

# ±158,740 SQ. FT. (±3.64 AC) COMMERCIAL LAND FOR SALE

155 N EUCLA AVE | SAN DIMAS, CA 91773

Capital Markets | Investment Properties



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions

with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



## OFFERING SUMMARY

CBRE is pleased to present for sale 155 N Eucla Avenue, San Dimas California. This property is ±158,740 sq. ft. (±3.64 AC) with light industrial zoning.

**Property Address:** 155 N Eucla Avenue, San Dimas, CA  
**Assessor Parcel Numbers:** 8386-006-010, 8386-006-025, 8386-006-026, 8386-006-027, 8386-006-028, 8386-006-029  
**Offering Price:** Best Offer  
**Current Property Use:** Industrial  
**Land Area:** ±158,740 sq. ft. (±3.64 AC)  
**Ownership:** Fee Simple  
**Zoning:** M1- Light Industrial

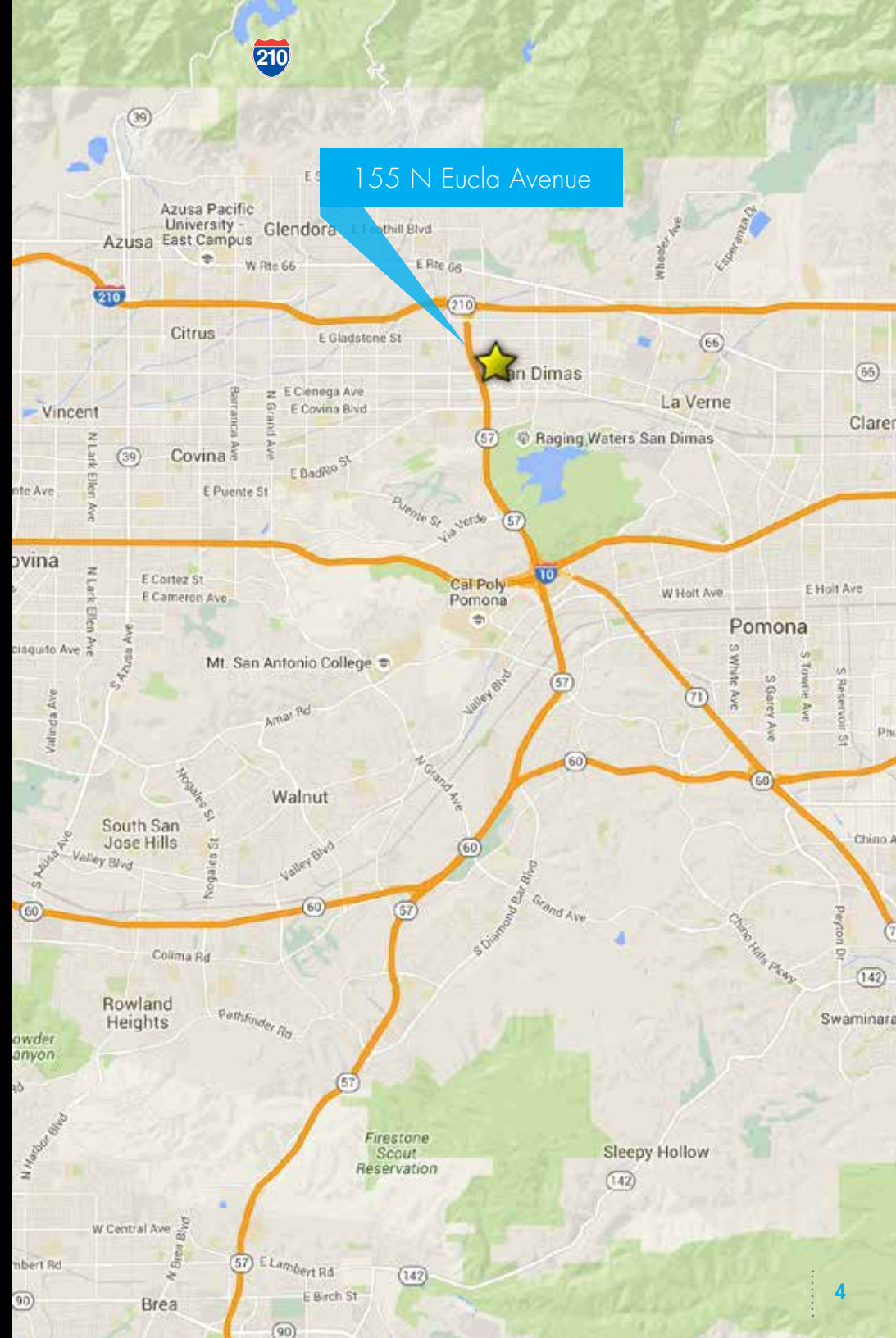
## OFFERING SUMMARY

Address/APN	Land Sq. Ft.	Building Sq. Ft.	Year Built	Zoning
155 N Eucla Ave APN 8386-006-010	100,524	14,134	1961	SDM1-B1 *
APN 8386-006-025	6,472	-	-	M1 *
APN 8386-006-026	2,224	-	-	M1 *
APN 8386-006-027	11,717	-	-	M1 *
APN 8386-006-028	18,463	-	-	M1 *
APN 8386-006-029	19,340	-	-	M1 *
<b>TOTAL: ±158,740 sq. ft. (±3.64 AC)</b>				

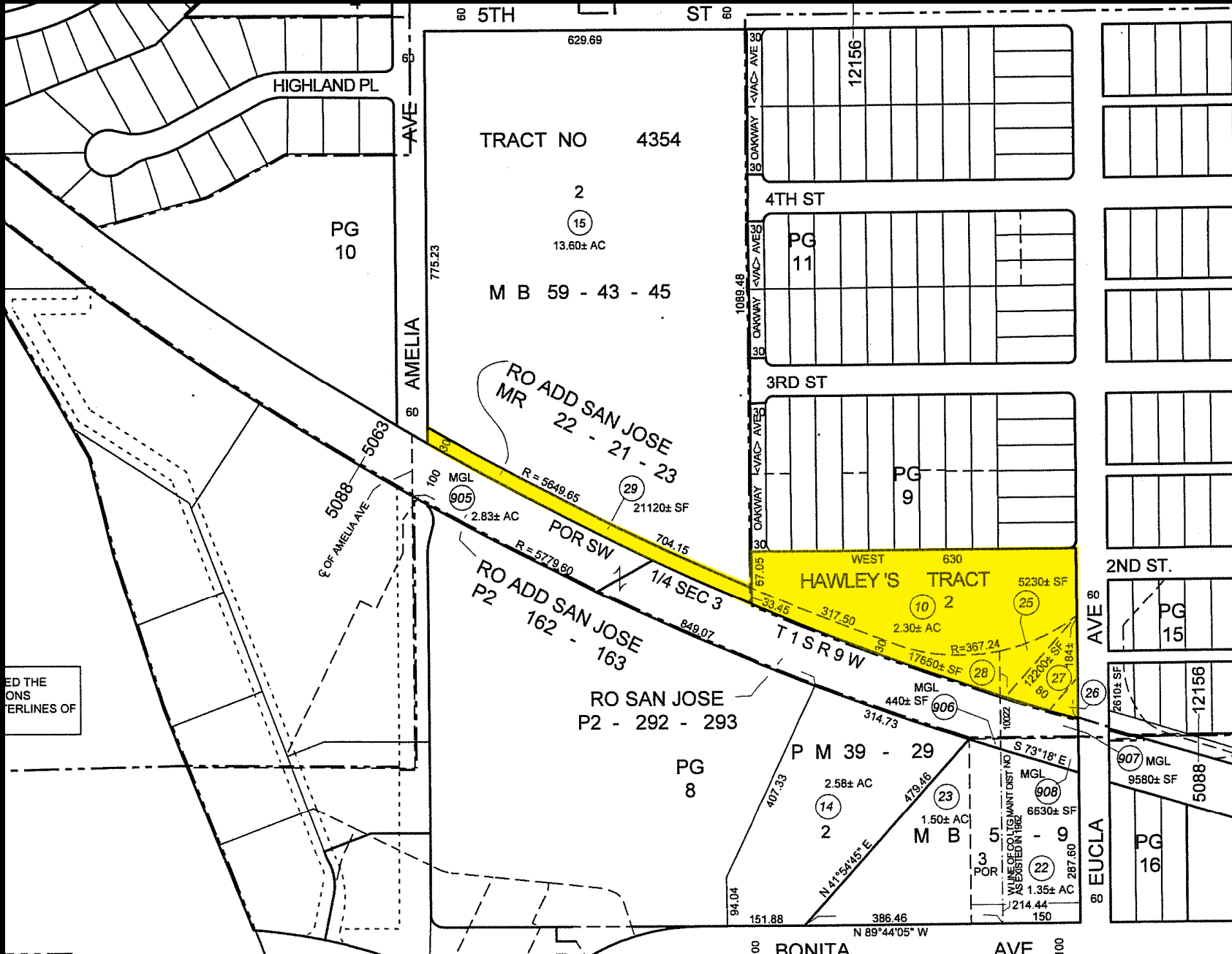
\* Per Realquest Title Reports

## PROPERTY HIGHLIGHTS

- Affluent trade area
- Rare opportunity to own property in a supply-constrained market
- Parcel size:  $\pm 158,740$  sq. ft. ( $\pm 3.64$  AC)
- Zoning: M1- Light Industrial
- Busy traffic corridor
- Flat, developable land parcel
- Parcel near many traffic generators: excellent ingress and egress from both streets



PARCEL MAP



# ADJACENT TO METRO GOLD LINE



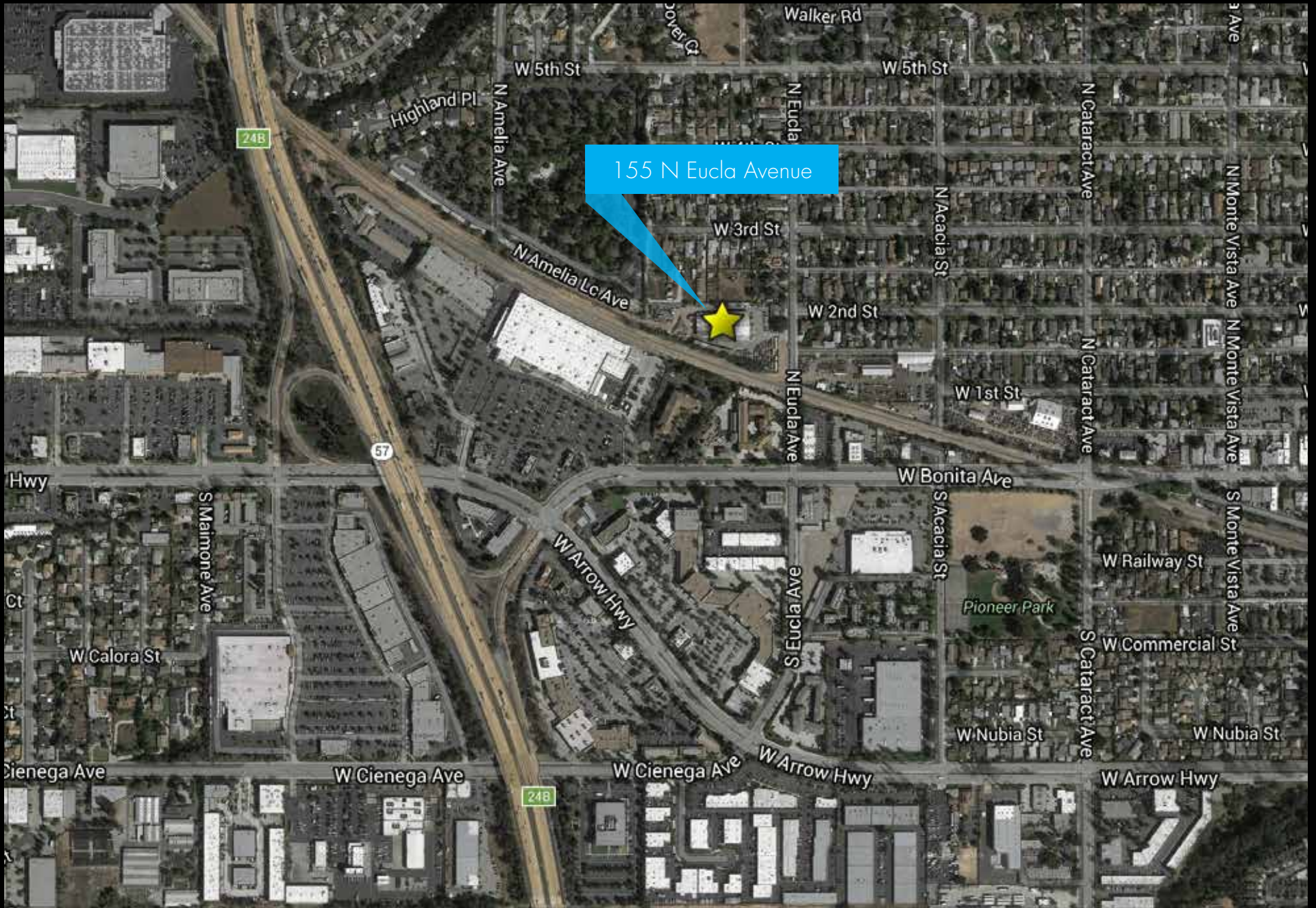
# EXTERIOR PHOTOGRAPHS



# INTERIOR PHOTOGRAPHS

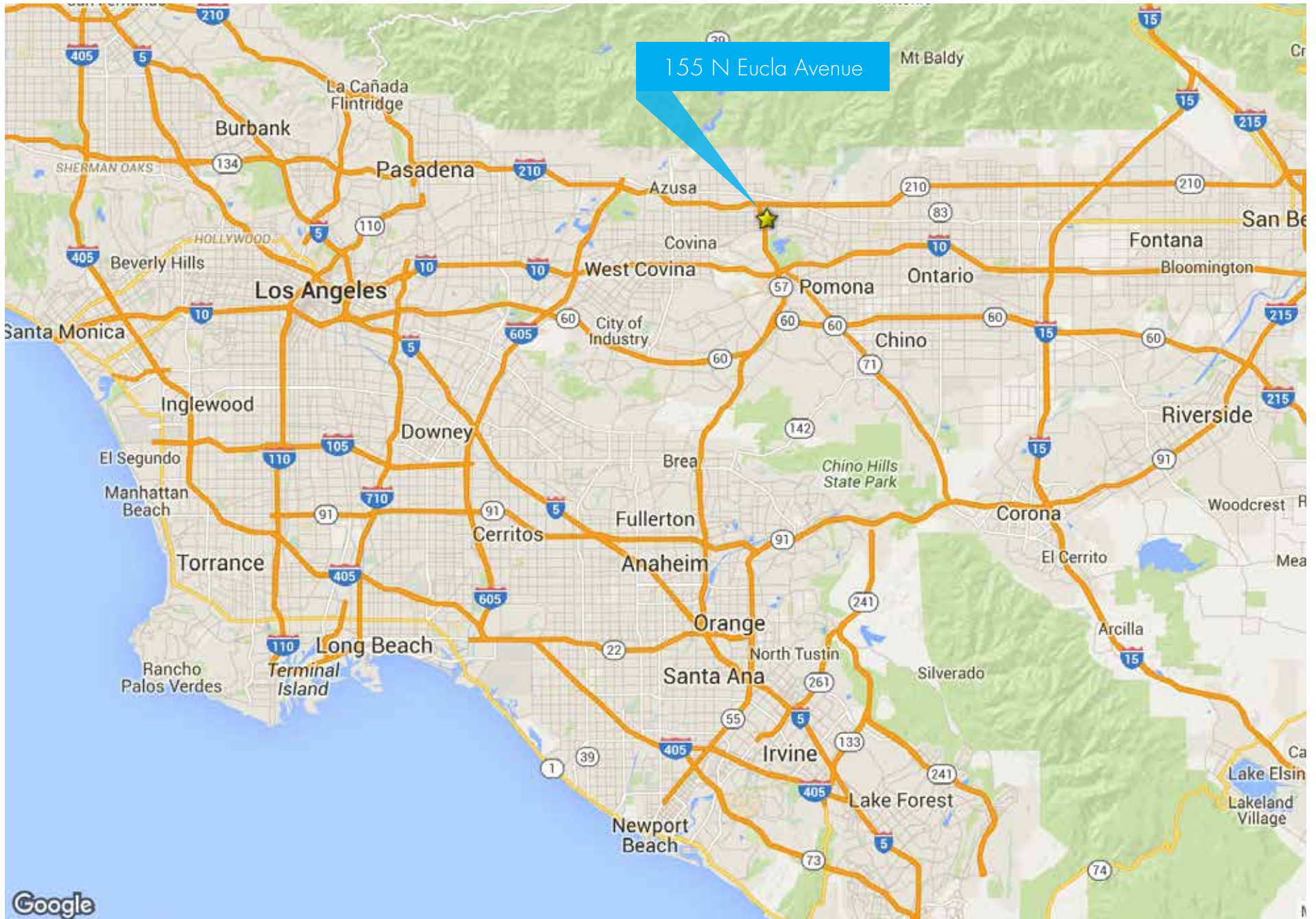


AERIAL





## REGIONAL MAP





## MARKET OVERVIEW

The City of San Dimas is located between Los Angeles and San Bernardino at the base of the San Gabriel Mountains. Perfectly positioned 27 miles from downtown LA, San Dimas offers superior freeway access to Southern California’s most prominent freeways allowing residents and visitors direct accessibility to some of the region’s most exciting attractions. San Dimas stretches 15 square miles and is home to over 34,000 residents. It is part of the greater San Gabriel Valley which serves a population of 1.5 million.

The San Gabriel Valley hosts a thriving retail economy with a retail sales opportunity gap of \$3,819.7 million with the majority of segments experiencing demand. The City of San Dimas alone is home to over 2 million square feet of retail space and 20 retail centers. The most notable of these centers is the 271,000 square foot power center, San Dimas Marketplace, the 232,308 square foot community center, Foothill Village, and the 194,735 square foot community center, San Dimas Plaza. The San Gabriel Valley is also home to multiple large scale retail malls and centers including Westfield West Covina, Puente Hills Mall, and Eastland Center.

San Dimas has continued to maintain a steady and stable environment with its economy. The City sustains stable growth trends and is completing multiple development projects within the city. Today San Dimas boasts an unemployment rate of a low 4.4% with an outstanding projected future job growth of 40.6% over the next 10 years. The population base also forecasted to continue to increase over the next 5 years.



## OVERVIEW

San Dimas is a suburb of Los Angeles nestled along the foothills of the San Gabriel Mountains, about 28 miles (45 km) east/northeast of Downtown Los Angeles and north of the Pacific Ocean. According to the United States Census Bureau, the city has a total area of 15.4 sq. mi.. 15.0 sq mi (39 km<sup>2</sup>) of it is land and 0.39 sq mi (1.0 km<sup>2</sup>) of it is water.

## LOCATION DESCRIPTION

San Dimas runs along and southward from historic U.S. Route 66, another part of its development in the earlier 20th century. Other major arteries include Arrow Highway (east–west) and San Dimas Avenue (north–south). The Foothill Freeway (I-210) connects the town to Pasadena and the San Fernando Valley, with California State Route 57 connecting to Orange County and the beaches.

## MARKET DESCRIPTION

The city of San Dimas is part of the San Gabriel Retail Market. Market base is 21M square feet. 3Q15 had a vacancy rate of 5.9% and net absorption of negative 31,457 square feet. The region continues to see stable signs as the majority of the individual markets experiencing healthy and flat first half of the year total net absorption.

## CITY MARKET TRENDS

The vacancy rates have decreased slightly with total vacancy for the city is now at 4.1%. Despite the lower lease rates and asking sale prices, activity shows a positive increase as companies continue to survey the multi-faceted idea in the new era of retail. The retailers goal is to attract the value conscious, socially motivated group of shoppers.





## COMPREHENSIVE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2016 Population	10,823	99,190	295,951
2021 Population	11,331	102,519	305,803
Percent Pop Change: 2016 to 2021	4.69%	3.36%	3.33%
<b>Age</b>			
2016 Median Age	41.60	42.04	36.82
2016 Average Age	41.79	41.60	38.66
<b>Education Attainment</b>			
2016 Population Age 25 and Over			
Less than 9th Grade	4.05%	3.49%	7.85%
Some High School, No Diploma	4.82%	5.37%	7.54%
High School Graduate	23.97%	21.21%	22.76%
Some College, No Degree	25.20%	27.67%	24.51%
Associate's Degree	10.21%	10.60%	9.28%
Bachelor's Degree	20.86%	20.22%	18.16%
Master's Degree	9.14%	8.86%	7.19%
Professional Degree	1.26%	1.44%	1.53%
Doctorate Degree	0.48%	1.13%	1.18%
<b>Households</b>			
2016 Households	4,065	34,502	93,063
2021 Households	4,279	35,758	96,440
Percent HH Change: 2016 to 2021	5.26%	3.64%	3.63%
Average Household Size	2.71	2.82	3.06
<b>Household Income</b>			
2016 Average Household Income	\$91,384	\$98,619	\$89,192
2021 Average Household Income	\$99,246	\$106,789	\$96,929
<b>Job Type</b>			
Blue Collar	16.07%	15.89%	18.90%
White Collar	68.69%	68.69%	62.65%
Service & Farm	15.27%	15.43%	18.45%





**SAN DIMAS LANDMARKS**



## DEMOGRAPHICS - SAN DIMAS

### Population Growth Trend

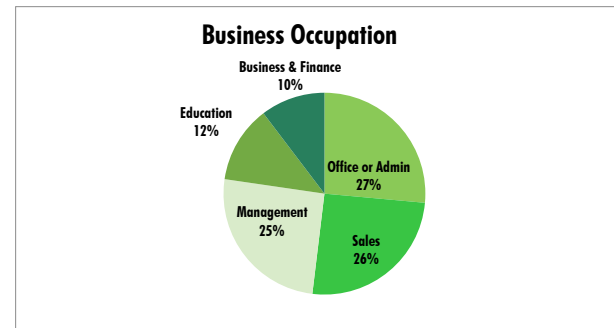
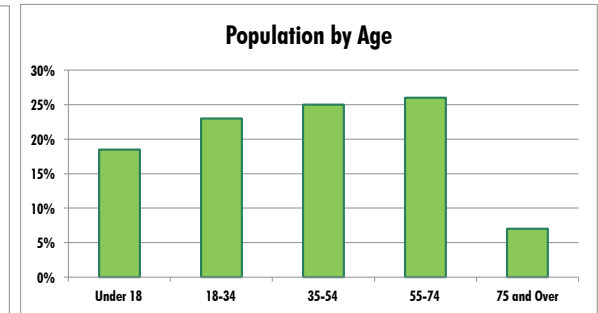
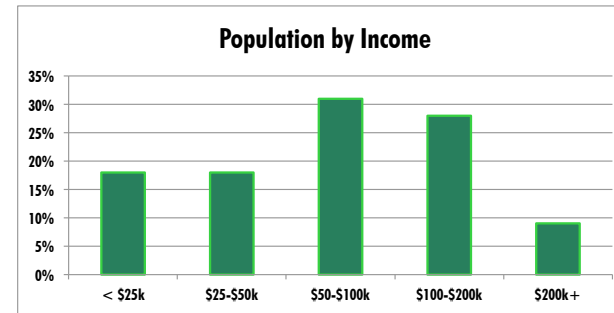
Growth 2010-2015 2.2%

Growth 2015-2020 2.9%

### Household Income Trend

Avg 2020 Projection: \$99,933

Median 2020 Projection: \$76,448



**MISSION SAN GABRIEL ARCANGEL**





For more information, please contact:

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