

605 N. Azusa Ave



OFFERING MEMORANDUM

605 N. Azusa Ave
Asuza, CA 91702

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605 N. Azusa Ave

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Frazier Capital



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US Bank Tower

633 West 5th Street, Suite 5870

Los Angeles, CA 90071

605 N. AZUSA AVE

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	605 N. Azusa Ave Azusa CA 91702
COUNTY	Los Angeles
MARKET	San Gabriel Valley
SUBMARKET	Azusa
GLA (SF)	1,800 SF
LAND SF	2,811 SF
YEAR BUILT	1950
YEAR RENOVATED	2017/2020
APN	8611-004-021
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$810,000
PRICE PSF	\$450.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	26,958	130,513	315,542
2026 Median HH Income	\$87,831	\$96,970	\$98,093
2026 Average HH Income	\$112,131	\$124,129	\$126,719

- Great Opportunity to Purchase an investment property or owner user facility. Two units- Rear tenant is a coffee business on a month to month lease with the front unit being a church. Rear parking is a city public lot and allows easy access for a potential tenant or owner user. Prime location with high visibility and good vehicle and pedestrian traffic.

- Great Price point for an owner user.
- Nearby demand drivers include Azusa Pacific University (+/- 6,200 students) and Citrus College (14,500-16,000). These colleges are just to the East of the subject property.
- The property is 2 blocks (within walking distance just north) of the Metro Gold Line Azusa Station and Downtown Azusa's newest mixed-use developments.



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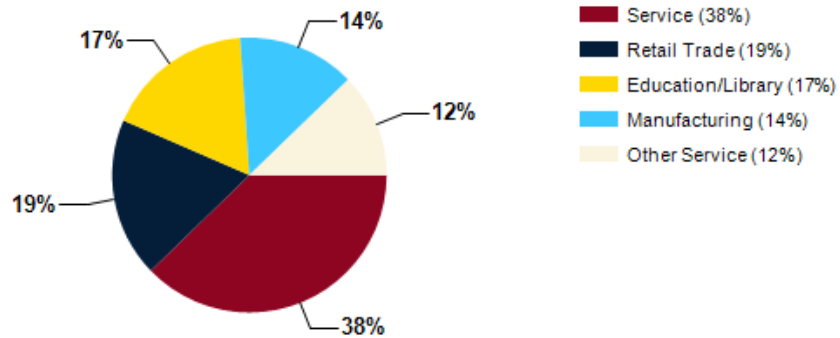
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Location

Location Summary

605 N. AZUSA AVE

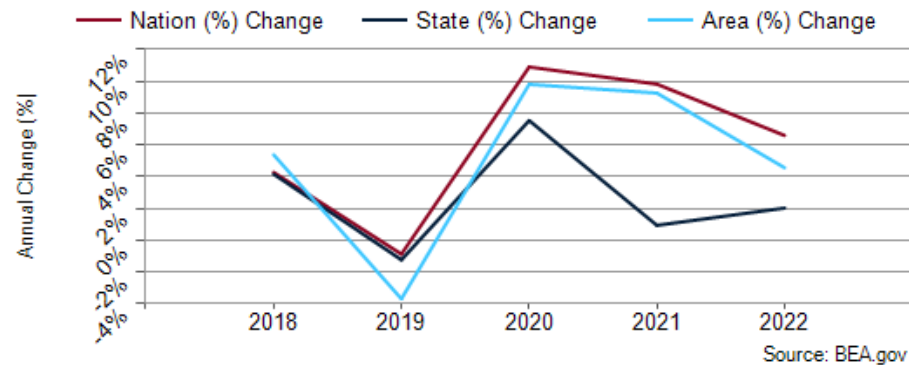
Major Industries by Employee Count



Largest Employers

Azusa Pacific University	1,433
Azusa Unified School District	1,250
Northrop Grumman	859
City of Azusa	383
Costco Wholesale Corporation	295
S&S Foods LLC	285
Hanson Distributing Company	195
Buena Vista Food Products	186

Los Angeles County GDP Trend



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03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
LAND SF	2,811
GLA (SF)	1,800
YEAR BUILT	1950
YEAR RENOVATED	2017/2020
# OF PARCELS	One
ZONING TYPE	CBD
BUILDING CLASS	Good
TOPOGRAPHY	Level
LOCATION CLASS	Good
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Free Public Parking at Rear of Property
TRAFFIC COUNTS	9206

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Retail
EAST	Retail/Apartments
WEST	Retail/Public Parking

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	Block
ROOF	Built Up Composition Roof
LANDSCAPING	Minimal





Parlor 39

Lemón Zést

MANGO CART NOW AVAILABLE!
WATCH ALL YOUR DODGERS GAMES HERE!





































04 Lease Comps
Lease Comps

605 N. AZUSA AVE



1,800 SF Direct Lease • \$1.35/SF NNN Starting Rent

525-531 N Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	1,800 SF (100%)
Signed	June 16, 2025
Starting Rent (Annual)	\$1.35/SF/Month (\$29,160)
Asking Rent (Annual)	\$1.50/SF/Month (\$32,400)
Services	Triple Net
Lease Type	Direct, New Lease
Commencement	July 18, 2025
Tenant	Wags & Whiskers District
Floor/Suite	1, 525
Landlord	Albert Cabraloff



Lease Details

Move In	July 18, 2025	Space Use	Retail
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Listed Space Summary

Asking Rent	\$1.50/SF/Month	Time On Market	8 Months 28 Days
Time Vacant	3 Months 1 Day	Build-Out	Partial Professional Services Build-Out
Condition	Excellent	Space Position	In-Line

Contacts

Type	Company	Location	Phone
Leasing Company	Avison Young	Los Angeles, CA	(213) 935-7430
Contacts	Conner Tolliver (909) 418-2000, Christopher Maling (213) 955-5100, David Maling (213) 453-1770		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Freestanding
Building Class	C	Built	1970
Size	1,800 SF	Land Area	8,712 SF (0.20 AC)
Tenancy	Multi	Last Sale	Sep 2017 • \$780,000 (\$433.33/SF)
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	7.78/1,000 SF; 14 Surface Spaces		



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1,800 SF Direct Lease • \$1.35/SF NNN Starting Rent

525-531 N Azusa Ave, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	\$1.50/SF	↓ -13.9%
Submarket 1-3 Star	5.7%	↑ 0.5%	Submarket 1-3 Star	\$2.33/SF	↑ 1.7%
Market Overall	5.8%	↑ 0.4%	Market Overall	\$3.09/SF	↑ 0.7%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	1,177,573 SF	↑ 30.1%	12 Month Sales Volume	\$292.19M	\$201.43M
Months on Market	8.6	↓ -1.1 mo	Market Sale Price Per Area	\$171/SF	\$353/SF



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600 SF Direct Lease • \$3.00/SF + UTIL Asking Rent

511 Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	600 SF (10.1%)
Signed	January 2, 2025
Asking Rent (Annual)	\$3.00/SF/Month (\$21,600)
Services	Plus Utilities
Lease Type	Direct, New Lease
Commencement	January 3, 2025
Floor/Suite	1, 100



Lease Details

Move In	January 3, 2025	Space Use	Retail
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Listed Space Summary

Asking Rent	\$3.00/SF/Month	Time On Market	2 Months 19 Days
Time Vacant	2 Months 2 Days	Build-Out	Shell Space
Condition	Excellent		

Contacts

Type	Company	Location	Phone
Leasing Company	Real Property Management	West Covina, CA	(626) 338-6688
Contacts	Patsy Chan (626) 338-6688, Martin Ceja		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront Retail/Residential
Building Class	C	Built	2024
Size	5,921 SF	Land Area	6,970 SF (0.16 AC)
Tenancy	Multi	Market	Los Angeles, CA
Submarket	Eastern SGV	Location Type	Suburban
Parking Spaces	1.69/1,000 SF; 10 Covered Spaces		



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600 SF Direct Lease • \$3.00/SF +UTIL Asking Rent

511 Azusa Ave, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	\$2.48/SF	↑ 1.4%
Submarket 2-4 Star	5.6%	↑ 0.5%	Submarket 2-4 Star	\$2.36/SF	↑ 2.3%
Market Overall	-	-	Market Overall	-	-

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	1,219,180 SF	↑ 47.2%	12 Month Sales Volume	\$281.38M	\$255.58M
Months on Market	8.8	↓ -2.8 mo	Market Sale Price Per Area	\$188/SF	\$232/SF



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3,300 SF Direct Lease • \$2.75/SF NNN Asking Rent

Cornerstone Plaza • 100-136 W Foothill Blvd, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	3,300 SF (34.7%)
Signed	June 4, 2024
Asking Rent (Annual)	\$2.75/SF/Month (\$108,900)
Services	Triple Net
Lease Type	Direct, New Lease
Term	10 Years
Commencement	October 1, 2024
Tenant	Your Pie
Floor/Suite	1, 100
Tenant Representative	Retail Link Associates
Landlord	Redevelopment Agency of the City of Azusa, Hennessey Group



Lease Details

Move In	October 1, 2024	Expiration	September 30, 2034
Space Use	Retail		

Listed Space Summary

Asking Rent	\$2.75/SF/Month	Time On Market	3 Years 3 Months
Time Vacant	3 Years 6 Months	Space Position	End Cap

Contacts

Type	Company	Location	Phone
Tenant Representative	Retail Link Associates	Trabuco Canyon, CA	(949) 251-1620
Contacts	Ariel Kovacs		
Leasing Company	Lee & Associates	Pasadena, CA	(626) 535-9888
Contacts	David Chen (310) 350-3810		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront
Building Class	B	Built	1978
Size	9,500 SF	Land Area	21,163 SF (0.49 AC)
Tenancy	Multi	Last Sale	Feb 2007
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	1.89/1,000 SF; 18 Surface Spaces		



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3,300 SF Direct Lease • \$2.75/SF NNN Asking Rent

Cornerstone Plaza • 100-136 W Foothill Blvd, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2024 Q2		YOY	Market Asking Rent per Area	2024 Q2		YOY
Subject Property	47.7%	↑	2.2%	Subject Property	\$2.46/SF	↑	4.6%
Submarket 2-4 Star	5.0%	↓	-0.1%	Submarket 2-4 Star	\$2.32/SF	↑	2.4%
Market Overall	5.4%	↑	0.2%	Market Overall	\$3.07/SF	↑	1.8%

Submarket Leasing Activity	2024 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	905,384 SF	↑	16.6%	12 Month Sales Volume	\$204.19M	\$370.24M
Months on Market	9.8	↓	-2.4 mo	Market Sale Price Per Area	\$350/SF	\$218/SF



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18,684 SF Direct Lease • \$0.40/SF FS Starting Rent

101 W Foothill Blvd, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	18,684 SF (100%)
Signed	June 3, 2024
Starting Rent (Annual)	\$0.40/SF/Month (\$89,683)
Services	Full Service
Lease Type	Direct, New Lease
Term	4 Months
Commencement	July 1, 2024
Tenant	Spirit Halloween
Floor/Suite	1
Landlord	Windwater



Lease Details

Move In	July 1, 2024	Expiration	November 1, 2024
Space Use	Retail		

Contacts

Type	Company	Location	Phone
Leasing Company	Catalyst Retail	Murrieta, CA	(951) 395-0000
Contacts	John Jennings (951) 395-0000, Jay Nichols (951) 395-0000, Jack Meyer (949) 734-6581		

Building Overview

CoStar Rating	★★★★☆	Type	Drug Store
Building Class	B	Built	2001
Size	18,684 SF	Land Area	77,537 SF (1.78 AC)
Tenancy	Multi	Last Sale	Dec 2019 • \$7,750,000 (\$414.79/SF)
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	\$3.28/SF	↑ 3.3%
Submarket 2-4 Star	5.0%	↓ -0.1%	Submarket 2-4 Star	\$2.32/SF	↑ 2.4%
Market Overall	5.4%	↑ 0.2%	Market Overall	\$3.07/SF	↑ 1.8%

Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	905,384 SF	↑ 16.6%	12 Month Sales Volume	\$204.19M	\$370.24M
Months on Market	9.8	↓ -2.4 mo	Market Sale Price Per Area	\$350/SF	\$218/SF



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900 SF Direct Lease • \$1.65/SF FS Asking Rent

542-548 N Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	900 SF (15%)
Signed	May 15, 2024
Asking Rent (Annual)	\$1.65/SF/Month (\$17,820)
Services	Full Service
Lease Type	Direct, New Lease
Term	2 Years
Commencement	June 14, 2024
Floor/Suite	1
Landlord	Trinh K Guevara



Lease Details

Move In	June 14, 2024	Expiration	June 13, 2026
Space Use	Retail		

Listed Space Summary

Asking Rent	\$1.65/SF/Month	Time On Market	3 Months 6 Days
Time Vacant	3 Months 13 Days		

Contacts

Type	Company	Location	Phone
Leasing Company	Sauvé & Associates, Inc.	Pasadena, CA	(626) 585-4321
Contacts	Kent Kachigian (818) 681-2148		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront
Building Class	C	Built	1952
Size	6,018 SF	Land Area	10,454 SF (0.24 AC)
Tenancy	Multi	Last Sale	Apr 2007 • \$1,045,000 (\$173.65/SF)
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	2.83/1,000 SF; 15 Surface Spaces		

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	\$1.81/SF	↑ 3.2%
Submarket 2-4 Star	5.0%	↓ -0.1%	Submarket 2-4 Star	\$2.32/SF	↑ 2.4%
Market Overall	5.4%	↑ 0.2%	Market Overall	\$3.07/SF	↑ 1.8%

Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	905,384 SF	↑ 16.6%	12 Month Sales Volume	\$173.46M	\$382.82M
Months on Market	9.8	↓ -2.4 mo	Market Sale Price Per Area	\$303/SF	\$225/SF



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1,413 SF Direct Lease • \$3.25/SF NNN Starting Rent

The Orchard • 626 N Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	1,413 SF (1%)
Signed	November 28, 2023
Starting Rent (Annual)	\$3.25/SF/Month (\$55,107)
Services	Triple Net
Lease Type	Direct, New Lease
Term	7 Years
Commencement	December 28, 2023
Tenant	Carbon Taqueria
Floor/Suite	1



Lease Details

Move In	December 28, 2023	Expiration	December 27, 2030
Space Use	Retail		

Listed Space Summary

Time On Market	1 Year 6 Months	Time Vacant	1 Year 7 Months
Build-Out	Shell Space	Space Position	In-Line

Contacts

Type	Company	Location	Phone
Leasing Company	Avison Young	Los Angeles, CA	(213) 935-7430
Contacts	Yansy Rolan (213) 800-1003, Christopher Maling (213) 955-5100		

Building Overview

CoStar Rating	★★★★☆	Type	Mid-Rise Apartments
Building Class	A	Built	2022
Size	145,489 SF	Land Area	100,624 SF (2.31 AC)
Market	Los Angeles, CA	Submarket	Azusa
Location Type	Suburban		
Parking Spaces	Covered Spaces Available		



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1,413 SF Direct Lease • \$3.25/SF NNN Starting Rent

The Orchard • 626 N Azusa Ave, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2023 Q4	YOY	Market Asking Rent per Area	2023 Q4	YOY
Subject Property	6.7%	↓ -21.5%	Subject Property	\$2,934	↑ 0.4%
Submarket 3-5 Star	3.7%	↓ -0.2%	Submarket 3-5 Star	\$2,047	↑ 2.5%
Market Overall	5.1%	↑ 0.5%	Market Overall	\$2,316	↑ 0.5%

Submarket Leasing Activity	2023 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	-	-	12 Month Sales Volume	\$239.69M	\$386.08M
Months on Market	-	-	Market Sale Price Per Area	\$503.54K	\$359.15K



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1,023 SF Direct Lease • \$1.50/SF NNN Asking Rent

Cornerstone Plaza • 100-136 W Foothill Blvd, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	1,023 SF (10.8%)
Signed	November 1, 2023
Asking Rent (Annual)	\$1.50/SF/Month (\$18,414)
CAM (Annual)	\$0.05/SF/Month (\$665)
Services	Triple Net
Yearly Service Charges	\$665
Net Expenses	\$0.05/SF/Month
Lease Type	Direct, New Lease
Term	3 Years
Commencement	November 1, 2023
Floor/Suite	1, 136
Landlord	Redevelopment Agency of the City of Azusa, Hennessey Group



Lease Details

Move In	November 1, 2023	Expiration	October 31, 2026
Space Use	Retail		

Listed Space Summary

Asking Rent	\$1.50/SF/Month	Time On Market	4 Years 1 Month
Time Vacant	4 Years 1 Month		

Contacts

Type	Company	Location	Phone
Leasing Company	Lee & Associates	Pasadena, CA	(626) 535-9888
Contacts	David Chen (310) 350-3810		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront
Building Class	B	Built	1978
Size	9,500 SF	Land Area	21,163 SF (0.49 AC)
Tenancy	Multi	Last Sale	Feb 2007
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	1.89/1,000 SF; 18 Surface Spaces		



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1,023 SF Direct Lease • \$1.50/SF NNN Asking Rent

Cornerstone Plaza • 100-136 W Foothill Blvd, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2023 Q4		YOY	Market Asking Rent per Area	2023 Q4		YOY
Subject Property	47.7%	↑	2.2%	Subject Property	\$2.35/SF	↑	0.4%
Submarket 2-4 Star	5.1%	↓	-0.1%	Submarket 2-4 Star	\$2.29/SF	↑	3.0%
Market Overall	5.2%	↑	0.3%	Market Overall	\$3.05/SF	↑	2.4%

Submarket Leasing Activity	2023 Q4		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	766,968 SF	↓	-10.4%	12 Month Sales Volume	\$335.34M	\$462.67M
Months on Market	11.8	↓	-1.8 mo	Market Sale Price Per Area	\$203/SF	\$294/SF



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Lease Summary

Size Leased (% of Building)	1,193 SF (0.8%)
Signed	October 5, 2023
Starting Rent (Annual)	\$3.00/SF/Month (\$42,948)
Services	Triple Net
Lease Type	Direct, New Lease
Term	5 Years 4 Months
Commencement	November 4, 2023
Tenant	Penny Coffee Roasters
Floor/Suite	1

**Lease Details**

Move In	November 4, 2023	Expiration	March 3, 2029
Space Use	Retail		

Listed Space Summary

Time On Market	1 Year 4 Months	Time Vacant	1 Year 5 Months
Build-Out	Shell Space	Space Position	In-Line

Contacts

Type	Company	Location	Phone
Leasing Company	Avison Young	Los Angeles, CA	(213) 935-7430
Contacts	Yansy Rolan (213) 800-1003, Christopher Maling (213) 955-5100		

Building Overview

CoStar Rating	★★★★☆	Type	Mid-Rise Apartments
Building Class	A	Built	2022
Size	145,489 SF	Land Area	100,624 SF (2.31 AC)
Market	Los Angeles, CA	Submarket	Azusa
Location Type	Suburban		
Parking Spaces	Covered Spaces Available		



1,193 SF Direct Lease • \$3.00/SF NNN Starting Rent

The Orchard • 626 N Azusa Ave, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2023 Q4	YOY	Market Asking Rent per Area	2023 Q4	YOY
Subject Property	6.7%	↓ -21.5%	Subject Property	\$2,934	↑ 0.4%
Submarket 3-5 Star	3.7%	↓ -0.2%	Submarket 3-5 Star	\$2,047	↑ 2.5%
Market Overall	5.1%	↑ 0.5%	Market Overall	\$2,316	↑ 0.5%

Submarket Leasing Activity	2023 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	-	-	12 Month Sales Volume	\$251.26M	\$399.78M
Months on Market	-	-	Market Sale Price Per Area	\$519.13K	\$382.93K



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Source: Costar. We suggest that all buyers provide their own due diligence.

 **CoStar™**
 Lease Comps | 605 N. Azusa Ave

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2,998 SF Direct Lease • \$1.40/SF Asking Rent

601-603 N Azusa Ave, Azusa, CA 91702

Office Space

Lease Summary

Size Leased (% of Building)	2,998 SF (43.6%)
Signed	March 1, 2023
Asking Rent (Annual)	\$1.40/SF/Month (\$50,366)
Lease Type	Direct, New Lease
Commencement	April 1, 2023
Floor/Suite	1, 109



Lease Details

Move In	April 1, 2023	Space Use	Office
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Listed Space Summary

Asking Rent	\$1.40/SF/Month	Time On Market	8 Months
Time Vacant	6 Months 2 Days		

Contacts

Type	Company	Location	Phone
Leasing Company	Chavez & Associates of eXp Commercial of CA, Inc.	Montebello, CA	(562) 858-7065
Contacts	Gay-Lynn Chavez (562) 858-7065		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront Retail/Office
Building Class	C	Built	1950
Size	6,875 SF	Land Area	7,841 SF (0.18 AC)
Tenancy	Multi	Last Sale	Dec 2019
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	0.87/1,000 SF; 6 Surface Spaces		



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2,998 SF Direct Lease • \$1.40/SF Asking Rent

601-603 N Azusa Ave, Azusa, CA 91702

Office Space

Market Conditions

Vacancy Rates	2023 Q1		YOY	Market Asking Rent per Area	2023 Q1		YOY
Subject Property	65.8%	↑	65.8%	Subject Property	\$1.56/SF	↑	2.8%
Submarket 1-3 Star	5.1%	↓	-0.6%	Submarket 1-3 Star	\$2.21/SF	↑	3.2%
Market Overall	5.0%		-	Market Overall	\$3.00/SF		-

Submarket Leasing Activity	2023 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	780,927 SF	↓	-8.3%	12 Month Sales Volume	\$403.75M	\$413.09M
Months on Market	12.7	↑	0.1 mo	Market Sale Price Per Area	\$261/SF	\$243/SF



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1,525 SF Direct Lease • \$1.85/SF MG Asking Rent

601-603 N Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	1,525 SF (22.2%)
Signed	February 24, 2023
Asking Rent (Annual)	\$1.85/SF/Month (\$33,855)
Services	Modified Gross
Lease Type	Direct, New Lease
Commencement	April 1, 2023
Floor/Suite	1, 603



Lease Details

Move In	April 1, 2023	Space Use	Retail
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Listed Space Summary

Asking Rent	\$1.85/SF/Month	Time On Market	4 Months 14 Days
Time Vacant	5 Months 22 Days	Build-Out	Partial Standard Retail Build-Out
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	CIBA Real Estate	Monrovia, CA	(626) 303-1818
Contacts	Filippo Fanara (626) 255-1124, Gina Fanara (626) 818-3283		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Storefront Retail/Office
Building Class	C	Built	1950
Size	6,875 SF	Land Area	7,841 SF (0.18 AC)
Tenancy	Multi	Last Sale	Dec 2019
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	0.87/1,000 SF; 6 Surface Spaces		



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Lease Comps | 605 N. Azusa Ave

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1,525 SF Direct Lease • \$1.85/SF MG Asking Rent

601-603 N Azusa Ave, Azusa, CA 91702

Retail Space

Market Conditions

Vacancy Rates	2023 Q1		YOY	Market Asking Rent per Area	2023 Q1		YOY
Subject Property	65.8%	↑	65.8%	Subject Property	\$1.56/SF	↑	2.8%
Submarket 1-3 Star	5.1%	↓	-0.6%	Submarket 1-3 Star	\$2.21/SF	↑	3.2%
Market Overall	5.0%		-	Market Overall	\$3.00/SF		-

Submarket Leasing Activity	2023 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	780,927 SF	↓	-8.3%	12 Month Sales Volume	\$400.27M	\$420.1M
Months on Market	12.7	↑	0.1 mo	Market Sale Price Per Area	\$262/SF	\$244/SF



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2,850 SF Direct Lease • \$1.55 - 1.75/SF Asking Rent

542-548 N Azusa Ave, Azusa, CA 91702

Retail Space

Lease Summary

Size Leased (% of Building)	2,850 SF (47.4%)
Signed	January 25, 2023
Asking Rent (Annual)	\$1.75/SF/Month (\$56,430)
Lease Type	Direct, New Lease
Term	2 Years
Commencement	February 24, 2023
Floor/Suite	1, 550, 548
Landlord	Trinh K Guevara



Lease Details

Move In	February 24, 2023	Expiration	February 23, 2025
Space Use	Retail		

Listed Spaces

Floor	Suite	SF Available	Asking Rent	Time On Market	Build-Out Status
P 1st	550	1,900	\$1.75/SF/Month NNN	1 Year 7 Months	-
P 1st	548	950	\$1.55/SF/Month FS	5 Months 24 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Sauvé & Associates, Inc.	Pasadena, CA	(626) 585-4321
Contacts	Kent Kachigian (818) 681-2148		

Building Overview

CoStar Rating	★★★★☆	Type	Storefront
Building Class	C	Built	1952
Size	6,018 SF	Land Area	10,454 SF (0.24 AC)
Tenancy	Multi	Last Sale	Apr 2007 • \$1,045,000 (\$173.65/SF)
Market	Los Angeles, CA	Submarket	Eastern SGV
Location Type	Suburban		
Parking Spaces	2.83/1,000 SF; 15 Surface Spaces		

Market Conditions

Vacancy Rates	2023 Q1	YOY	Market Asking Rent per Area	2023 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	\$1.73/SF	↑ 3.0%
Submarket 2-4 Star	4.9%	↓ -0.7%	Submarket 2-4 Star	\$2.25/SF	↑ 3.3%
Market Overall	5.0%	-	Market Overall	\$3.00/SF	-
Submarket Leasing Activity	2023 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	780,927 SF	↓ -8.3%	12 Month Sales Volume	\$475.1M	\$333.18M
Months on Market	12.7	↑ 0.1 mo	Market Sale Price Per Area	\$264/SF	\$244/SF



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605 N. AZUSA AVE

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On Market Comps

Sale Comps

One Page Sale Listing Report

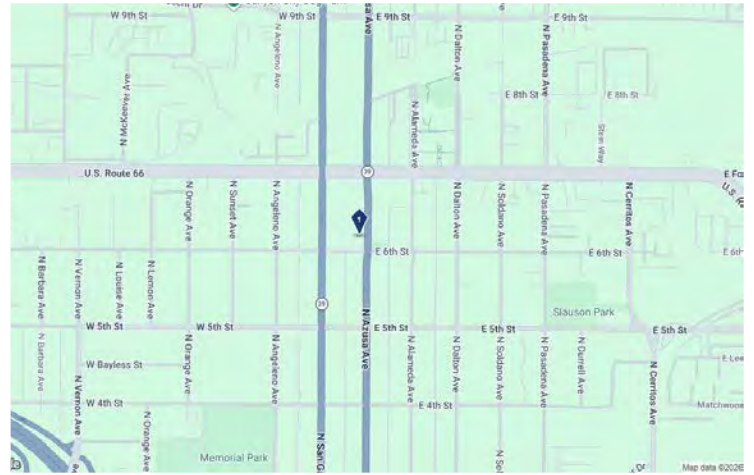


For Sale: 607 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



For Sale Summary

Asking Price	\$1,675,000 (\$761.36/SF)	Investment Type	Opportunistic
Status	Active	Land	3,485 SF
Cap Rate	7.0%	Built	1950
Net Operating Income	\$117,250	On Market	424 Days
Sale Type	Investment or Owner User	Last Update	April 13, 2026

Contacts

Sales Company

ProMatrix Realty 818 Pacific Ave, Suite Unit B Glendale, CA 91203 USA (818) 901-9001 www.promatrixrealty.com	Andre Isakhanian President and Broker	andre@promatrixrealty.com	(818) 919-5685
	Aren Isakhanian	Aren@promatrixrealty.com	(747) 400-0477
	Artin Isakhanian Vice President	Artin@PromatrixRealty.com	(818) 913-4623

Recorded Owner

607 N Azusa LLC

Ereeni Christina Roulakis
 830 Gainsborough Dr
 Pasadena, CA 91107 USA

True Owner

Armen Mehrabi 607 Azusa Ave Azusa, CA 91702 USA (818) 970-6777	Armen Mehrabi	(818) 970-6777
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One Page Sale Listing Report



For Sale: 607 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Sale Notes

Exceptional Turnkey Restaurant & Bar with Real Estate in Prime Downtown Azusa Location.

A rare opportunity to own a fully renovated, high traffic Restaurant and Bar in the heart of Downtown Azusa. This thriving Mediterranean Restaurant and Bar offers a seamless investment opportunity with a full liquor license, catering license, hookah license, and all business assets included in the sale, making it ideal for owner operators and investors alike.

Prime Location, high visibility with heavy vehicle and pedestrian traffic on Azusa Ave & Foothill Blvd.

Turnkey Operation, recently renovated with modern interiors, upgraded flooring, a stylish bar area, and commercial kitchen.

• 2200 sq. ft. of interior space, and a large 500 sq. ft. enclosed patio offering a spacious dining area, bar section, private event, and catering space.

On Site Parking: Private parking lot with 3 spaces, plus ample parking spaces available at the rear and front of the property for customers.

Licenses Included: Full liquor license, catering license, hookah license, and all necessary operational permits.

Investment Potential: Ideal for owner operators, franchise expansion, or investors looking for a high demand hospitality property in a revitalized commercial district.

Nearby Amenities: Surrounded by major retailers like Target, Costco, national banks, and public transportation including the Azusa Metro Station Gold Line.

This is a complete package deal with real estate, business, and licenses included, offering a turnkey opportunity in a booming commercial hub. Whether you are an experienced restaurateur or an investor seeking a high performing asset, this property won't last long! (Please Do not approach directly or disturb the occupants)

Property Summary

GLA	2,200 SF	Frontage	25' on Azusa Ave
Built	1950	Frontage	24' on State Route 39
Tenancy	Single		
Parking Spaces	1.36/1,000 SF; 3 Surface Spaces		

Property Detail

Land Area	3,485 SF (0.08 AC)	Zoning	C2
Building FAR	0.63	Parcel	8611-004-022



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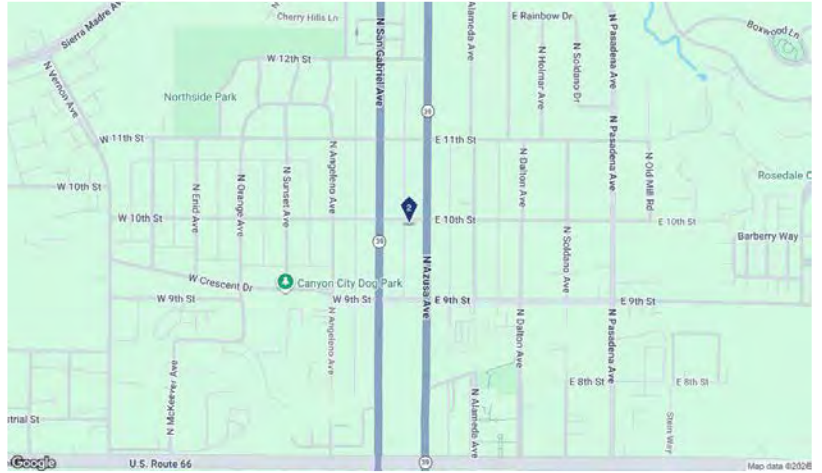
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For Sale: 945 N Azusa Ave - Ferhat Site

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket

★★★★☆ Office



For Sale Summary

Asking Price	\$950,000 (\$498.95/SF)	Land	6,970 SF
Status	Active	Built	1950
Sale Type	Investment or Owner User	On Market	22 Days
Investment Type	Opportunistic	Last Update	April 28, 2026
RBA	1,904 SF	Sale Conditions	Deferred Maintenance

Contacts

Sales Company

Coldwell Banker Commercial Realty
15 Foothill Blvd, Suite D
Arcadia, CA 91006 USA
(626) 445-5500
www.cbcworldwide.com

John Faire
Agent

john_faire@yahoo.com

(626) 437-1141

Recorded Owner

Ferhat Hanaci
688 Walnut St
Pasadena, CA 91101 USA
(626) 354-5150

True Owner

Ferhat Hanaci
688 Walnut St
Pasadena, CA 91101 USA
(626) 354-5150

Fernat Hanaci

ferhat@glassonglassdoors.com

(626) 354-5150

Sale Notes

Sale, the one bedroom vacant Single Family Residence and two commercial/retail units, corner location at 945 N. Azusa Ave. and 122 W. 10th St. One unit # (A) is leased for \$1,540 per month and the other unit is on its way to become a coffee or juice bar, the plans are in process in the Health Department and City.) Minutes walking distance to Old Town, Light Rail Station, Target Store and only a 10 minute drive to the local mountains. Ample parking in the rear, four parking spaces plus one van access handicap parking (total of 5). The commercial units have patio areas in the front and on



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For Sale: 945 N Azusa Ave - Ferhat Site
Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Office

Sale Notes (Continued)

the side.

Great for owner use, approx. 784 sq ft, the residential has one bedroom, one bathroom, large dining area, living room plus a functional fireplace, separate laundry area and potential for a second bathroom, has a beautiful private back area with alley access plus a finished one car garage.

Property Summary

RBA	1,904 SF	Elevators	None
Built	1950	Typical Floor	1,904 SF
Stories	1	Tenancy	Multiple
Parking Spaces	2.63/1,000 SF; 5 Surface Spaces		

Property Detail

Land Area	6,970 SF (0.16 AC)	Zoning	C2
Building FAR	0.27	Parcel	8608-020-024
Owner Occupied	No		

Amenities

Air Conditioning, Air Conditioning, Air Conditioning



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One Page Sale Listing Report

3

For Sale: 600 E Foothill Blvd

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



For Sale Summary

Asking Price	\$2,700,000 (\$1,158.80/SF)	Built	1984
Status	Active	On Market	204 Days
Sale Type	Owner User	Last Update	April 3, 2026
Land	22,216 SF		

Contacts

Sales Company

Suarez Realty Group Inc.
8213 White Oak Ave, Suite C
Rancho Cucamonga, CA 91730
USA
(909) 224-4758
www.suarezrealtygroup.com

Crystal Ellis

c.ellis@ellisattorneys.com

(626) 327-4873

Recorded Owner

Jose J & Patricia Maldonado
600 Foothill Blvd
Azusa, CA 91702 USA
(626) 334-1312

True Owner

Jose J & Patricia Maldonado
600 Foothill Blvd
Azusa, CA 91702 USA
(626) 334-1312

Jose Maldonado

(626) 334-1312

Sale Notes

This 0.52-acre parcel at 600 E Foothill Blvd in Azusa offers a rare opportunity for investors or developers seeking a well-located commercial site in the San Gabriel Valley. Zoned AZC2*, the property supports a range of retail and restaurant uses, making it ideal for businesses looking to capitalize on the area's steady traffic and established commercial corridor. The site benefits from excellent frontage along Foothill Boulevard, a key east-west thoroughfare, and is positioned within a dense trade area with strong household incomes and consistent consumer demand. Proximity to major highways, including I-210,



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One Page Sale Listing Report



For Sale: 600 E Foothill Blvd

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail

Sale Notes (Continued)

enhances regional connectivity, while nearby Metrolink stations provide additional commuter access. This parcel represents a compelling option for those seeking long-term value in a growing market.

Property Summary

GLA	2,330 SF	Frontage	Cerritos
Built	1984	Frontage	E Foothill
Tenancy	Single		
Parking Spaces	10.00/1,000 SF; 27 Surface Spaces		

Property Detail

Land Area	22,216 SF (0.51 AC)	Zoning	C2
Building FAR	0.10	Parcel	8612-001-067



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Sale Comps

605 North Azusa Sale Comps

605 N. AZUSA AVE

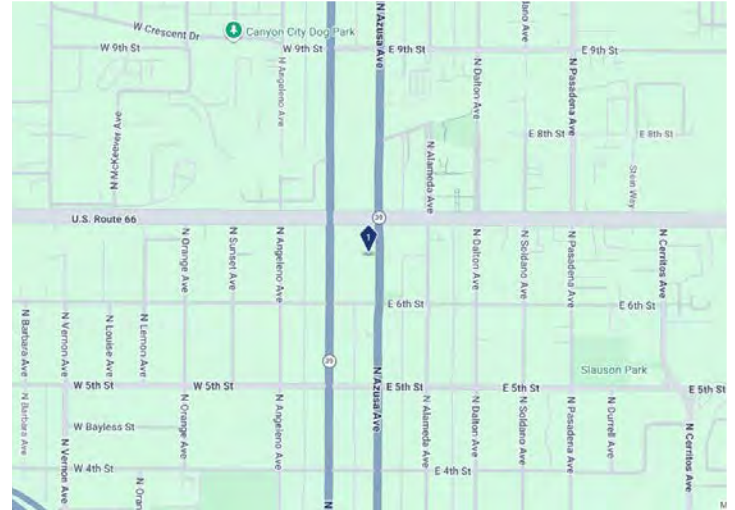


627 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



Sale Summary

Sold	5/8/2024
Sale Price	\$1,327,500 (\$331.88/SF)
GLA	4,000 SF
Price Status	Confirmed
Built	1955

Land Area	6,970 SF/0.16 AC
Sale Comp Status	Research Complete
Sale Comp ID	6722831
Parcel Numbers	8611-004-030

Contacts

Type	Name	Location	Phone
Recorded Buyer	SBMD Enterprises LLC	-	-
True Buyer	Shariar Borbor	Santa Monica, CA 90401	(310) 873-7527
Contacts	Shariar Borbor (310) 873-7527		
Buyer Broker	Southland Properties	Glendora, CA 91741	(626) 914-6999
Contacts	Stephanie Martenzi (626) 833-0783		
Recorded Seller	Lokky Holding Group	-	-
True Seller	Wilfred Chun & Yvonne Lai Ping Lam	Monterey Park, CA 91755	(626) 416-9799
Contacts	Wilfred Lam (626) 416-9799, Yvonne Lam (626) 416-9799		
Listing Broker	CBD Investment Inc	Temple City, CA 91780	(626) 287-9636
Contacts	Kelvin Chang (626) 372-2609		

Transaction Details

Sale Date	5/8/2024	Hold Period	70 Months
Sale Price	\$1,327,500 (\$331.88/SF)	Recording Date	5/8/2024
Land Price	\$190/SF (\$8,296,875.00/SF)	Zoning	AZCBD-P*
Sale Type	Owner User	% Improved	47.92%
Time On Market	5 Months 23 Days	Document Number	0302976
Parcel Number	8611-004-030		



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605 North Azusa Sale Comps | 605 N. Azusa Ave

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627 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail

Transaction Notes

Two private individuals sold this 4,000-square-foot retail building to a private individual for \$1,327,500 in an owner user sale. One out of three units were occupied at the time of sale.

The property was on the market for 175 days with an initial asking price of \$1,368,000.

This transaction was a 1031 downleg for the sellers, and the buyer was motivated to purchase the property to open a private medical office.

The information in this comparable has been verified by listing broker.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2024	\$1,049,895	\$503,075	\$546,820	47.92%	\$13,415.62

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
5/8/2024	\$1,327,500 (\$331.88/SF)	Owner User	Shariar Borbor	Wilfred Chun & Yvonne Lai Ping Lam
7/10/2018	\$960,000 (\$240.00/SF)	Owner User	Wilfred Chun & Yvonne Lai Ping Lam	Julio C Salas

Tenants at Sale

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shariar Borbor	1	4,000	-	May 2024	-
Allstate Insurance Company	1	1,250	-	Feb 2022	-
Bambino Restaurants	1	-	1	-	-
Lita Enterprises Inc	1	-	-	-	-

Showing 4 of 4 Tenants

Property Details

Tenancy	Multi	Building FAR	0.57
Number of Tenants	3		
Parking Spaces	1.50/1,000 SF; 6 Reserved Spaces		
Frontage	Azusa Ave		

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Commuter Rail
- Metro/Subway
- Signage
- Signalized Intersection



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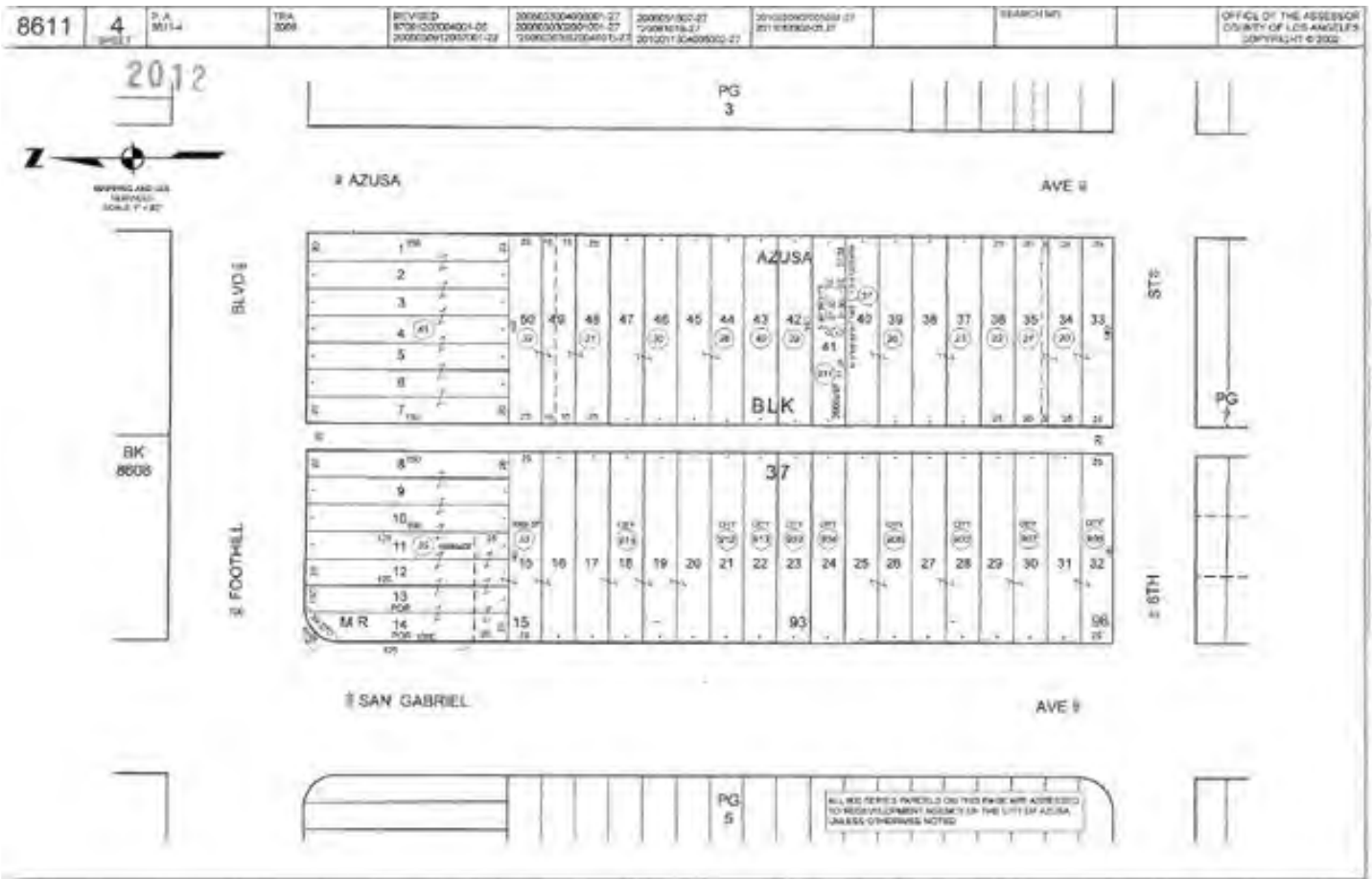


627 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



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605 North Azusa Sale Comps | 605 N. Azusa Ave

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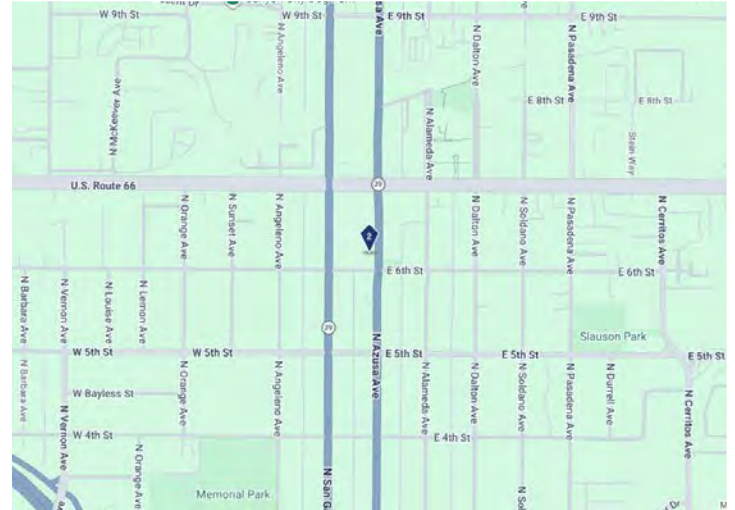


607 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



Sale Summary

Sold	9/9/2022	Land Area	3,485 SF/0.08 AC
Sale Price	\$1,300,000 (\$590.91/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	2,200 SF (100%)	Sale Comp ID	6149588
Price Status	Confirmed	Parcel Numbers	8611-004-022
Built	1950	Sale Conditions	Business Value Included

Contacts

Type	Name	Location	Phone
Recorded Buyer	607 N Azusa LLC	-	-
True Buyer	Armen Mehrabi	Azusa, CA 91702	(818) 970-6777
Contacts	Armen Mehrabi (818) 970-6777		
Recorded Seller	Steven Nicholas Roulakis	-	-
True Seller	Steven Nicholas Roulakis	-	-
Contacts	Steven Roulakis		
Listing Broker	Coldwell Banker Commercial Realty	Pasadena, CA 91101	(626) 584-0050
Contacts	Robert Ip (626) 394-2527, Bill Ukropina, CRE (626) 233-0383		

Transaction Details

Sale Date	9/9/2022	Recording Date	9/9/2022
Sale Price	\$1,300,000 (\$590.91/SF)	Transfer Tax	\$1,430
Land Price	\$373/SF (\$16,250,000.00/SF)	Zoning	C2
Sale Type	Owner User	% Improved	56.43%
Time On Market	5 Months 26 Days	Document Number	0887167
Hold Period	20+ Years		
Sale Conditions	Business Value Included		
Parcel Number	8611-004-022		



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2026 CoStar Group - Licensed to Frazier Capital - 20713

Source: Costar. We suggest that all buyers provide their own due diligence.



605 North Azusa Sale Comps | 605 N. Azusa Ave

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607 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail

Transaction Notes

The sale consists of a 2,200 square foot single tenant retail building that sold for \$1,300,000 or \$590 per square foot. The property was building out as a restaurant. The sale included the business value with a type 47 license.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2022	\$156,610	\$88,378	\$68,232	56.43%	\$19,226.99

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
9/9/2022	\$1,300,000 (\$590.91/SF)	Owner User	Armen Mehrabi	Steven Nicholas Roulakis
9/9/2022	Not Disclosed	Individual Property*	Ereeni Christina Roulakis	Zayd Sifri

*Non-arms Length Sale Comp

Tenants at Sale

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Armen Mehrabi	1	2,200	-	Sep 2022	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Building FAR	0.63
Number of Tenants	1		
Parking Spaces	1.36/1,000 SF; 3 Surface Spaces		
Frontage	24' on State Route 39, 25' on Azusa Ave		



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605 North Azusa Sale Comps | 605 N. Azusa Ave

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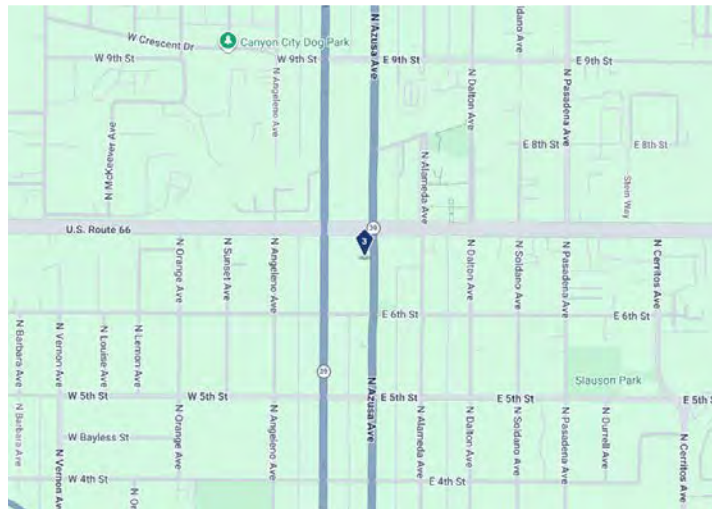


631-633 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail



Sale Summary

Sold	8/31/2022
Sale Price	\$1,080,000 (\$303.29/SF)
GLA	3,561 SF
Price Status	Confirmed
Built	1898

Land Area	5,663 SF/0.13 AC
Sale Comp Status	Research Complete
Sale Comp ID	6134522
Parcel Numbers	8611-004-031

Contacts

Type	Name	Location	Phone
Recorded Buyer	Ks Lotus Co Llc	-	-
True Buyer	Eye Care Associates	Azusa, CA 91702	(626) 919-4821
Contacts	Thear Bun (626) 919-4821		
Buyer Broker	Lee & Associates	Pasadena, CA 91106	(626) 535-9888
Contacts	Chris Johnson (626) 272-3853		
Recorded Seller	Ovoda LLC	West Covina, CA 91791	-
True Seller	Cuixia Zhong	West Covina, CA 91791	(909) 618-4333
Contacts	Cuixia Zhong (909) 618-4333		
Listing Broker	Whole America United Real Estate Group	San Gabriel, CA 91775	(626) 757-7290
Contacts	Fonnie Cheang (626) 757-7290		

Transaction Details

Sale Date	8/31/2022	Recording Date	8/31/2022
Sale Price	\$1,080,000 (\$303.29/SF)	Transfer Tax	\$1,188
Land Price	\$191/SF (\$8,307,692.31/SF)	Zoning	AZCBD-P*
Sale Type	Owner User	% Improved	30.61%
Time On Market	4 Months 23 Days	Document Number	0865768
Hold Period	30 Months		
Parcel Number	8611-004-031		



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605 North Azusa Sale Comps | 605 N. Azusa Ave

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631-633 N Azusa Ave

Azusa, CA 91702 (Los Angeles County) - Eastern SGV Submarket



Retail

Transaction Notes

631-633 N Azusa Ave sold for \$1.08 million or about \$303 per square foot. According to the parties involved, the asset was acquired by an owner/user.

Located in Downtown Azusa, the asset measures 3,561 square feet. 631 Azusa is a 2-story while 633 Azusa is single-story.

Assessment At Sale

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Amount
2022	\$990,152	\$303,108	\$687,044	30.61%	\$14,510.08

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
8/31/2022	\$1,080,000 (\$303.29/SF)	Owner User	Eye Care Associates	Cuixia Zhong
2/7/2020	\$980,000 (\$275.20/SF)	Owner User	Cuixia Zhong	Michelle M. Huo
5/25/2016	\$740,000 (\$207.81/SF)	Owner User	Michelle M. Huo	Irene Esquivel
4/14/2011	\$550,000 (\$154.45/SF)	Investment or Owner User	Irene Esquivel	Wells Fargo & Company
8/24/2010	\$548,866 (\$154.13/SF)	Individual Property*	Wells Fargo	WT Capital Lender Services

*Non-arms Length Sale Comp

Tenants at Sale

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ovoda Llc	1	1,570	-	-	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Building FAR	0.63
Number of Tenants	1		
Parking Spaces	0.06/1,000 SF; 2 Surface Spaces		
Frontage	40' on Azusa Ave, 36' on N Azusa Ave		

Amenities

- Air Conditioning
- Fenced Lot
- Air Conditioning
- Metro/Subway
- Air Conditioning
- Courtyard



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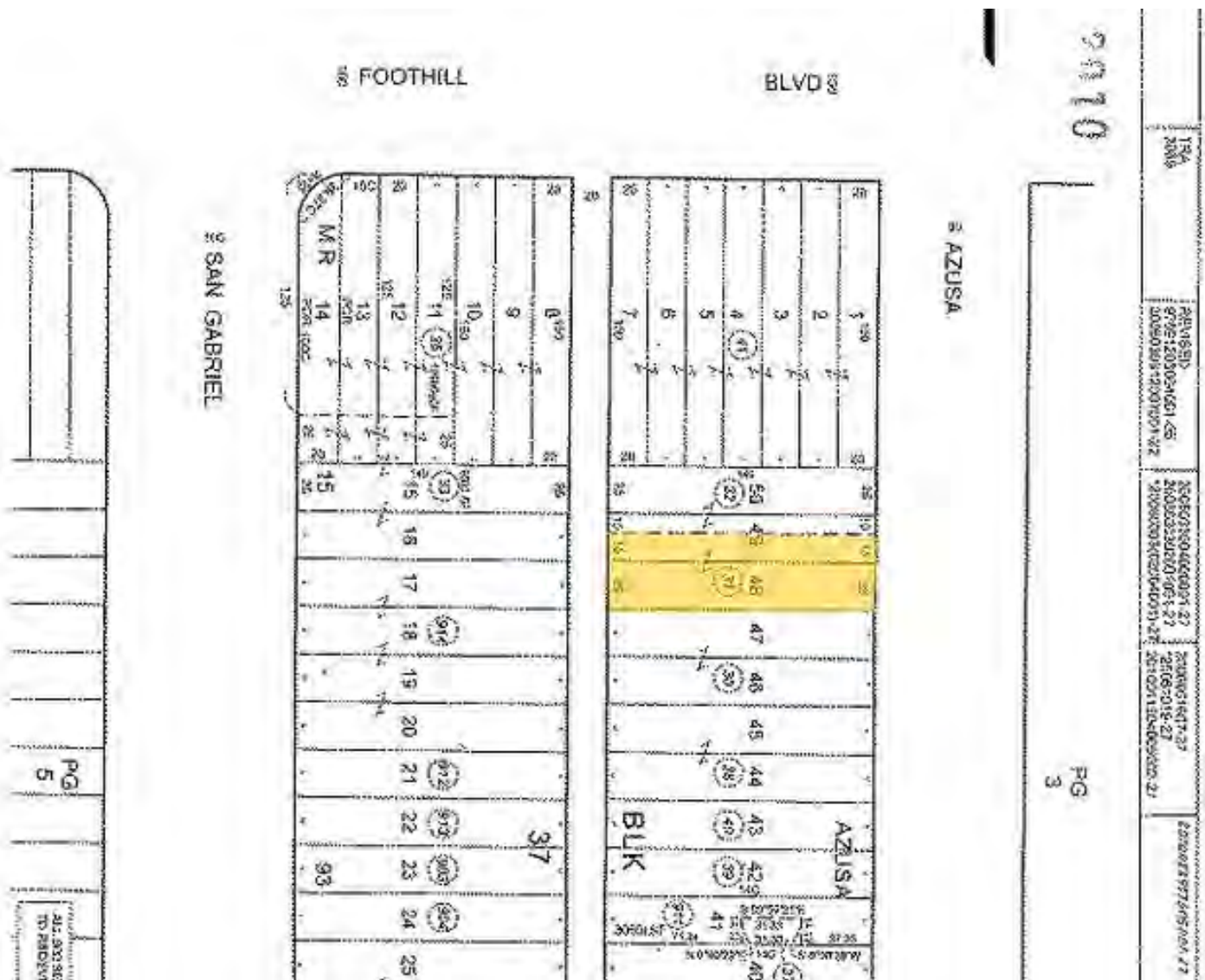
Source: Costar. We suggest that all buyers provide their own due diligence.



605 North Azusa Sale Comps | 605 N. Azusa Ave

5/13

Pa 63



605 N. AZUSA AVE

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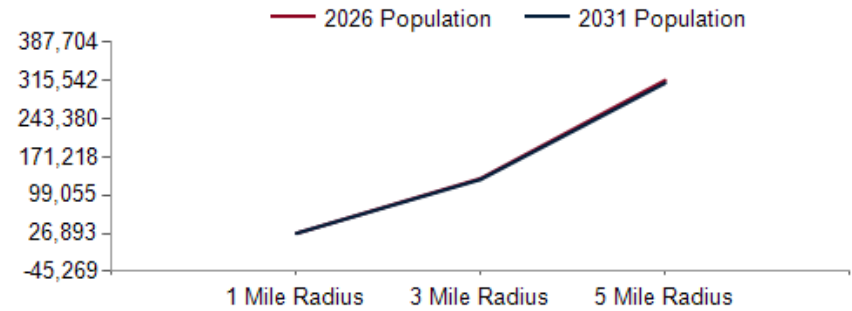
Demographics

General Demographics

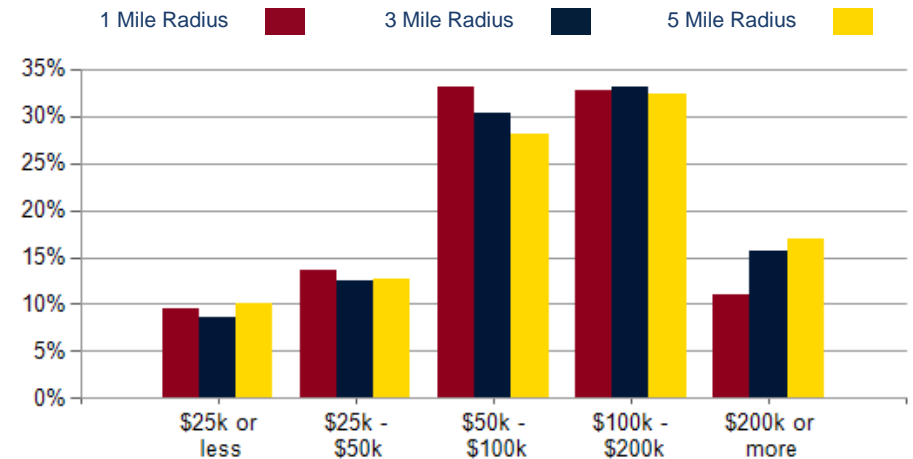
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,239	123,445	307,987
2010 Population	25,521	127,216	314,414
2026 Population	26,958	130,513	315,542
2031 Population	26,893	128,708	310,537
2026 African American	790	3,919	9,502
2026 American Indian	850	3,060	6,505
2026 Asian	3,410	18,606	51,739
2026 Hispanic	19,052	79,924	188,115
2026 Other Race	9,687	37,451	90,179
2026 White	6,588	39,752	92,595
2026 Multiracial	5,614	27,543	64,541
2026-2031: Population: Growth Rate	-0.25%	-1.40%	-1.60%

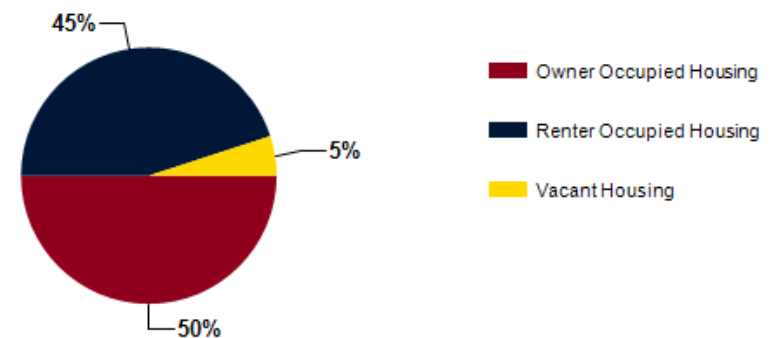
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	422	2,029	5,556
\$15,000-\$24,999	384	1,493	4,588
\$25,000-\$34,999	461	1,851	4,891
\$35,000-\$49,999	682	3,298	7,917
\$50,000-\$74,999	1,528	6,715	15,074
\$75,000-\$99,999	1,254	5,733	13,345
\$100,000-\$149,999	1,821	8,407	19,830
\$150,000-\$199,999	942	5,195	12,879
\$200,000 or greater	926	6,424	17,068
Median HH Income	\$87,831	\$96,970	\$98,093
Average HH Income	\$112,131	\$124,129	\$126,719



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: ceri



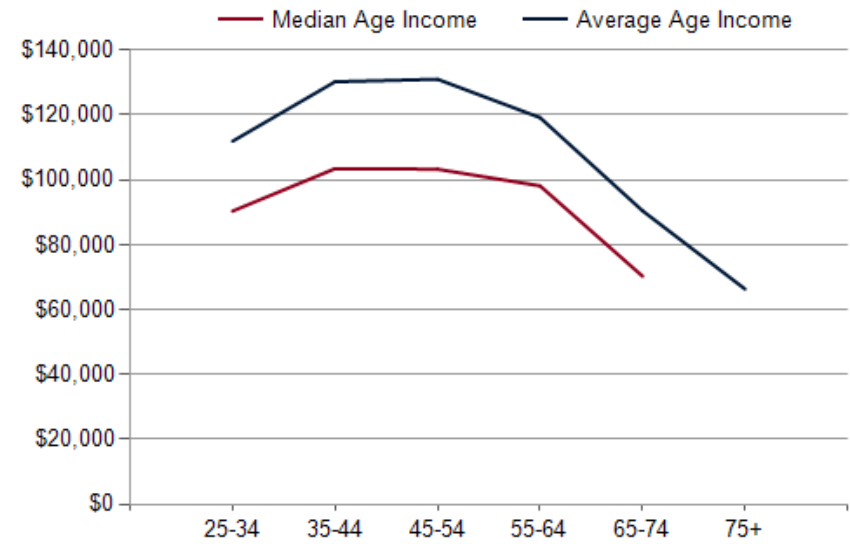
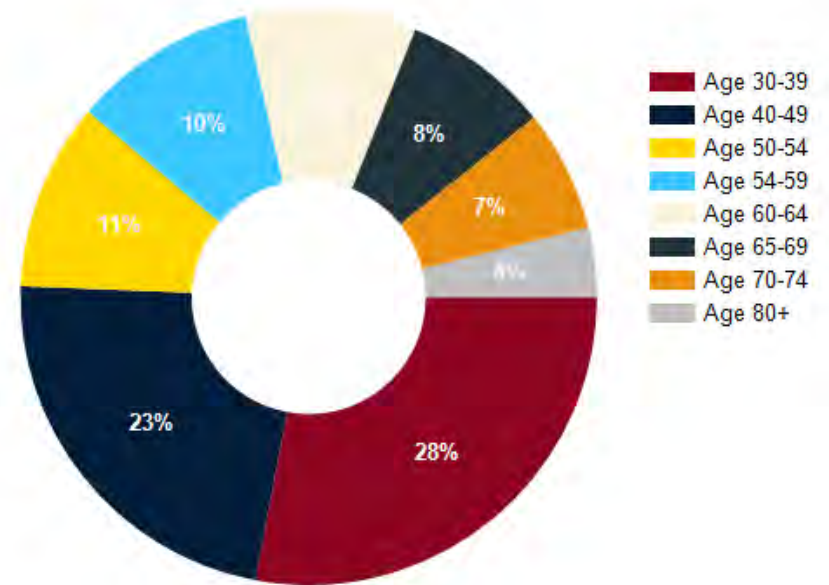
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,322	10,425	24,871
2026 Population Age 35-39	2,035	9,341	21,601
2026 Population Age 40-44	1,811	8,770	20,496
2026 Population Age 45-49	1,717	8,120	19,559
2026 Population Age 50-54	1,641	8,276	20,108
2026 Population Age 55-59	1,610	8,175	19,924
2026 Population Age 60-64	1,486	7,839	19,830
2026 Population Age 65-69	1,287	6,716	17,308
2026 Population Age 70-74	1,064	5,429	14,386
2026 Population Age 75-79	605	3,742	10,234
2026 Population Age 80-84	405	2,334	6,470
2026 Population Age 85+	321	2,044	6,274
2026 Population Age 18+	21,191	104,534	254,244
2026 Median Age	36	38	39
2031 Median Age	38	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,365	\$97,602	\$99,642
Average Household Income 25-34	\$111,924	\$121,166	\$124,762
Median Household Income 35-44	\$103,473	\$116,332	\$119,343
Average Household Income 35-44	\$130,272	\$145,872	\$149,364
Median Household Income 45-54	\$103,285	\$117,856	\$123,982
Average Household Income 45-54	\$131,032	\$147,454	\$154,862
Median Household Income 55-64	\$98,147	\$106,290	\$109,716
Average Household Income 55-64	\$119,206	\$133,707	\$139,427
Median Household Income 65-74	\$70,296	\$76,163	\$77,675
Average Household Income 65-74	\$90,473	\$103,671	\$105,475
Average Household Income 75+	\$66,331	\$71,551	\$70,914

Population By Age

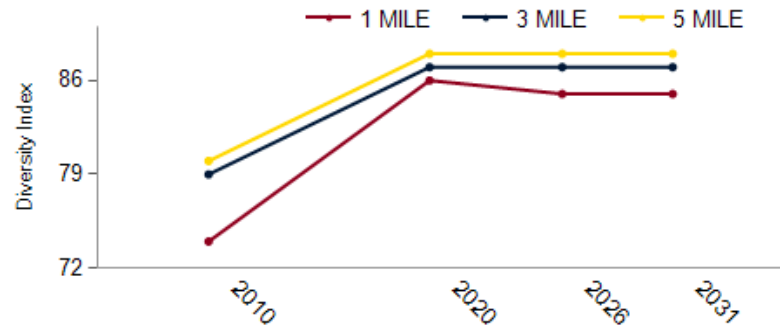


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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	85	87	88
Diversity Index (current year)	85	87	88
Diversity Index (2020)	86	87	88
Diversity Index (2010)	74	79	80

POPULATION DIVERSITY



POPULATION BY RACE

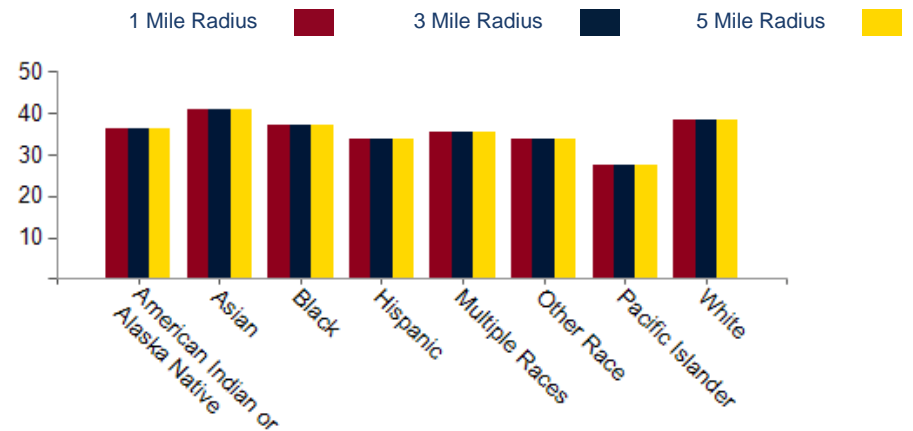


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	2%	1%	1%
Asian	7%	9%	10%
Hispanic	41%	38%	37%
Multiracial	12%	13%	13%
Other Race	21%	18%	18%
White	14%	19%	18%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	37	39
Median Asian Age	41	41	43
Median Black Age	37	37	40
Median Hispanic Age	34	34	35
Median Multiple Races Age	36	35	36
Median Other Race Age	34	35	35
Median Pacific Islander Age	28	33	33
Median White Age	39	43	45

2026 MEDIAN AGE BY RACE



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605 N. AZUSA AVE

08 **Company Profile**
Advisor Profile



Stephen Bethel
National Director

Mr. Bethel is the National Director of Frazier Capital. He received his BA in Economics from Occidental College in Los Angeles and a Masters in Management, Economics and Politics (MEP) from St. Andrews University, Scotland as well as a second masters in International Finance from Glasgow University, Scotland.

Active in the brokerage and valuation profession for over 30 years, he has valued domestic and international businesses, commercial real estate investments, and industrial machinery and equipment as well as sold businesses and commercial real estate from Washington DC to California.

Mr. Bethel has written 10 books on valuing and selling all types of businesses and special use properties. He has been interviewed by NPR's Market Place and Bloomberg multiple times and continues to speak and provide training to a number of industry groups throughout the United States. Prior to entering the valuation and mergers and acquisition industry he was the Controller and CFO of a Multi-National low tech Medical Manufacturing Company.



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