

LAND - Commercial/Multifamily Development Opportunity

515 - 525 N. Azusa Avenue, La Puente, CA 91744



Offering Memorandum

For Sale
LAND - Commercial/Multifamily Development Opportunity
515 - 525 N. Azusa Avenue
La Puente, CA 91744

Exclusively Presented By:
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PRICING & FINANCIAL ANALYSIS

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SUMMARY

Source: Public Records

Price \$3,769,000

All Cash / Cash to
New Loan

Price per square foot
(Land) \$72.00

Land Size 52,272 +/- square feet
1.2 +/- Acres

Zoning CPD,
County of Los Angeles

Zoning Description Commercial Planned
Development

Price per square foot
(Building) \$173.00

Building Size 21,785 +/- Sq. Ft.
One Single Tenant &
One - Two story Multi-Tenant

Year Built 1985



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PROPERTY DESCRIPTION



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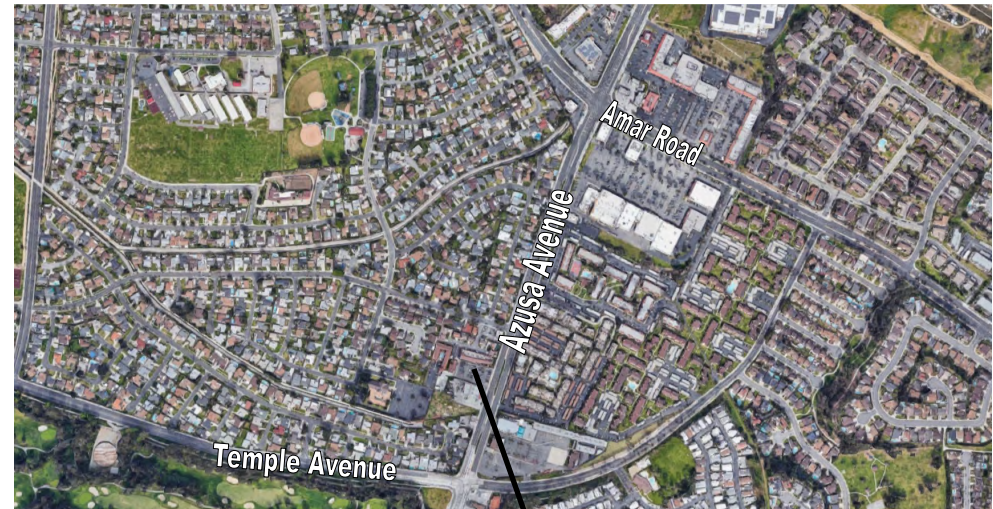
Lot Size: 52,272 +/- Sq. Ft.

APN: 8262-007-076

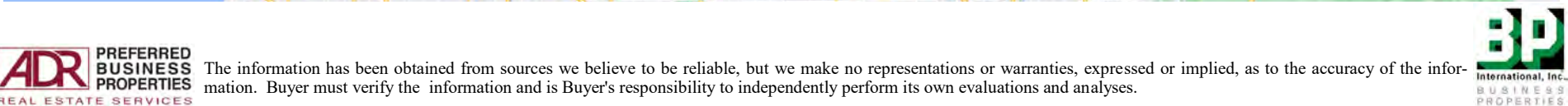
Property Highlights:

- Development Opportunity zoned Commercial Planned Development (CPD);
- Existing Site has two buildings totaling 21,785 +/- Sq. Ft. with Pylon Signage;
- Short term leases in place. Collect rental income while submitting redevelopment plans;
- Convenient access to and located just north of the 60 Freeway, south of the 10 Freeway via Azusa Avenue exit.
- Property is located at the south west quarter of the signalized intersection of Azusa Avenue and Wing Lane, just south of Amar Road and north of Temple Avenue;
- Close proximity to Pacific Palms Resort, the only full-service luxury golf and conference resort in Los Angeles County;
- City of La Puente, County of Los Angeles.

INVESTMENT OVERVIEW



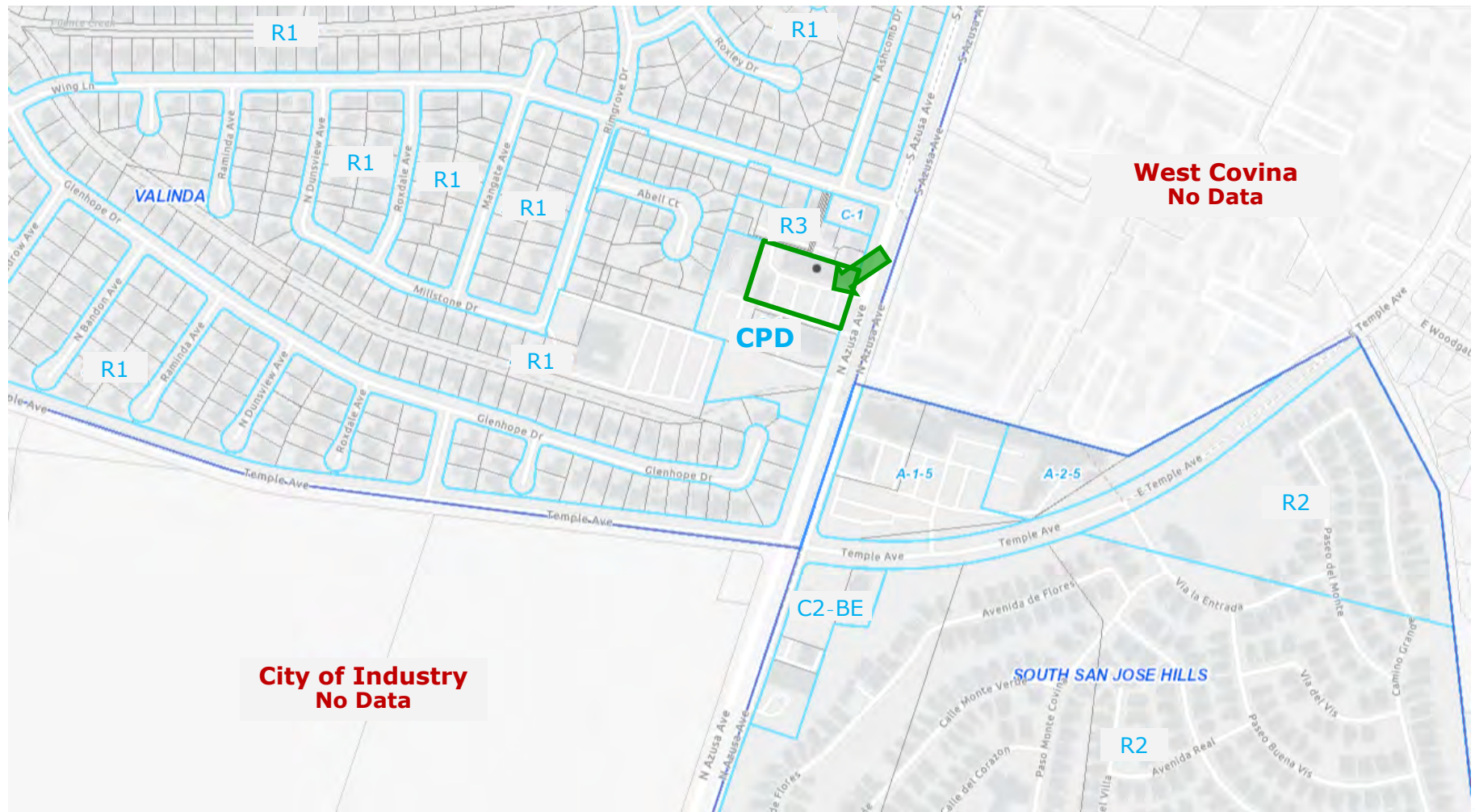
LOCATION & REGIONAL MAPS



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LOCATION OVERVIEW

City of La Puente, Los Angeles County, CA:

La Puente, CA is a predominantly residential community just 20 miles east of Downtown Los Angeles in the San Gabriel Valley. La Puente is readily available from the Interstate 10 and 60 Freeways with a population of approximately 40,000 people within 3.5 square miles.

Street boundary limits are Amar Road to the north, Valley Boulevard to the south, Temple Puente Avenue to the west and Azusa Avenue to the east.

The subject property is located at 515 - 525 N. Azusa Avenue, just south of Wing Street, a signalized intersection and across the street from the fully leased 200 units Continental Village Apartments.



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DEMOGRAPHICS

Demographic Summary Report

515-525 N Azusa Ave, La Puente, CA 91744

Building Type: **Class C Office**
 Class: **C**
 RBA: **21,785 SF**
 Typical Floor: **10,892 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	27,197		174,260		418,333	
2021 Estimate	27,774		176,802		423,846	
2010 Census	29,357		180,890		430,547	
Growth 2021 - 2026	-2.08%		-1.44%		-1.30%	
Growth 2010 - 2021	-5.39%		-2.26%		-1.56%	
2021 Population by Hispanic Origin	19,303		110,507		247,623	
2021 Population	27,774		176,802		423,846	
White	19,472	70.11%	116,155	65.70%	274,114	64.67%
Black	900	3.24%	5,444	3.08%	11,463	2.70%
Am. Indian & Alaskan	490	1.76%	2,736	1.55%	6,332	1.49%
Asian	6,250	22.50%	48,093	27.20%	121,411	28.65%
Hawaiian & Pacific Island	86	0.31%	434	0.25%	1,069	0.25%
Other	576	2.07%	3,941	2.23%	9,458	2.23%
U.S. Armed Forces	2		57		153	
Households						
2026 Projection	6,540		45,562		114,206	
2021 Estimate	6,693		46,271		115,810	
2010 Census	7,143		47,568		118,154	
Growth 2021 - 2026	-2.29%		-1.53%		-1.39%	
Growth 2010 - 2021	-6.30%		-2.73%		-1.98%	
Owner Occupied	4,186	62.54%	31,930	69.01%	79,713	68.83%
Renter Occupied	2,507	37.46%	14,341	30.99%	36,097	31.17%
2021 Households by HH Income	6,692		46,270		115,810	
Income: <\$25,000	754	11.27%	5,297	11.45%	13,536	11.69%
Income: \$25,000 - \$50,000	1,282	19.16%	7,453	16.11%	18,606	16.07%
Income: \$50,000 - \$75,000	1,200	17.93%	7,943	17.17%	19,478	16.82%
Income: \$75,000 - \$100,000	931	13.91%	6,925	14.97%	16,334	14.10%
Income: \$100,000 - \$125,000	904	13.51%	6,090	13.16%	14,520	12.54%
Income: \$125,000 - \$150,000	575	8.59%	4,045	8.74%	10,583	9.14%
Income: \$150,000 - \$200,000	594	8.88%	4,878	10.54%	12,348	10.66%
Income: \$200,000+	452	6.75%	3,639	7.86%	10,405	8.98%
2021 Avg Household Income	\$95,952		\$101,243		\$103,754	
2021 Med Household Income	\$77,954		\$83,816		\$84,619	



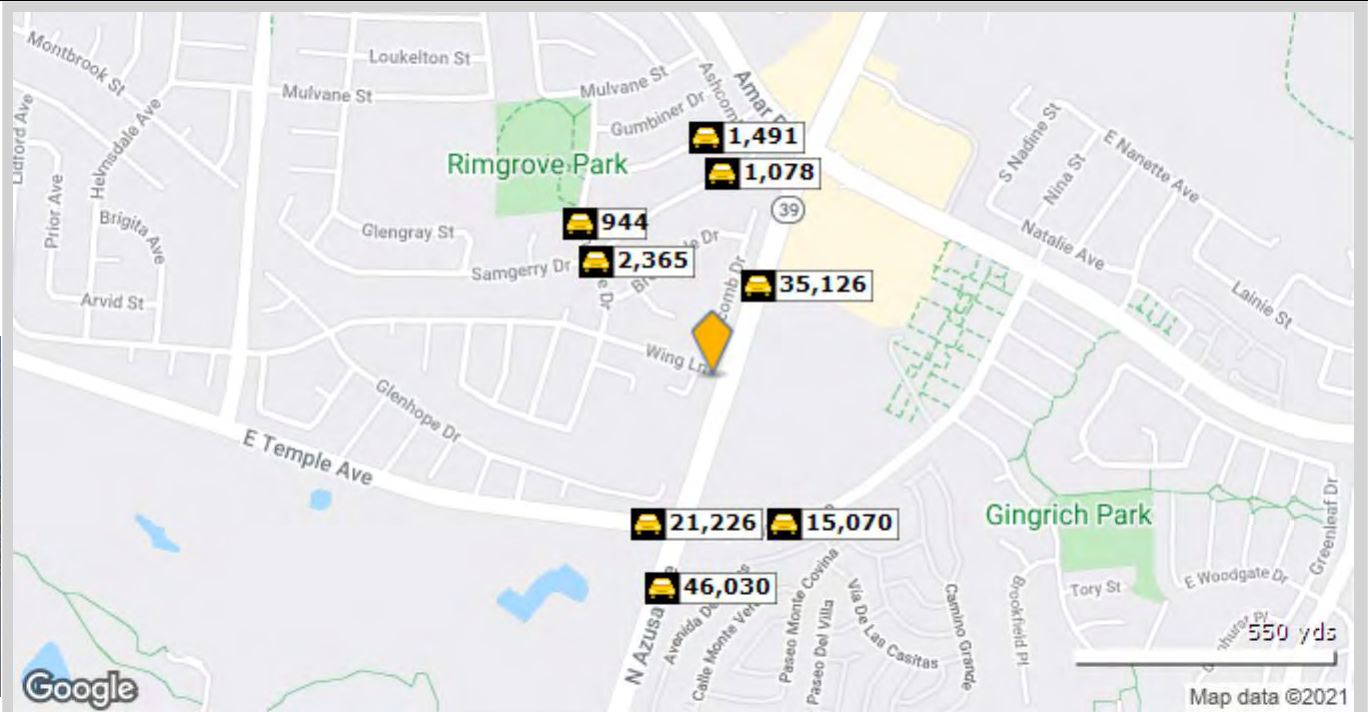
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7/27/2021

Traffic Count Report

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 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Azusa Ave	Wing Ln	0.12 S	2018	35,126	MPSI	.13
2	Temple Ave	N Azusa Ave	0.04 E	2018	21,226	MPSI	.19
3	Temple Ave	Via la Entrada	0.06 NE	2018	15,070	MPSI	.20
4	Rimgrove Drive	Samgerry Dr	0.01 N	2018	2,365	ADT	.20
5	Rimgrove Dr	Sam Gerry Dr	0.04 SE	2018	944	MPSI	.25
6	Sam Gerry Dr	Ashcomb Dr	0.04 NE	2014	1,140	MPSI	.25
7	Samgerry Dr		0.00	2018	1,078	MPSI	.25
8	N Azusa Ave	Temple Ave	0.08 N	2018	46,030	MPSI	.26
9	Witzman Dr	Ashcomb Dr	0.04 NE	2013	886	ADT	.30
10	Witzman Dr	Ashcomb Dr	0.04 NE	2018	1,491	MPSI	.30



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