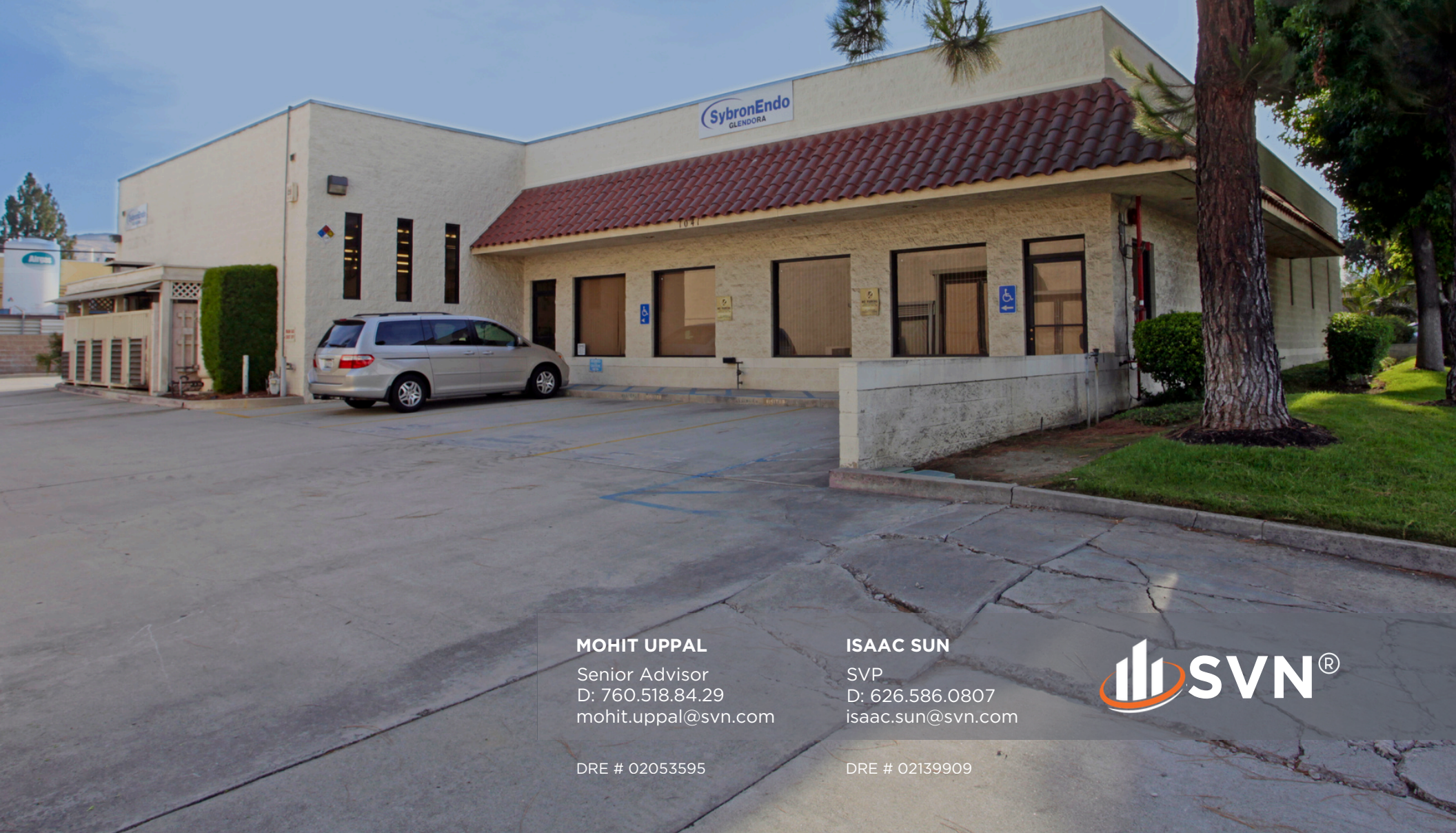




FOR LEASE

1041-1049 W Gladstone St, San Dimas, CA 91773



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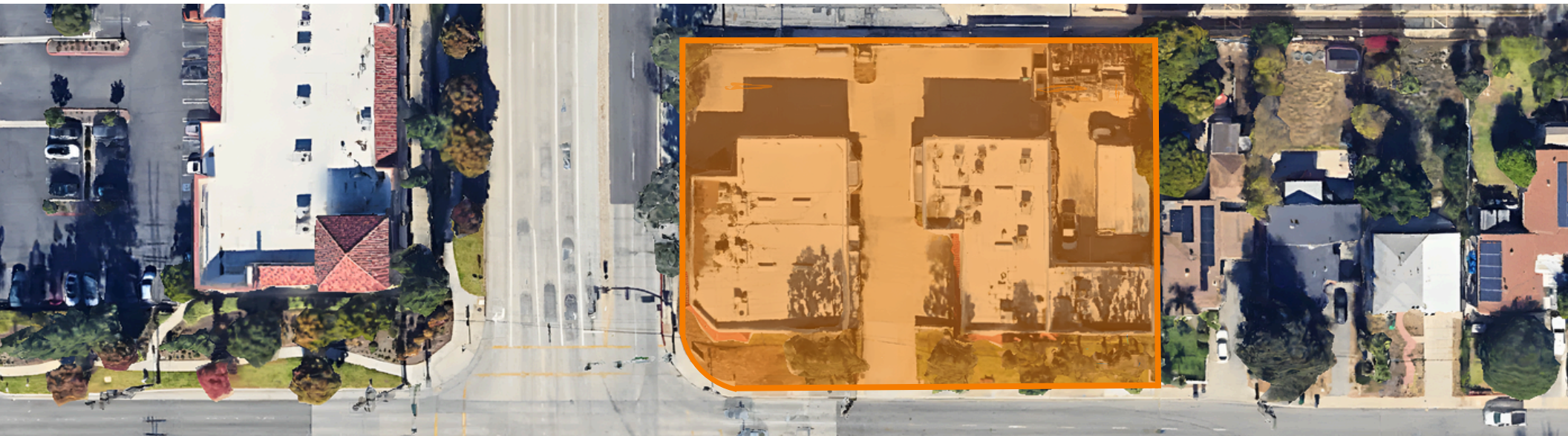


LEASE SUMMARY

THE PROPERTY

1041-1049 W Gladstone St offers a well-located industrial leasing opportunity in San Dimas' established industrial corridor. The property provides functional warehouse space with strong access to regional transportation routes, making it ideal for distribution, light manufacturing, contractor services, or storage users. Positioned near major freeways and surrounded by a solid mix of industrial and service businesses, this location supports efficient operations and convenient access for employees, vendors, and customers.

For more details and leasing options, contact advisor.



LEASE SUMMARY

PROPERTY DETAILS

PROPERTY TYPE	Industrial
TOTAL RENTABLE AREA	±11,757 SF
LOT SIZE	±22,216 SF
POWER	480/277V 3Phase - 4 wire, 600 amps

LOCATION	San Dimas, CA
ZONING	SP-24 Area 2
CLEAR HEIGHT	15'
PARKING	2.07/1,000 SF
SPRINKLERED	Yes





LEASE SUMMARY

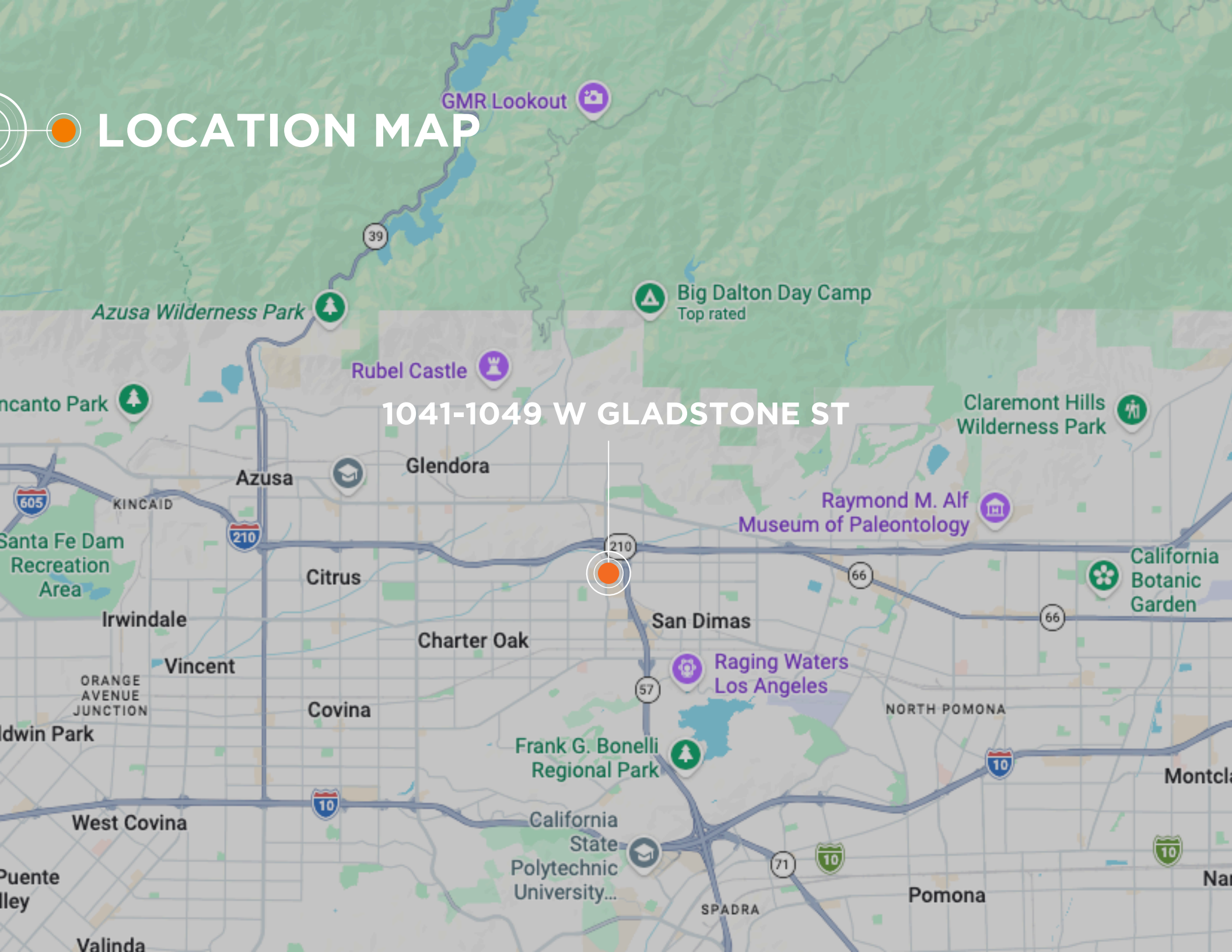
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
1041	±5,795 SF	Industrial/Warehouse	Contact Advisor
1049	±5,962 SF	Industrial/Warehouse	Contact Advisor

SPACE(S) HIGHLIGHTS

- Prime corner exposure: positioned at the NE corner of Lone Hill & Gladstone St with strong street presence
- Concrete paved lot + yard functionality: concrete paved lot and fenced yard
- **Flexible leasing:** can lease individually or combined for a larger contiguous footprint
- Convenient access to major regional freeways and key arterial routes
- On-site parking and efficient site circulation
- Located near retail, dining, and service amenities for employees
- Ideal for owner-operator style tenants seeking a stable, business-friendly location

LOCATION MAP



1041-1049 W GLADSTONE ST

NEARBY RETAILER'S



1041-1049 W GLADSTONE ST



Lone Hill

Movement Training

LOCATION SUMMARY



SAN DIMAS, CALIFORNIA

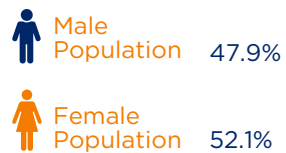
San Dimas is a well-established industrial and service market in the eastern San Gabriel Valley, positioned at the convergence of the 57, 210, and 10 freeways, providing efficient access throughout Los Angeles, the Inland Empire, and Orange County. The W Gladstone St corridor sits within a dense pocket of light industrial users and daily commercial amenities, supporting strong labor access and operational convenience. 1041-1049 W Gladstone St benefits from this central connectivity—ideal for industrial tenants that need a functional location for distribution, contractor operations, or light manufacturing with quick regional reach.

DEMOGRAPHICS

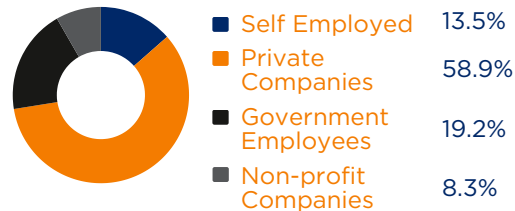
SAN DIMAS, CA

San Dimas points to a stable, established workforce base—34,099 residents, 12,236 households, and a median age of 42—supporting reliable staffing for industrial and service operations. With a median household income of \$105,833, the area also offers strong purchasing power for contractor, supplier, and hybrid showroom/warehouse users. Combined with the city’s industrial footprint and freeway access, 1041-1049 W Gladstone St is well-positioned for efficient operations and long-term demand.

POPULATION



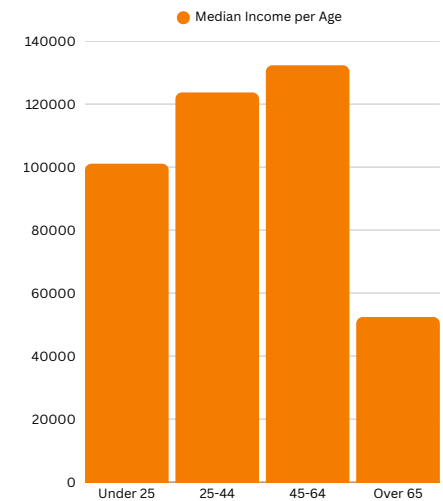
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

1041-1049 W GLADSTONE ST, SAN DIMAS, CA 91773

DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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