp Status	Research Complete
Sale Comp ID	6872998
Parcel Numbers	5757-005-005



Sold	11/1/2024
Sale Price	\$7,650,000 (\$371.83/SF)
RBA	20,574 SF
Price Status	Confirmed
Built	2008
Land Area	0.92 AC/40,075 SF
Actual Cap Rate	8.09%
Pro Forma Cap Rate	7.82%
Sale Comp Status	Research Complete
Sale Comp ID	6929633
Parcel Numbers	8515-004-041 +1



Sold	10/30/2024
Sale Price	\$2,600,000 (\$161.73/SF)
RBA (% Leased)	16,076 SF (100%)
Price Status	Confirmed
Built	1966
Land Area	0.63 AC/27,434 SF
Sale Comp Status	Research Complete
Sale Comp ID	6934964
Parcel Numbers	5789-020-041 +1



Sold	11/14/2024
Sale Price	\$4,000,000 (\$204.73/SF)
RBA (% Leased)	19,538 SF (100%)
Price Status	Confirmed
Built	1980
Land Area	1.42 AC/61,855 SF
Actual Cap Rate	5.00%
Sale Comp Status	Research Complete
Sale Comp ID	6946426
Parcel Numbers	8447-031-050



Sold	4/1/2025
Sale Price	\$9,500,000 (\$200.32/SF)
RBA	47,424 SF
Price Status	Confirmed
Built	1938
Land Area	0.62 AC/27,007 SF
Sale Comp Status	Research Complete
Sale Comp ID	7123889
Parcel Numbers	5734-037-031



Sold	4/2/2025
Sale Price	\$4,350,000 (\$209.70/SF)
RBA (% Leased)	20,744 SF (69.5%)
Price Status	Confirmed
Built	1962
Land Area	1.10 AC/47,916 SF
Sale Comp Status	Research Complete
Sale Comp ID	7124425
Parcel Numbers	8451-010-018



Sold	4/10/2025
Sale Price	\$7,400,000 (\$331.14/SF)
RBA (% Leased)	22,347 SF (100%)
Price Status	Confirmed
Built/Renovated	2001/2018
Land Area	0.75 AC/32,670 SF
Actual Cap Rate	5.27%
Sale Comp Status	Research Complete
Sale Comp ID	7125526
Parcel Numbers	5773-008-014

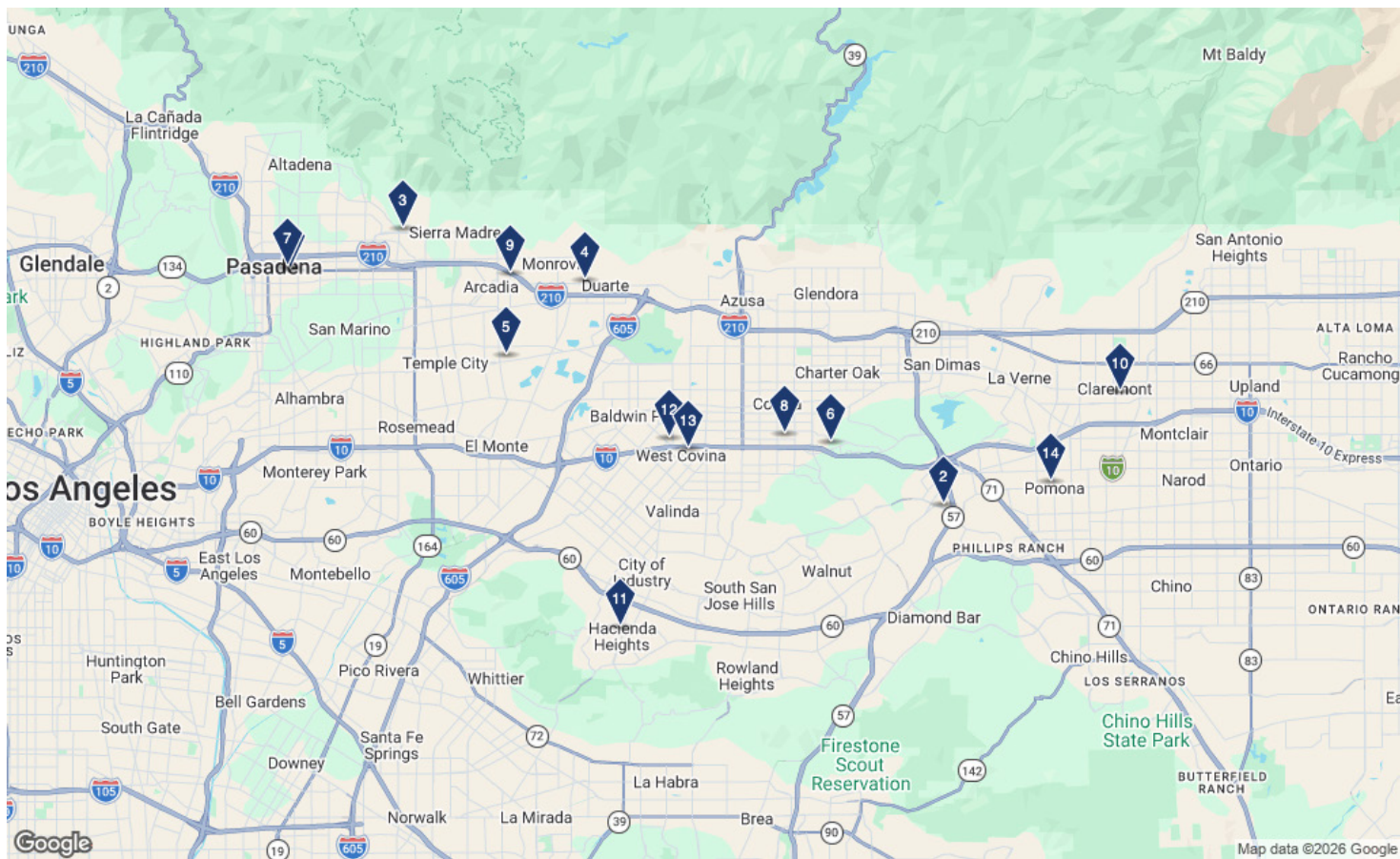


Sold	4/30/2025
Sale Price	\$5,314,000 (\$259.70/SF)
RBA	20,462 SF
Price Status	Confirmed
Built	1970
Land Area	1.34 AC/58,370 SF
Sale Comp Status	Research Complete
Sale Comp ID	7154149
Parcel Numbers	8313-023-025
Sale Conditions	Purchase By Tenant



Sold	6/27/2025
Sale Price	\$6,100,000 (\$169.23/SF)
RBA (% Leased)	36,045 SF (50.0%)
Price Status	Confirmed
Built	1979
Land Area	0.93 AC/40,510 SF
Pro Forma Cap Rate	4.29%
Sale Comp Status	Research Complete
Sale Comp ID	7231332
Parcel Numbers	8215-024-008





Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$2,600,000	\$5,797,429	\$5,407,000	\$9,500,000
Sale Price Per SF	\$162	\$245	\$210	\$612
Cap Rate	4.3%	6.2%	6.3%	8.1%
Land Price Per AC	\$2,816,901	\$5,327,994	\$4,046,983	\$22,311,828
Property Attributes	Low	Average	Median	High
Building SF	13,573 SF	23,709 SF	20,518 SF	47,424 SF
Year Built	1938	1974	1974	2008
Stories	1	2	2	6
Typical Floor SF	4,524 SF	10,669 SF	8,425 SF	22,094 SF
% Leased At Sale	50.0%	84.0%	100%	100%
Star Rating	★☆☆☆☆ 2	★★★★☆ 2.5	★★★★☆ 2.5	★★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings



5200 Irwindale Ave

Irwindale, CA 91706 - Eastern SGV Submarket



TENANT

Tenant Name:	Lincus Inc
Industry:	Professional, Scientific, and Technical Services
NAICS:	Engineering Services - 541330

LEASE

SF Leased:	2,773 SF
Sign Date:	Sep 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	250

RENTS

Asking Rent:	\$1.95/FS
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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LEASE TERM

Start Date:	Oct 2025
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TIME ON MARKET

Date On Market:	Jan 2025
Date Off Market:	Sep 2025
Months on Market:	8 Months

TIME VACANT

Date Vacated:	Jan 2025
Date Occupied:	Oct 2025
Months Vacant:	8 Months

MARKET AT LEASE

Vacancy Rates	2025 Q3	YOY
Current Building	14.1%	
Submarket 2-4 Star	5.6%	
Market Overall	15.9%	

Same Store Asking Rent/SF	2025 Q3	YOY
Current Building	\$2.16	
Submarket 2-4 Star	\$2.63	
Market Overall	\$3.49	

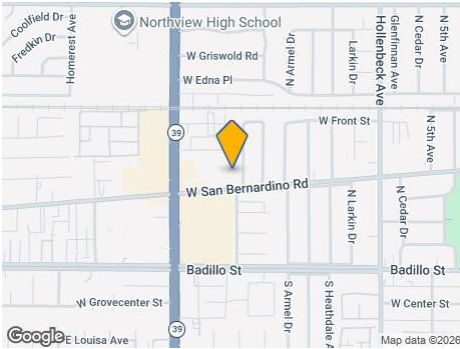
Submarket Leasing Activity	2025 Q3	YOY
12 Mo. Leased SF	943,435	
Months On Market	7.9	

LEASING REP

Lee & Associates
 1055 E Colorado, Suite 330
 Pasadena, CA 91106
 Christopher Larimore (626) 240-2788
 Vincent Molitor (626) 240-2787

PROPERTY

Property Type:	Office	Rentable Area:	42,814 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	21,407 SF
Class:	B	Vacancy at Lease:	14.1%
Construction:	Reinforced Concrete	Land Acres:	2.38
Parking:	60 Surface Spaces ar...		



LEASE	
SF Leased:	1,200 SF
Sign Date:	Jul 2025
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	A

RENTS	
Asking Rent:	\$1.80

LEASE TERM	
Start Date:	Aug 2025

TIME ON MARKET	
Date On Market:	Jun 2025
Date Off Market:	Aug 2025
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Jun 2025
Date Occupied:	Aug 2025
Months Vacant:	1 Months

LEASING REP
Corral Investments & Realty
 568 S San Jose Ave
 Covina, CA 91723-3144
 Minerva Corral (626) 974-8223 X2
 Joe Corral (626) 974-8223

MARKET AT LEASE

Vacancy Rates	2025 Q3	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	5.5%	
Market Overall	15.9%	

Same Store Asking Rent/SF	2025 Q3	YOY
Current Building	\$2.28	
Submarket 1-3 Star	\$2.61	
Market Overall	\$3.49	

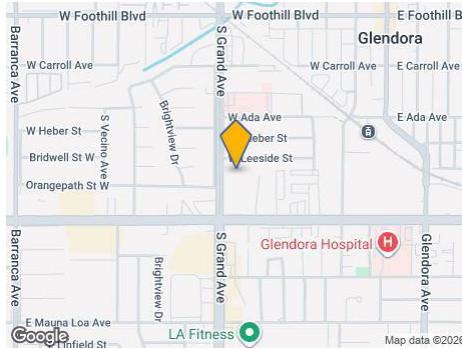
Submarket Leasing Activity	2025 Q3	YOY
12 Mo. Leased SF	943,435	
Months On Market	7.9	

PROPERTY			
Property Type:	Office	Rentable Area:	3,274 SF
Status:	Built 1981	Stories:	1
Tenancy:	Multi	Floor Size:	3,274 SF
Class:	C	Vacancy at Lease:	0.0%
Construction:	Wood Frame	Land Acres:	0.23
Parking:	8 Surface Spaces are...		



510 S Grand Ave

Glendora, CA 91741 - Eastern SGV Submarket



MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	9.1%	
Submarket 1-3 Star	5.6%	
Market Overall	16.1%	

Same Store Asking Rent/SF	2025 Q2	YOY
Current Building	\$2.16	
Submarket 1-3 Star	\$2.61	
Market Overall	\$3.49	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased SF	908,426	
Months On Market	7.6	

LEASE

SF Leased:	1,980 SF
Sign Date:	Jun 2025
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	307

LEASE TERM

Start Date:	Jul 2025
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TIME ON MARKET

Date On Market:	May 2024
Date Off Market:	Jun 2025
Months on Market:	13 Months

LEASING REP

Lee & Associates
 1055 E Colorado, Suite 330
 Pasadena, CA 91106
 Christopher Larimore (626) 240-2788
 Vincent Molitor (626) 240-2787

PROPERTY

Property Type:	Office
Status:	Built 1980
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	Ratio of 4.00/1,000 SF

RENTS

Asking Rent:	\$1.85/MG
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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TIME VACANT

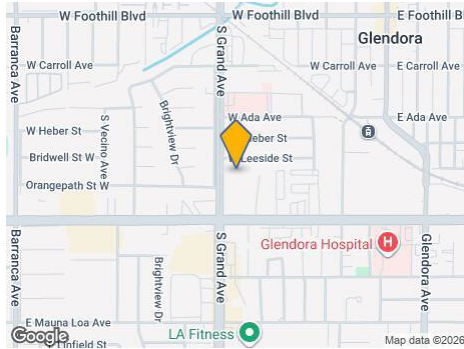
Date Vacated:	May 2024
Date Occupied:	Jul 2025
Months Vacant:	13 Months

Rentable Area:	24,462 SF
Stories:	3
Floor Size:	7,560 SF
Vacancy at Lease:	9.1%
Land Acres:	1.86



510 S Grand Ave

Glendora, CA 91741 - Eastern SGV Submarket



MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	9.1%	
Submarket 1-3 Star	5.6%	
Market Overall	16.1%	

Same Store Asking Rent/SF	2025 Q2	YOY
Current Building	\$2.16	
Submarket 1-3 Star	\$2.61	
Market Overall	\$3.49	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased SF	908,426	
Months On Market	7.6	

LEASE

SF Leased:	630 SF
Sign Date:	Apr 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	205

LEASE TERM

Start Date:	May 2025
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TIME ON MARKET

Date On Market:	Mar 2025
Date Off Market:	Apr 2025
Months on Market:	2 Months

LEASING REP

Lee & Associates
 1055 E Colorado, Suite 330
 Pasadena, CA 91106
 Christopher Larimore (626) 240-2788
 Vincent Molitor (626) 240-2787

PROPERTY

Property Type:	Office
Status:	Built 1980
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	Ratio of 4.00/1,000 SF

RENTS

Asking Rent:	\$1.85/MG
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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TIME VACANT

Date Vacated:	Mar 2025
Date Occupied:	May 2025
Months Vacant:	2 Months

Rentable Area:	24,462 SF
Stories:	3
Floor Size:	7,560 SF
Vacancy at Lease:	9.1%
Land Acres:	1.86



5200 Irwindale Ave

Irwindale, CA 91706 - Eastern SGV Submarket



LEASE

SF Leased:	698 SF
Sign Date:	Apr 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	246

LEASE TERM

Start Date:	May 2025
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TIME ON MARKET

Date On Market:	Sep 2024
Date Off Market:	Apr 2025
Months on Market:	7 Months

LEASING REP

Lee & Associates
 1055 E Colorado, Suite 330
 Pasadena, CA 91106
 Christopher Larimore (626) 240-2788
 Vincent Molitor (626) 240-2787

PROPERTY

Property Type:	Office
Status:	Built 1990
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	60 Surface Spaces ar...

RENTS

Asking Rent:	\$1.95/FS
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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TIME VACANT

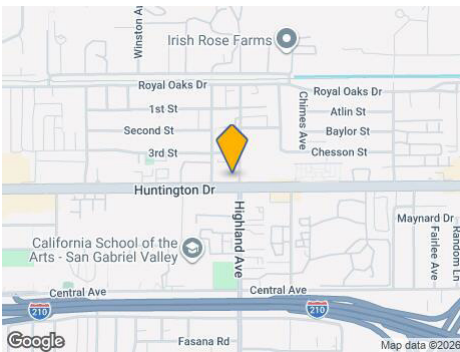
Date Vacated:	Sep 2024
Date Occupied:	May 2025
Months Vacant:	7 Months

MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	14.1%	
Submarket 2-4 Star	5.6%	
Market Overall	16.1%	

Same Store Asking Rent/SF	2025 Q2	YOY
Current Building	\$2.15	
Submarket 2-4 Star	\$2.62	
Market Overall	\$3.49	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased SF	908,426	
Months On Market	7.6	



TENANT

Tenant Name: The Wylie Center

LEASE

SF Leased: 1,000 SF
Sign Date: Apr 2025
Space Use: Office
Lease Type: Direct
Floor: 1st Floor
Suite: 104

RENTS

Asking Rent: \$2.00/MG
Starting Rent: \$1.90/MG

CONCESSIONS AND BUILDOUT

Asking Discount: 5.00%

LEASE TERM

Start Date: Apr 2025
Expiration Date: Dec 2026
Lease Term: 1 Year 8 Months

TIME ON MARKET

Date On Market: Sep 2024
Date Off Market: Apr 2025
Months on Market: 8 Months

TIME VACANT

Date Vacated: Sep 2024
Date Occupied: Apr 2025
Months Vacant: 7 Months

MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	0.0%	0.0%
Submarket 1-3 Star	6.7%	
Market Overall	16.1%	

Same Store Asking Rent/SF	2025 Q2	YOY
Current Building	\$2.28	
Submarket 1-3 Star	\$2.65	
Market Overall	\$3.49	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased SF	350,183	
Months On Market	7.0	

LEASING REP

Jones Real Estate
440 W Whittier Blvd
La Habra, CA 90631-3736
Anthony Wyman (562) 697-3333 X26
Greg Jones (562) 697-3333 X21

PROPERTY

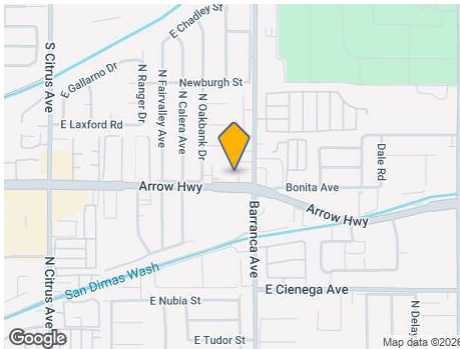
Property Type: Office
Status: Built 1981
Tenancy: Multi
Class: C
Construction: Masonry
Parking: 16 Surface Spaces ar...

Rentable Area: 7,490 SF
Stories: 2
Floor Size: 3,245 SF
Vacancy at Lease: 0.0%
Land Acres: 0.24



1025 W Arrow Hwy

Glendora, CA 91740 - Eastern SGV Submarket



LEASE

SF Leased:	550 SF
Sign Date:	Apr 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	202

LEASE TERM

Start Date:	Jul 2025
Expiration Date:	Jul 2026
Lease Term:	1 Year

TIME ON MARKET

Date On Market:	Mar 2025
Date Off Market:	Jul 2025
Months on Market:	1 Months

LEASING REP

MGR Real Estate
 3800 Concours, Suite 100
 Ontario, CA 91764-5904
 Lynn Yangchana (909) 579-1399
 Danielle Fontes (626) 512-1826 X130

PROPERTY

Property Type:	Office
Status:	Built 1983
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	24 Surface Spaces ar...

RENTS

Asking Rent:	\$1.50/MG
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CONCESSIONS AND BUILDOUT

Space Condition:	Average
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TIME VACANT

Date Vacated:	Mar 2025
Date Occupied:	Jul 2025
Months Vacant:	4 Months

MARKET AT LEASE

Vacancy Rates	2025 Q2	YOY
Current Building	10.5%	
Submarket 2-4 Star	5.6%	
Market Overall	16.1%	

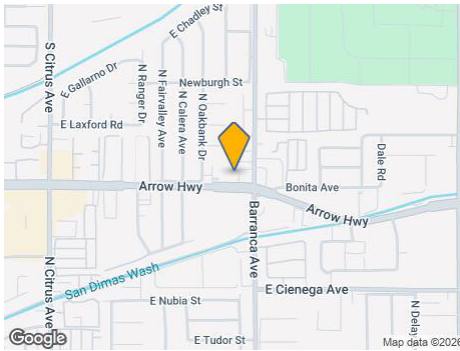
Same Store Asking Rent/SF	2025 Q2	YOY
Current Building	\$2.21	
Submarket 2-4 Star	\$2.62	
Market Overall	\$3.49	

Submarket Leasing Activity	2025 Q2	YOY
12 Mo. Leased SF	908,426	
Months On Market	7.6	



1025 W Arrow Hwy

Glendora, CA 91740 - Eastern SGV Submarket



LEASE

SF Leased:	550 SF
Sign Date:	Apr 2025
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	202

LEASE TERM

Start Date:	Jul 2025
Expiration Date:	Jul 2026
Lease Term:	1 Year

TIME ON MARKET

Date On Market:	Mar 2025
Date Off Market:	Jul 2025
Months on Market:	1 Months

LEASING REP

MGR Real Estate
 3800 Concours, Suite 100
 Ontario, CA 91764-5904
 Lynn Yangchana (909) 579-1399
 Danielle Fontes (626) 512-1826 X130

PROPERTY

Property Type:	Office
Status:	Built 1983
Tenancy:	Multi
Class:	C
Construction:	Wood Frame
Parking:	24 Surface Spaces ar...

RENTS

Asking Rent:	\$1.50/MG
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CONCESSIONS AND BUILDOUT

Space Condition:	Average
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TIME VACANT

Date Vacated:	Mar 2025
Date Occupied:	Jul 2025
Months Vacant:	4 Months

MARKET AT LEASE

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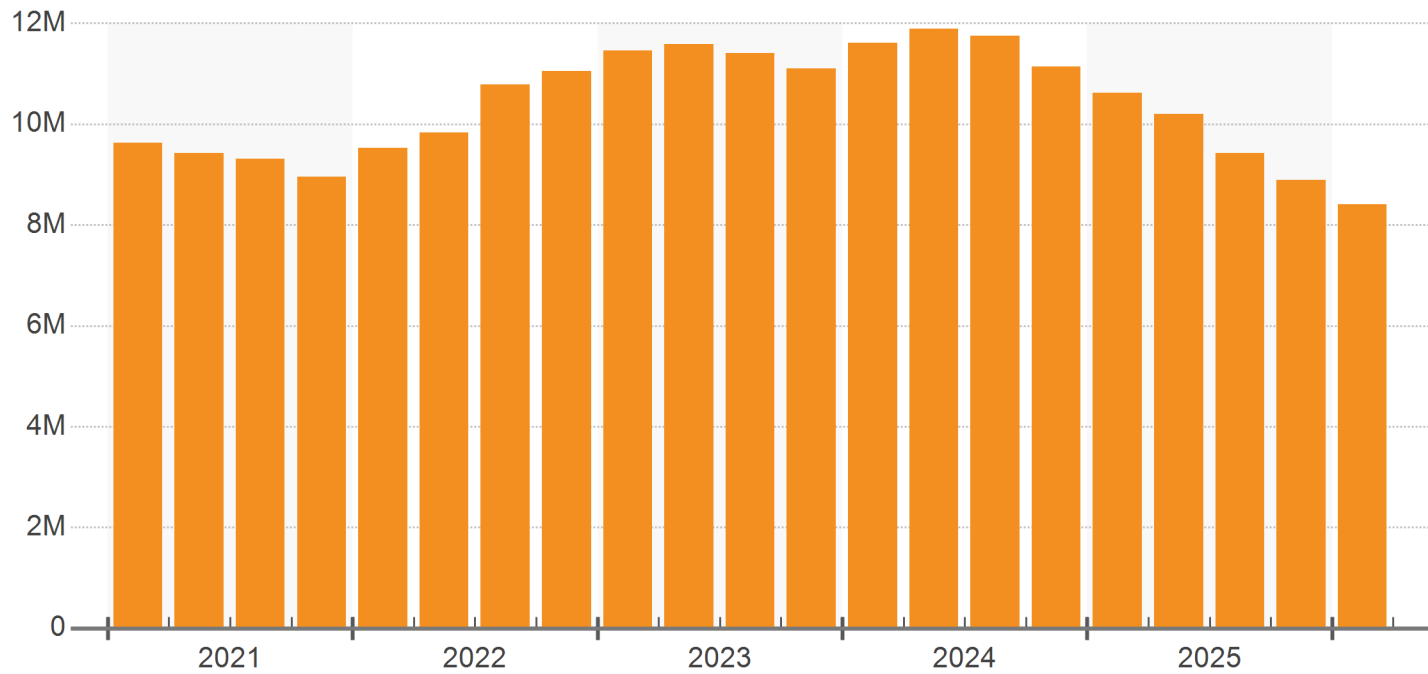
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Leasing Analytics

1151 W 5th St

SUBLEASE SPACE AVAILABLE IN LOS ANGELES IN SQUARE FEET





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Felix Fooks

DIRECTOR, COMMERCIAL INVESTMENTS

818 383 5527

FELIX@FOOKSREALESTATE.COM

FOOKSREALESTATE.COM

LIC NO. 01919417

Daniel Eliyahou

DIRECTOR, COMMERCIAL INVESTMENTS

818 983 7688

DANIELELIYAHOU@GMAIL.COM

DANIELELIYAHOU.COM

LIC NO. 02019977

