

# SANTA ANITA BUSINESS PARK

## FOR LEASE INDUSTRIAL PROPERTY 4923 - 4961 SANTA ANITA AVE.

TEMPLE CITY | CA

FOR MORE INFORMATION,  
PLEASE CONTACT:

**KURT YACKO**  
VICE PRESIDENT  
P: 562.692.7876 | M: 949.903.0496  
kurt.yacko@daumcommercial.com  
CADRE #01989353

**JAMES CROWELL**  
ASSOCIATE  
P: 562.695.4687 | M: 949.877.4906  
james.crowell@daumcommercial.com  
CADRE #02240857

  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



8 BUILDINGS



MULTI-TENANT  
INDUSTRIAL  
BUSINESS PARK



EXCELLENT LOCATION  
NORTH OF AIRPORT



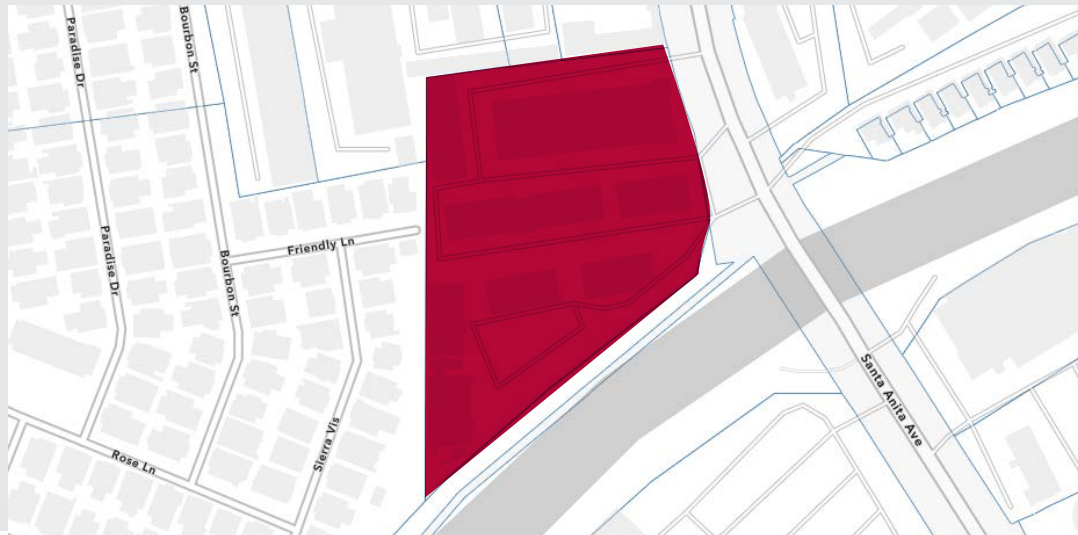
\$1.55- \$1.60 PSF GROSS  
LEASE RATE



SECURITY GATES  
AND CAMERAS



AMPLE  
PARKING



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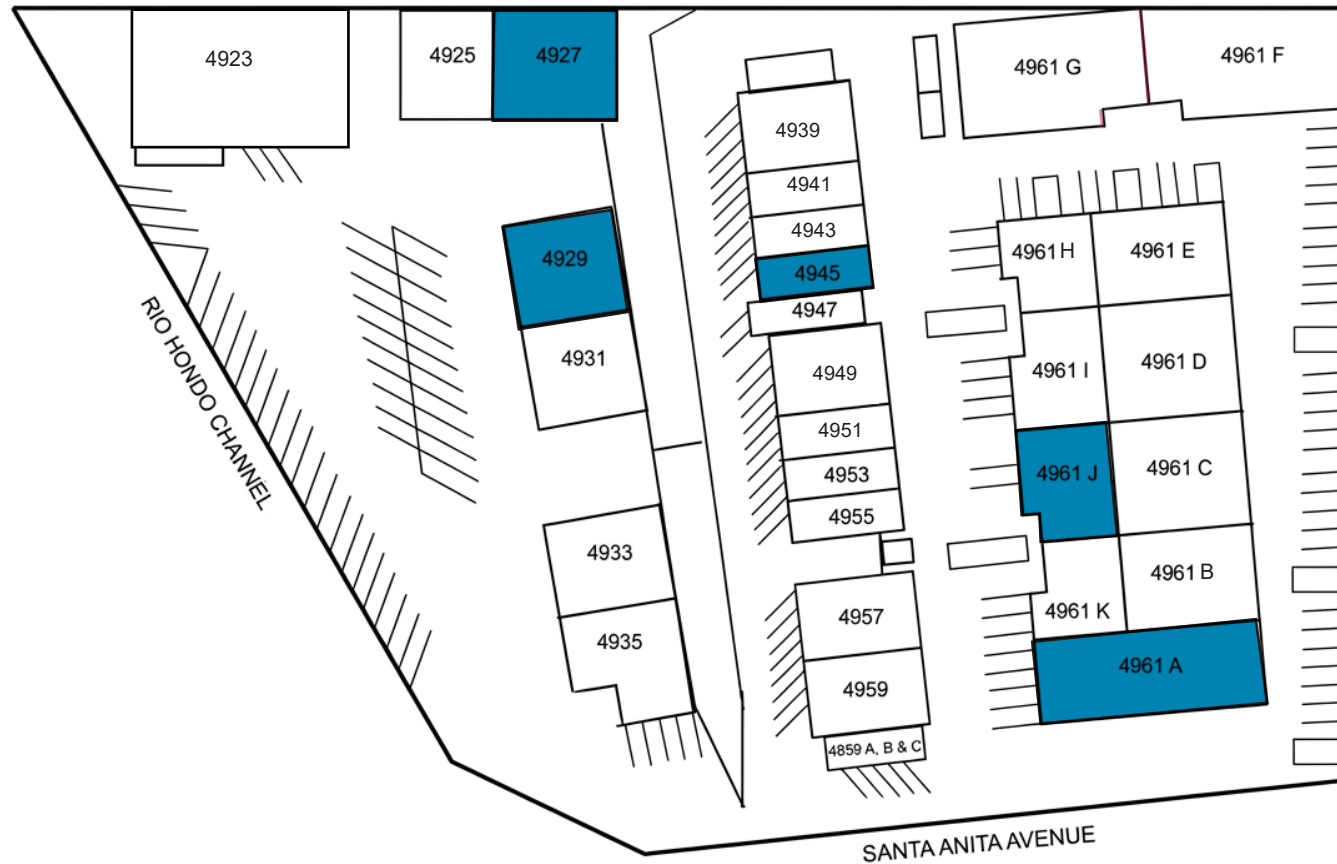
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ABOUT PROPERTY

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\*NOT TO SCALE

| SPACES AVAILABLE | SIZE      | SPACE TYPE | STATUS             | RATE             |
|------------------|-----------|------------|--------------------|------------------|
| 4927             | ±3,000 SF | INDUSTRIAL | AVAILABLE 9/1/2026 | \$1.55 PSF Gross |
| 4929             | ±2,000 SF | INDUSTRIAL | AVAILABLE 9/1/2026 | \$1.55 PSF Gross |
| 4945             | ±1,000 SF | INDUSTRIAL | AVAILABLE NOW      | \$1.55 PSF Gross |
| 4961 A           | ±4,192 SF | INDUSTRIAL | AVAILABLE NOW      | \$1.60 PSF Gross |
| 4961 J           | ±1,810 SF | INDUSTRIAL | AVAILABLE NOW      | \$1.60 PSF Gross |

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**SITE PLAN**



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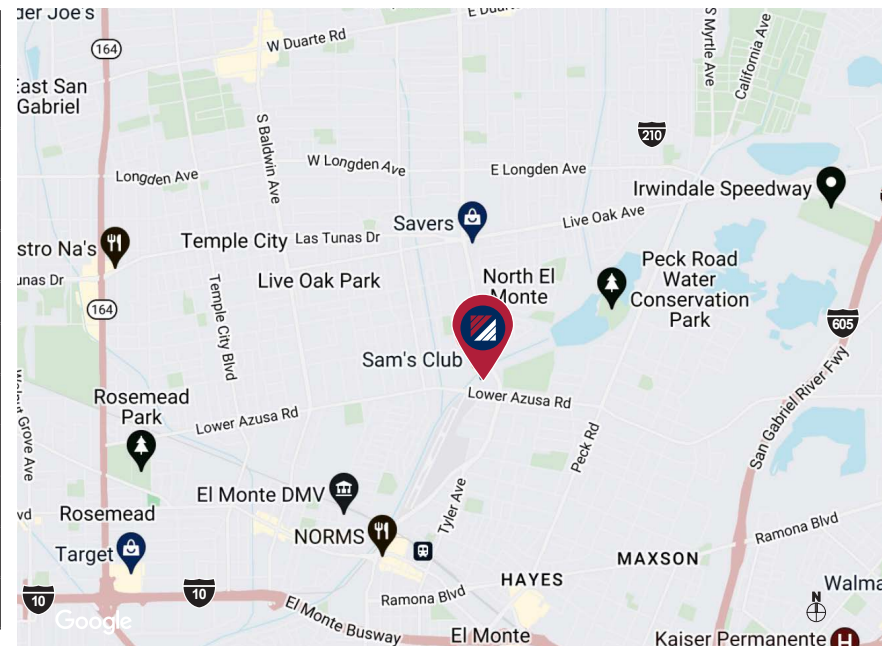
PHOTOS

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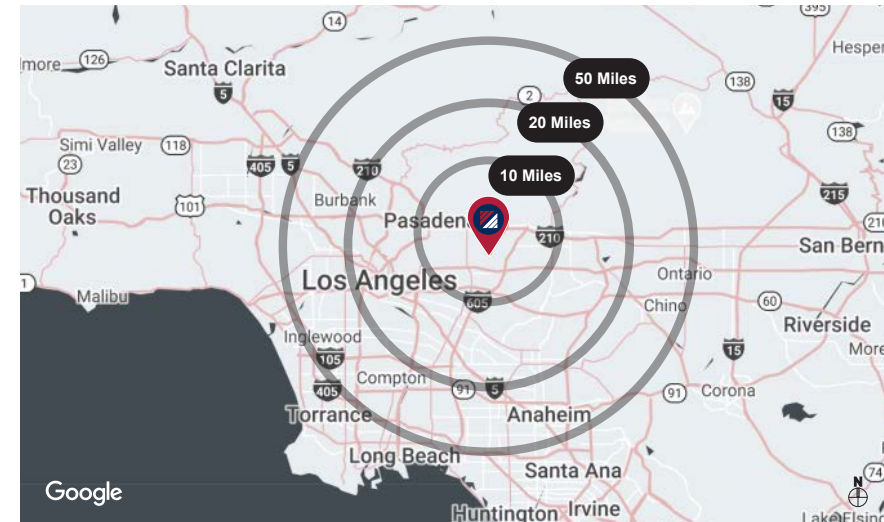
## TRAFFIC COUNTS

| Collection Street | Cross Street      | Traffic Volume | Count Year | Dist. from Property |
|-------------------|-------------------|----------------|------------|---------------------|
| Santa Anita Ave   | W Hondo Pkwy NW   | 32,960         | 2025       | 0.08 mi             |
| Santa Anita Ave   | Grand Ave S       | 22,449         | 2025       | 0.16 mi             |
| W Hondo Pkwy      | Florinda Ave SW   | 7,264          | 2025       | 0.20 mi             |
| Lower Azusa Rd    | Riverview Ave E   | 29,376         | 2025       | 0.24 mi             |
| Santa Anita Ave   | Kings Row N       | 23,932         | 2025       | 0.27 mi             |
| Tyler Ave         | W Hondo Pkwy S    | 6,817          | 2025       | 0.27 mi             |
| Lower Azusa Rd    | Santa Anita Ave E | 19,288         | 2025       | 0.27 mi             |
| Grand Ave         | Mc Clintock Ave E | 3,351          | 2025       | 0.31 mi             |
| Lower Azusa Rd    | Santa Anita Ave W | 23,165         | 2025       | 0.32 mi             |
| Lower Azusa Rd    | Persimmon Ave W   | 30,860         | 2025       | 0.33 mi             |



## DEMOGRAPHICS

|                                        | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------------------------------|-----------|-----------|-----------|
| 2020 Population                        | 236,802   | 553,344   | 1,748,693 |
| 2025 Population                        | 225,067   | 526,554   | 1,665,851 |
| 2030 Population Projection             | 222,139   | 519,847   | 1,645,079 |
| 2025 Households                        | 65,174    | 155,427   | 523,081   |
| 2030 Household Projection              | 64,170    | 153,135   | 515,729   |
| Total Specified Consumer Spending (\$) | \$2.4B    | \$5.7B    | \$19.3B   |
| Avg Household Income                   | \$110,422 | \$114,348 | \$119,605 |
| Median Household Income                | \$82,575  | \$87,398  | \$92,592  |



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