

FOR SALE

±12,467 SF OFFICE BUILDING

170 E. Arrow Hwy., San Dimas, CA, 91773

OWNER USER OPPORTUNITY

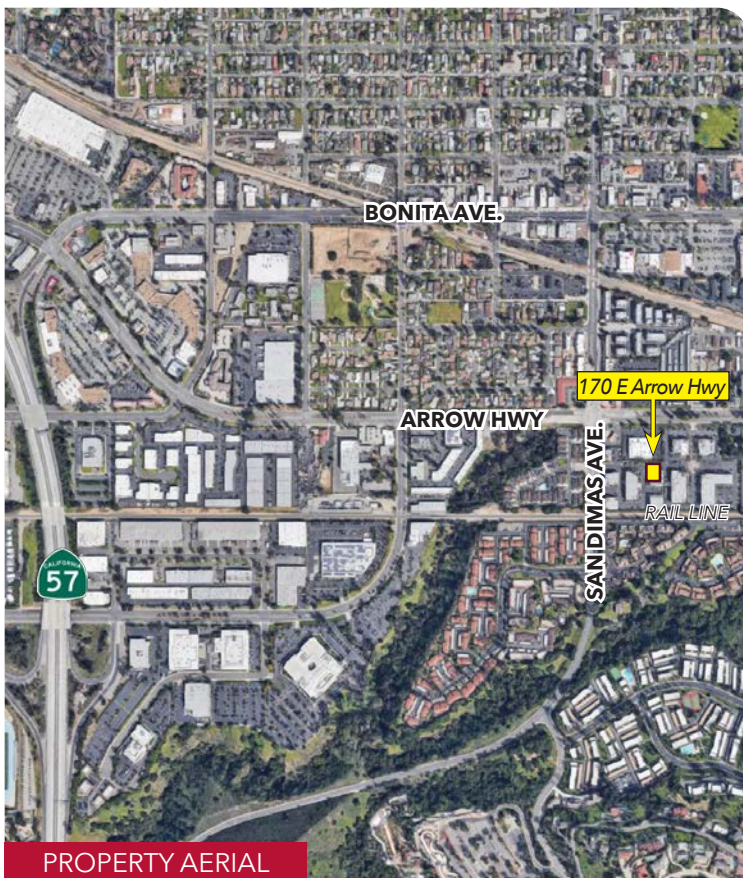


PROPERTY HIGHLIGHTS

- ▶ Great Access to 57, 10, and 210 Freeways
- ▶ Great Owner User Opportunity
- ▶ Newer Construction
- ▶ Nearby Amenities

PROPERTY DETAILS

Asking Price	\$3,250,000
Building Size	±12,467 SF
Price PSF	\$261
Lot Rate	±11,876 SF
Year Built	2006
Parking Ratio	4/1,000
APN	8382-004-055



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Lee & Associates-Pasadena, Inc.
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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. LEE-PASADENA.COM

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

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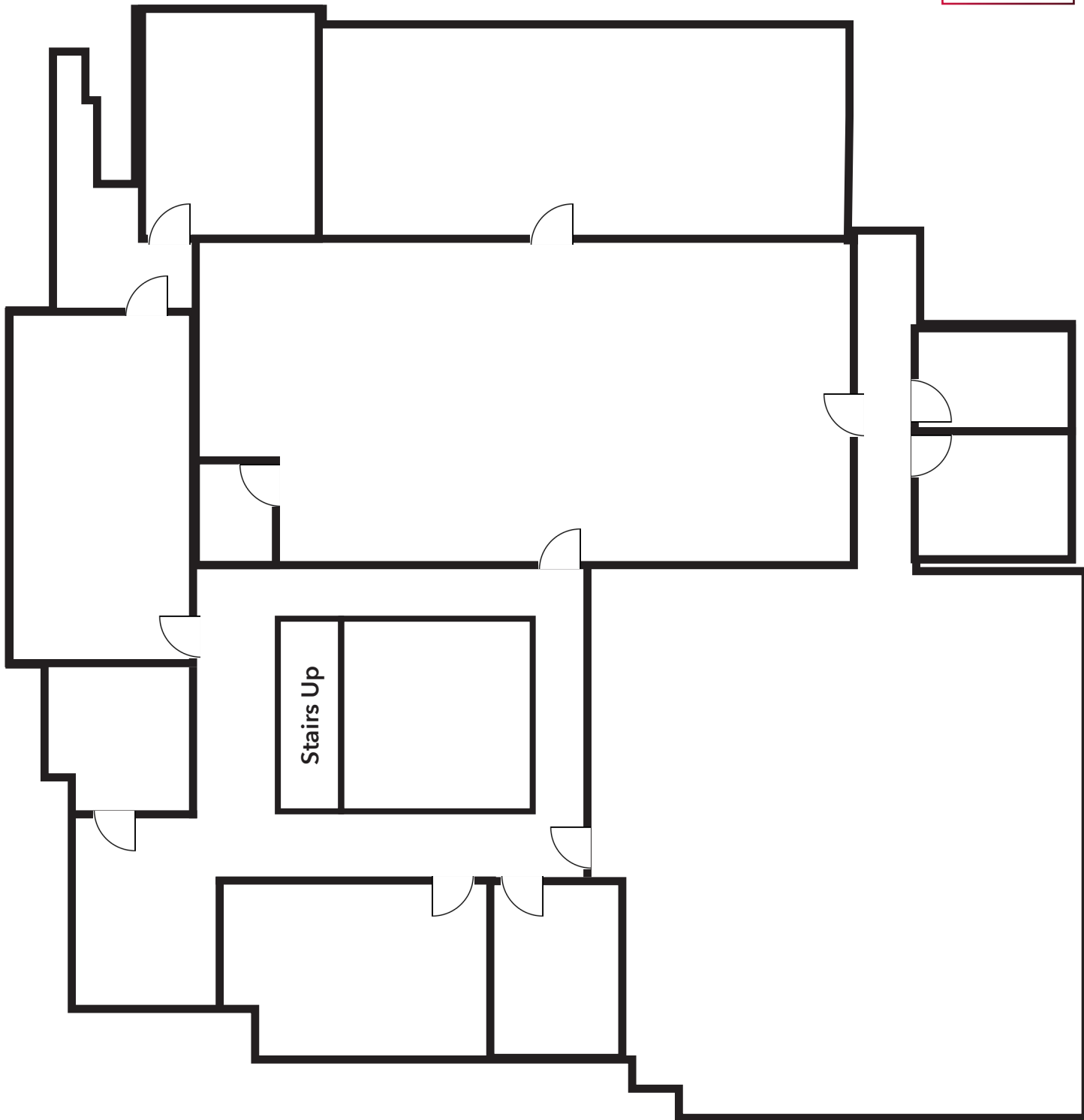
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OWNER USER OPPORTUNITY

Floor Plan | First Floor

Scan for Virtual Walk-Through
(Mobile Friendly)



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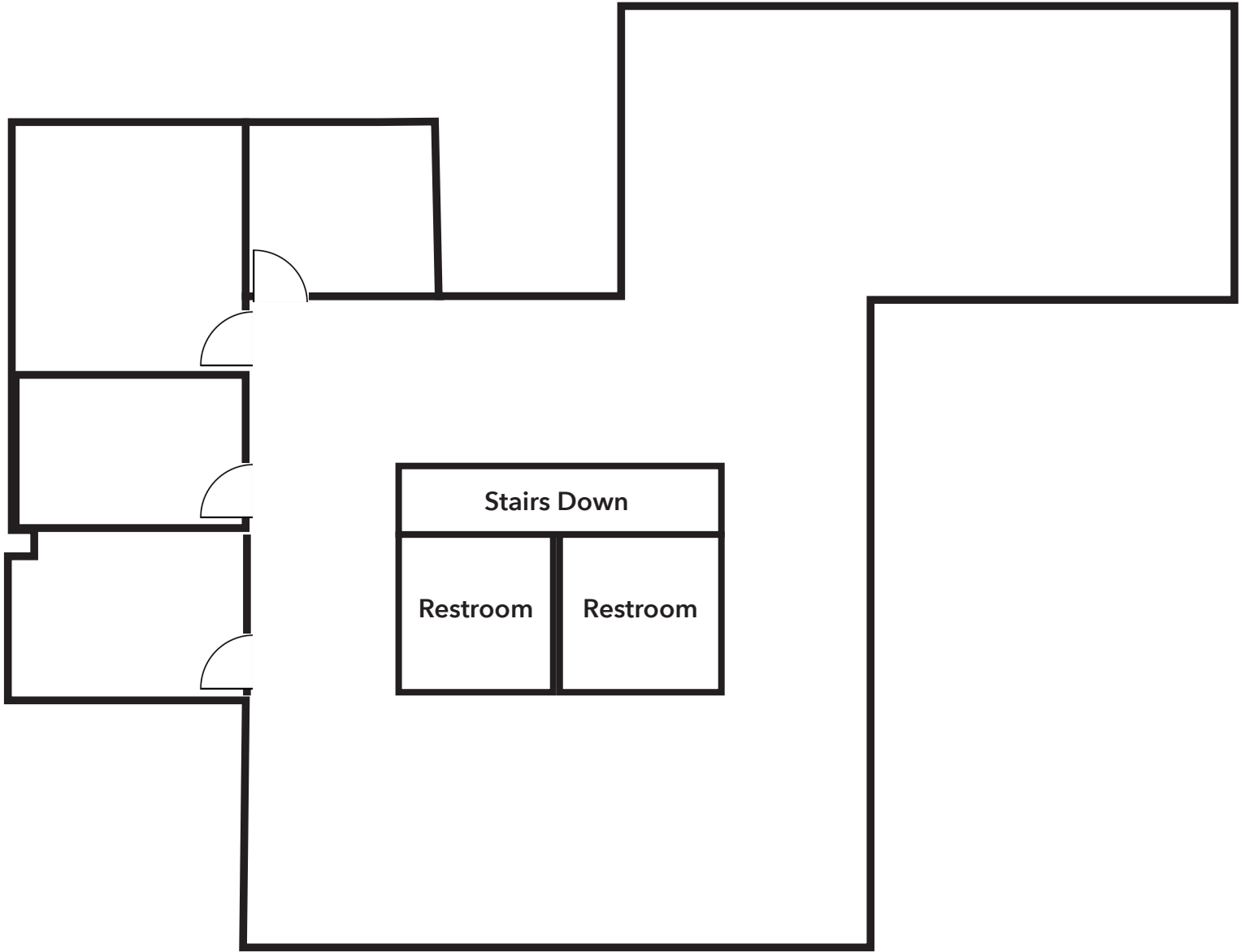
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Floor Plan | Second Floor

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OWNER USER OPPORTUNITY

Retail Amenities Location



GOLD LINE STATION @ DOWNTOWN SAN DIMAS

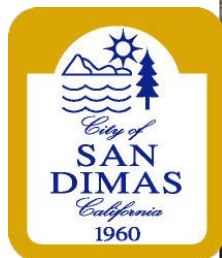
Historic downtown San Dimas will have a new light rail station located at the western terminus of Bonita Avenue, the City's main street. A new plaza will include a public parking garage lined with commercial and retail, the station and becomes a gateway into the downtown. Once completed, a trip from San Dimas to Pasadena will take about 27 minutes and further to downtown Los Angeles will take approximately 56 minutes.

AMENITY-RICH CORRIDOR

Surrounded by world-class amenities, including the neighboring San Dimas Plaza, with more than two dozen retailers, San Dimas Marketplace, Foothill Village, and Glendora Marketplace Shopping Center. Nearby attractions include the Los Angeles County Fair, Raging Waters amusement park, The Claremont Colleges and Cal Poly Pomona.

STRATEGIC LOCATION

This area of San Dimas is the convergent point for Los Angeles County, Orange County and the Inland Empire making access very convenient. Located along the 57 and 210 freeways with Gold Line Metrolink expansion underway, this area is a major gateway city in the San Gabriel Valley.



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