



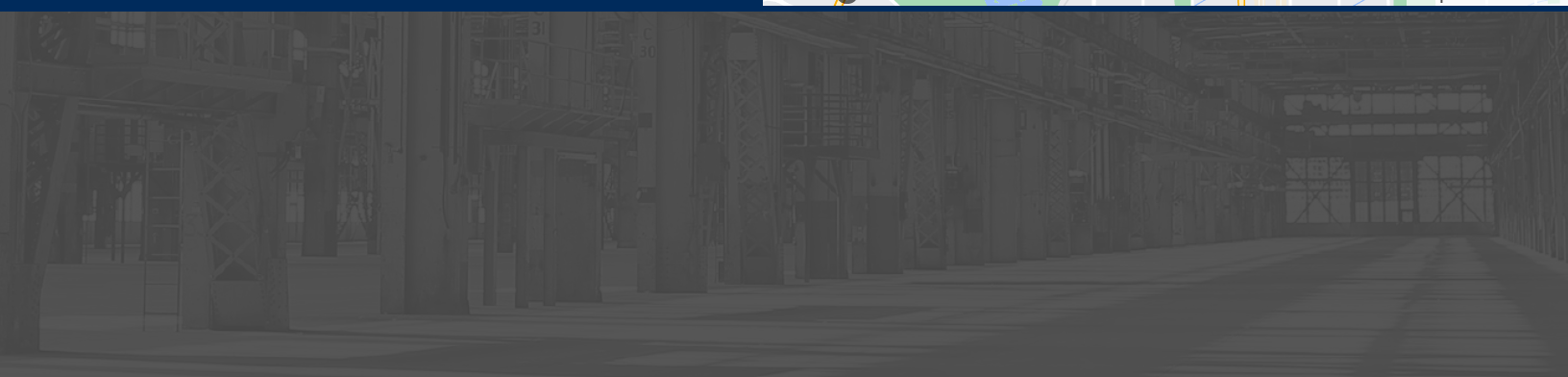
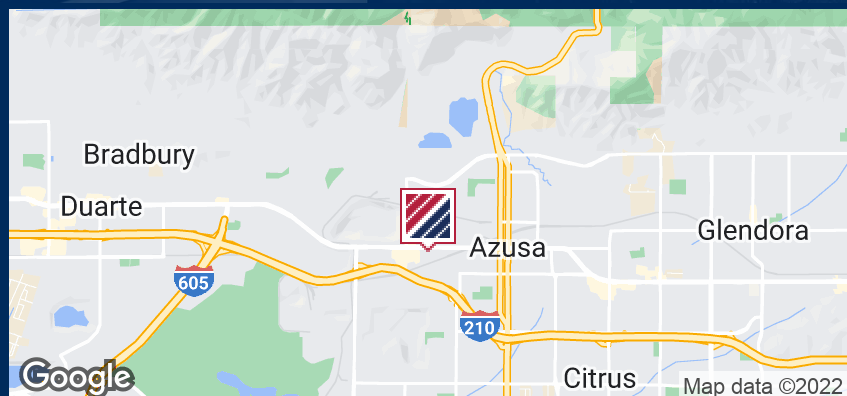
INDUSTRIAL WAREHOUSE WITH LARGE YARD

INDUSTRIAL PROPERTY
FOR LEASE

1000 W FOOTHILL BLVD.
AZUSA | CA | 91702

PROPERTY FEATURES:

- 61,360 SF Total | 51,360 SF Ground Floor
- Oversized 1 Acre Yard
- 10,000 SF Unfinished Mezzanine
- Highly Appointed Offices
- 3 Oversized GL Doors
- 3 Dock High Positions (expandable to 7)
- Price: TBD
- OPEX: \$0.43 Cents on 61,360 SF



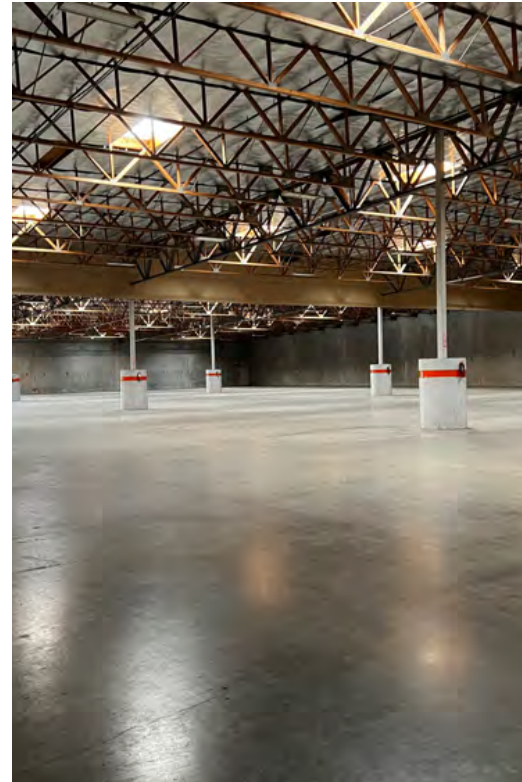
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EXISTING CONDITIONS



POTENTIAL EXPANDABLE

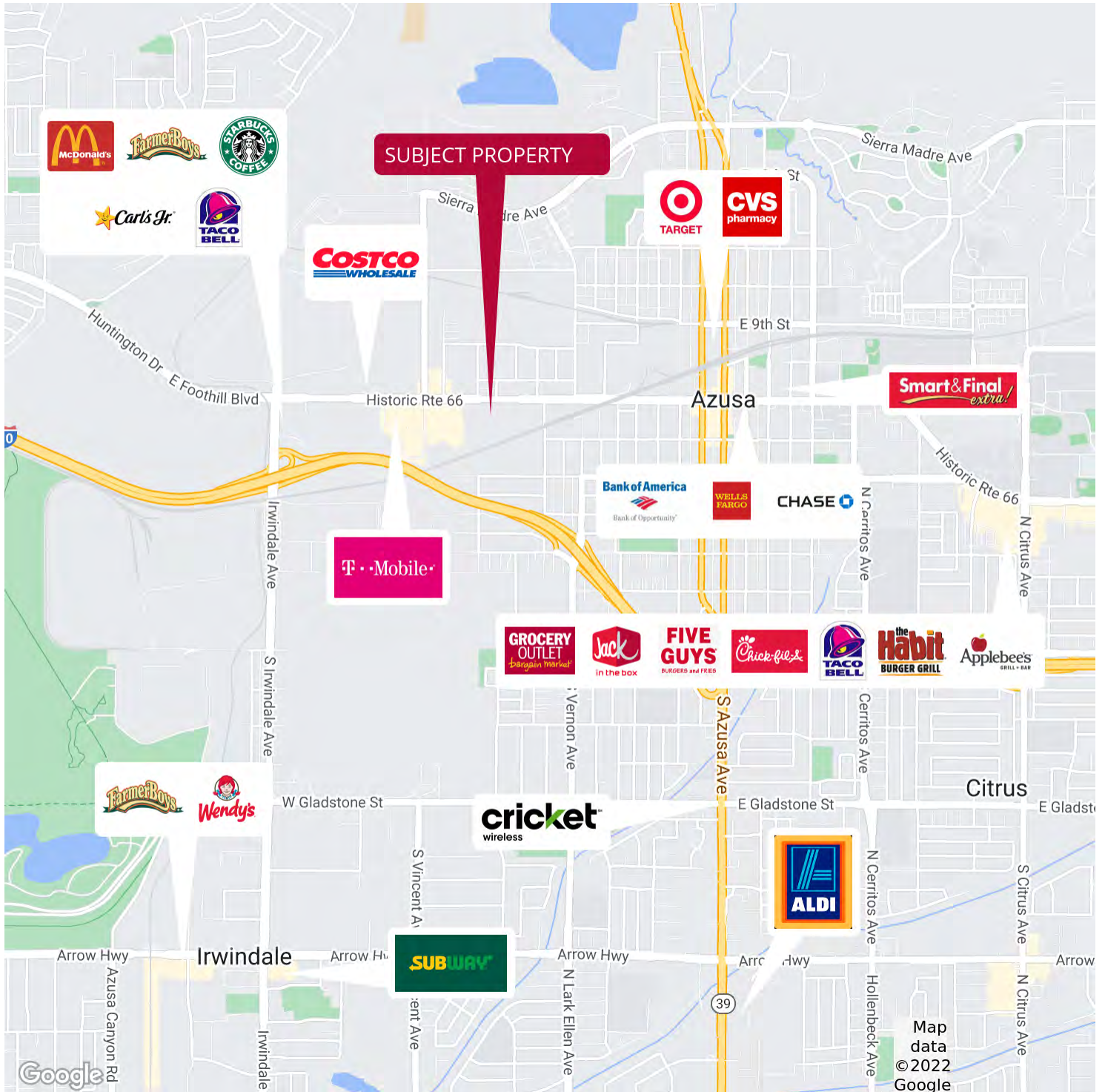


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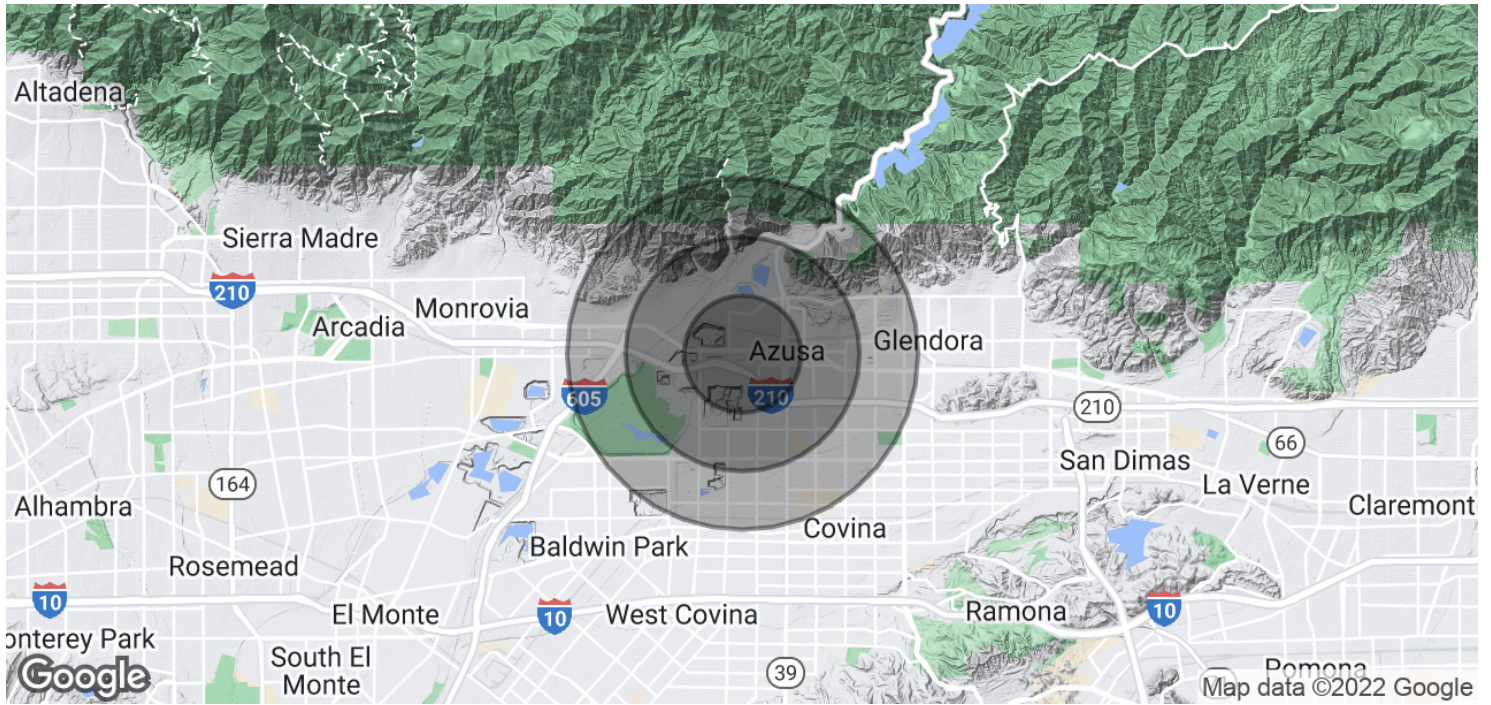


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INDUSTRIAL PROPERTY



DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	12,013	49,864	110,686
Median age	32.2	31.4	31.2
Median age (Male)	31.6	30.3	29.8
Median age (Female)	32.3	32.7	32.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,357	13,731	30,423
# of persons per HH	3.6	3.6	3.6
Average HH income	\$68,788	\$65,395	\$69,350
Average house value	\$420,401	\$410,163	\$406,241