

925 W 1ST ST

Azusa, CA 91702

Industrial Owner/User
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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THE OPPORTUNITY

925 W 1st Street presents a rare opportunity to acquire an infill industrial asset in the heart of Azusa's established industrial corridor. Positioned within the San Gabriel Valley, the property offers investors and owner-users the ability to secure functional industrial real estate in a supply-constrained Los Angeles submarket with strong long-term fundamentals.

The site provides a practical industrial configuration suited for warehouse, distribution, storage, contractor operations, or specialized industrial use. Its layout supports efficient day-to-day operations while offering flexibility for a variety of business types. For an owner-user, the property presents the opportunity to control occupancy costs in a high-barrier-to-entry market. For investors, it offers the potential to capitalize on continued industrial demand within a dense infill location.

Strategically located just south of Interstate 210, 925 W 1st Street benefits from immediate access to the I-210, I-605, and I-10 freeways, providing strong regional connectivity throughout Los Angeles County and the Inland Empire. The property's proximity to major population centers and established industrial users enhances both distribution efficiency and long-term usability.

Industrial fundamentals in the San Gabriel Valley remain resilient, supported by limited new supply, high land values, and sustained tenant demand. 925 W 1st Street represents a compelling opportunity to acquire well-located industrial real estate in one of Southern California's most competitive infill markets

Important Environmental Due Diligence Required. Please request current Environmental documents

PROPERTY OVERVIEW

925 W 1st St
Azusa, CA 91702





RAIN BIRD

WOODY HOME

Parts Authority
Auto Parts Super Stores
"The Answer Is Yes!"

39

DIRECT PACK

Totten Tubes, inc.

We Pack It All
Packing Company

ABLE CARD, LLC
Toll Free: (877) 477-2273
WePackItAll
Advancing Health & Wellness Brands

CTI FOODS
CUSTOM FOOD & CULINARY SOLUTIONS
Carl's Jr. TACO BELL

ExtraSpace Storage

target

± 12,312 VPD

COSTCO WHOLESALE

FarmerBoys
BREAKFAST, BURGERS & MORE
McDonald's
ARCO

N Vernon Ave

Metro B Line
Tram Route

INTERSTATE 210

± 256,000 VPD

MillerCoors

PBI
PACIFIC BEST INC.

Dolphin
EVENT SERVICES

Memorial Park Garden

± 18,076 VPD

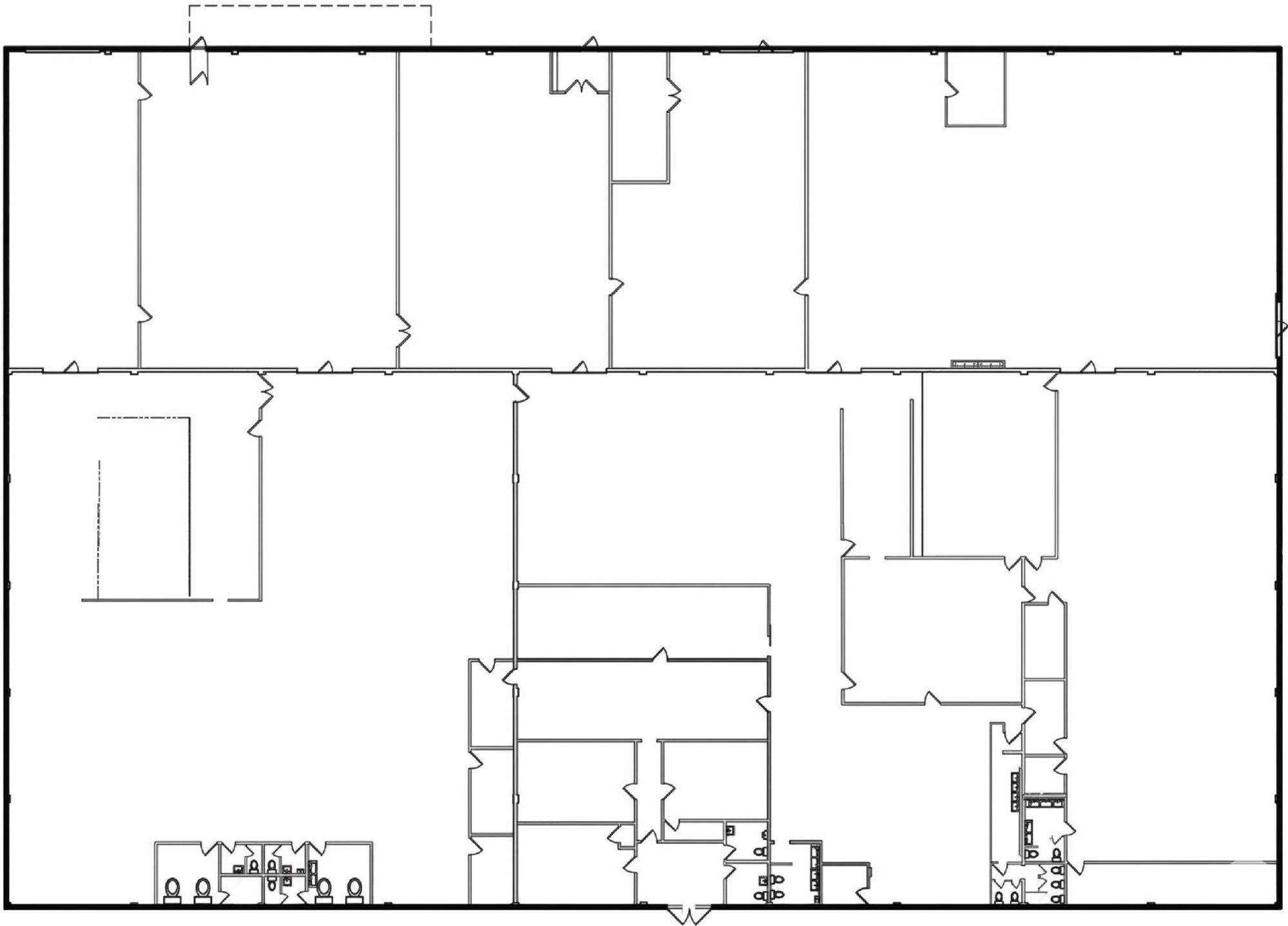
Subject Property

HCL
highcaliber

NORTHROP GRUMMAN

Google Earth

Building Plan



***Please reach out for access to the BOMA Calc and Interactive building plans**

925 W 1st St
Azusa, CA 91702

Unpriced

Call Broker For Details

1961

Year Built

±38,801 SF

GLA

±2.01 AC

Acreage

DWL

Zoning

±18,076

Vehicles Per Day

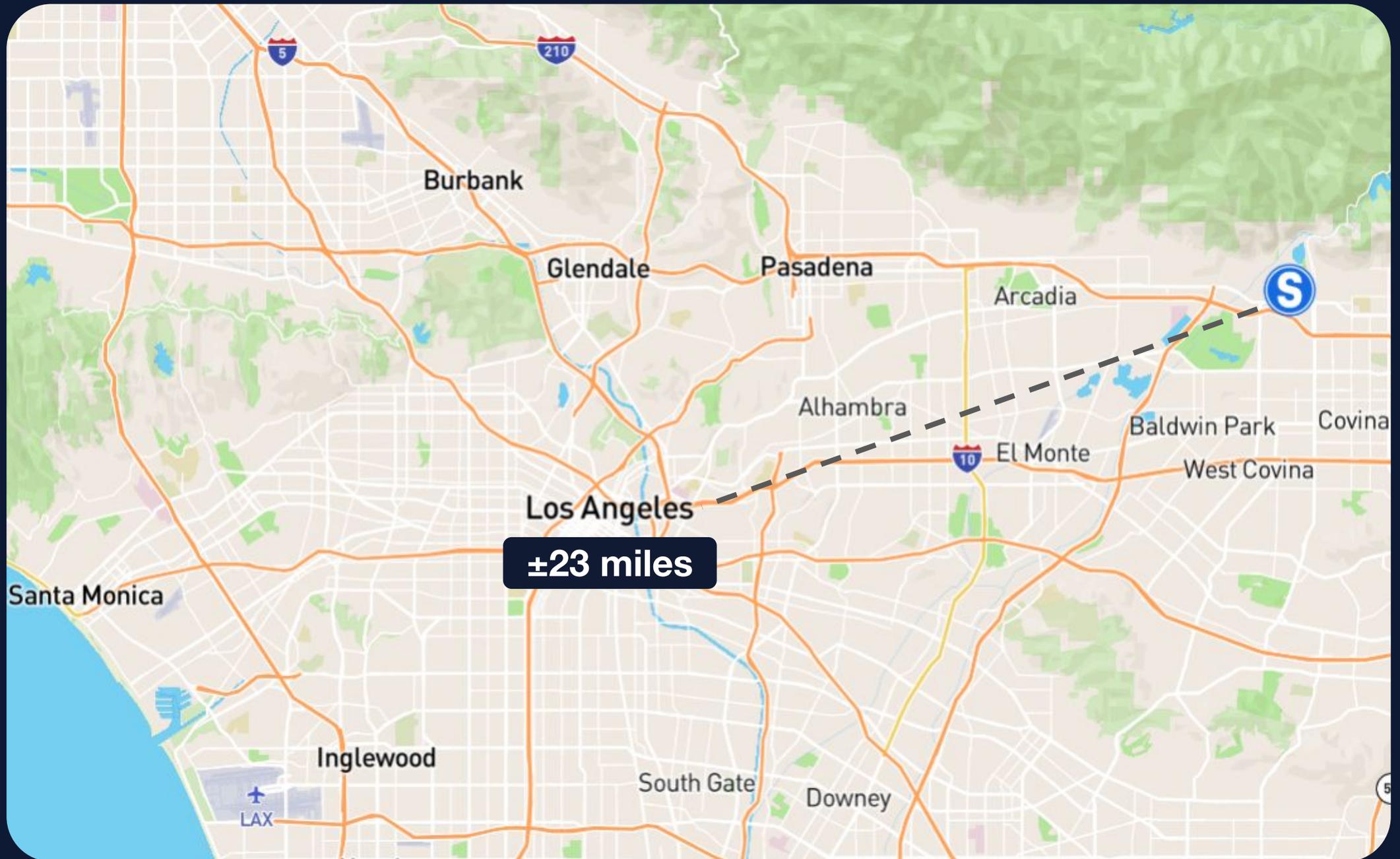


925 W 1st St
Azusa, CA 91702



MARKET OVERVIEW

925 W 1st St
Azusa, CA 91702



AZUSA, CA

Market Demographics



48,400
Total Population

\$85,700
Median HH Income

14,000
of Households

55%
Homeownership Rate

25,000
Employed Population

27%
% Bachelor's Degree

34
Median Age

\$600,000
Median Property Value

Local Market Overview

Azusa, California, located at the foothills of the San Gabriel Mountains, is a city that combines natural beauty with urban connectivity. Known for its access to the Angeles National Forest, it offers extensive recreational opportunities alongside a vibrant downtown featuring local businesses, cultural landmarks, and Azusa Pacific University. Situated along historic Route 66 and just ±25 miles from Los Angeles, Azusa benefits from a strategic location that blends historical significance with modern convenience.

The city's economy is supported by education, manufacturing, and service industries, with public transportation, including the Metro Gold Line, enhancing regional access. Azusa's history, rooted in Spanish colonization and agriculture, informs its cultural identity, celebrated through events like the Azusa Golden Days Parade. The community balances growth and heritage, offering a dynamic environment for residents and visitors alike.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	146,132	357,533	1,087,103
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	45,048	112,840	341,307
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$124,543	\$129,945	\$133,731

LOS ANGELES, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **925 W 1st St, Azusa, CA, 91702** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.