

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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JAMES CROWELL
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CADRE #02240857


COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



8 BUILDINGS



MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



EXCELLENT LOCATION
NORTH OF AIRPORT



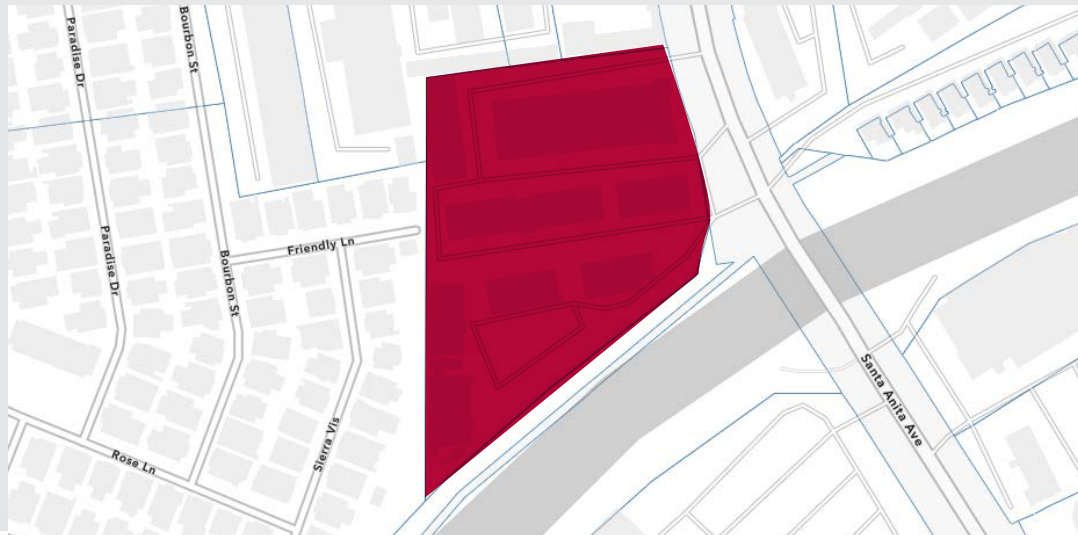
\$1.60 SF GROSS
LEASE RATE



SECURITY GATES
AND CAMERAS



AMPLE
PARKING



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ABOUT PROPERTY



*NOT TO SCALE

SPACES AVAILABLE	SIZE	SPACE TYPE	STATUS	RATE
4961 A	± 4,192 SF	INDUSTRIAL	AVAILABLE NOW	\$1.60 PSF Gross
4961 H	±1,548 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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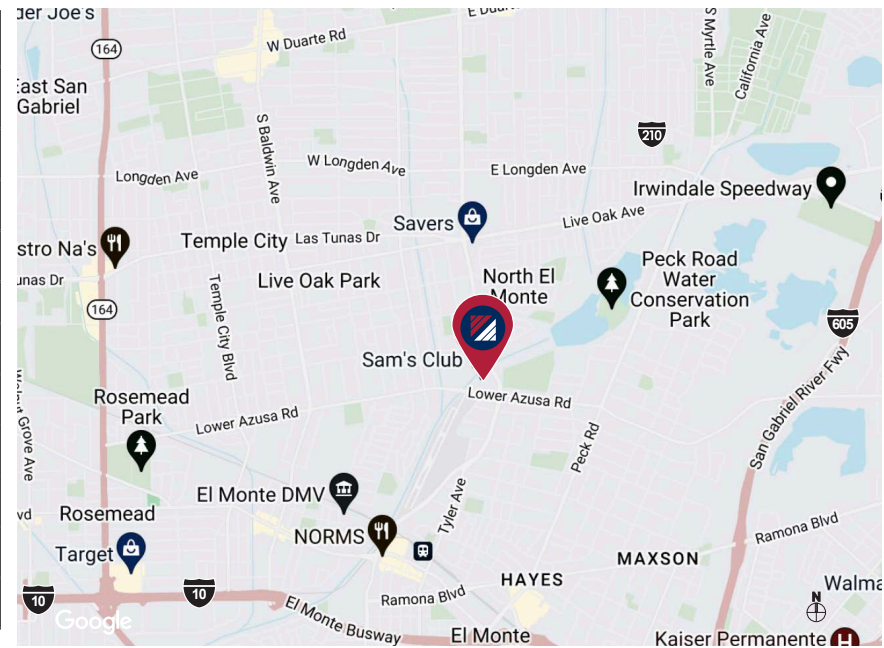
PHOTOS

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DAUM
COMMERCIAL REAL ESTATE SERVICES

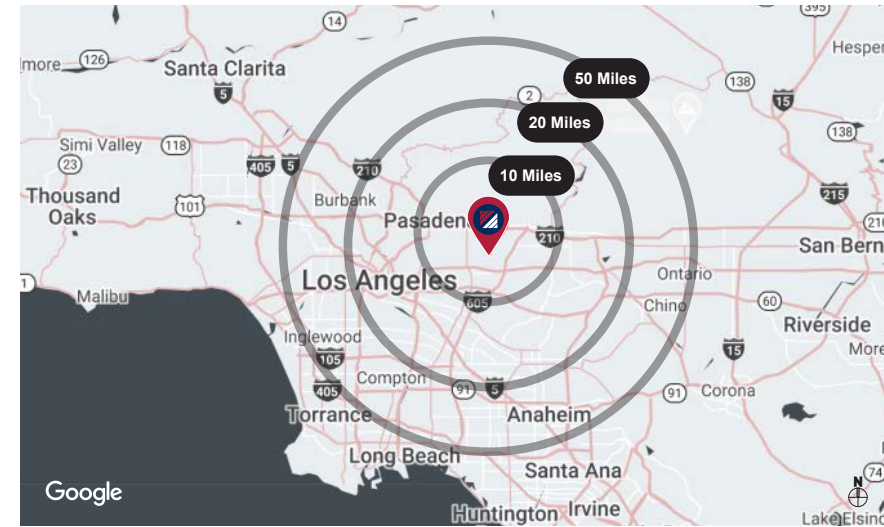
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Santa Anita Ave	W Hondo Pkwy NW	32,960	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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