

SANTA ANITA BUSINESS PARK



FOR LEASE INDUSTRIAL PROPERTY 4923 - 4961 SANTA ANITA AVE.

TEMPLE CITY | CA

FOR MORE INFORMATION,
PLEASE CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



8 BUILDINGS



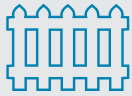
MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



EXCELLENT LOCATION
NORTH OF AIRPORT



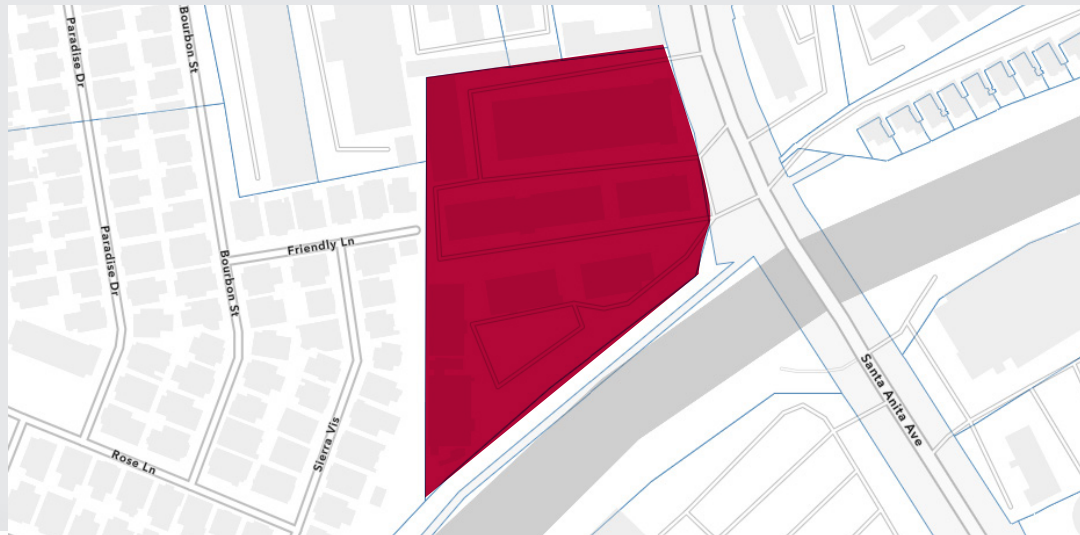
\$1.55 PSF - \$1.80 SF
GROSS



SECURITY GATES
AND CAMERAS



AMPLE
PARKING



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ABOUT PROPERTY



SPACES AVAILABLE	UNIT	SF	STATUS	PRICE
4959 C	4959 C	400 SF	AVAILABLE NOW	\$1.55 PSF Gross
4961 A	4961 A	4,192 SF	AVAILABLE JULY 1, 2025	\$1.70 PSF Gross
4961 G	4961 G	3,780 SF	AVAILABLE NOW	\$1.70 PSF Gross
4961 H	4961 H	1,548 SF	AVAILABLE JULY 1, 2025	\$1.70 PSF Gross
4961 K	4961 K	1,836 SF	AVAILABLE NOW	\$1.70 PSF Gross

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SITE PLAN



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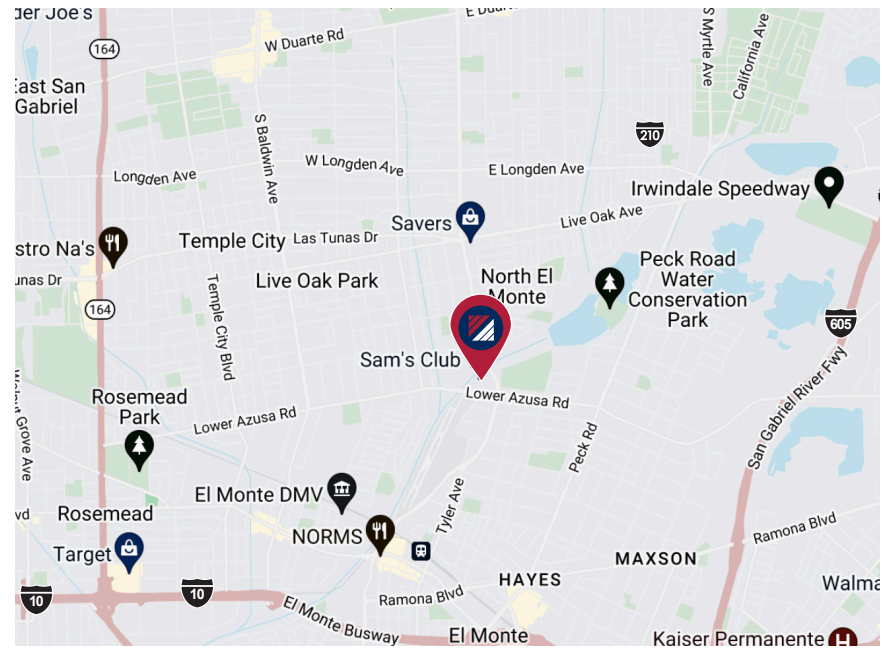
PHOTOS

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DAUM
COMMERCIAL REAL ESTATE SERVICES

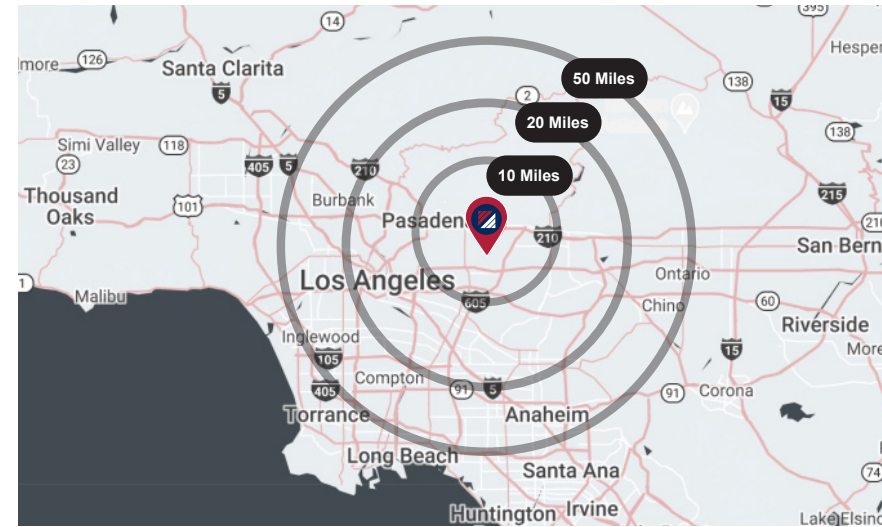
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Santa Anita Ave	W Hondo Pkwy NW	32,606	2022	0.10 mi
Lower Azusa Rd	Riverview Ave E	29,519	2022	0.16 mi
Lower Azusa Rd	Santa Anita Ave E	19,310	2022	0.22 mi
Santa Anita Ave	Kings Row N	23,364	2022	0.23 mi
Santa Anita Ave	Grand Ave S	21,963	2022	0.24 mi
Lower Azusa Rd	Persimmon Ave W	30,880	2022	0.25 mi
W Hondo Pkwy	Florinda Ave SW	7,268	2022	0.28 mi
Lower Azusa Rd	Santa Anita Ave W	23,193	2022	0.29 mi
E Badillo St	Mc Clintock Ave E	3,313	2022	0.29 mi
E Cypress St	Ranchito St S	23,030	2022	0.30 mi



DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2020 Population	101,209	553,195	1,748,469
2024 Population	95,359	523,153	1,647,299
2029 Population Projection	91,899	504,574	1,587,532
2024 Households	27,984	154,451	517,324
2029 Household Projection	26,885	148,645	497,626
Total Specified Consumer Spending (\$)	\$1B	\$5.8B	\$19.2B
Avg Household Income	\$98,349	\$102,664	\$106,819
Median Household Income	\$74,786	\$78,192	\$82,646



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