



INDUSTRIAL PROPERTY FOR SALE
112 S IRWINDALE AVE
AZUSA, CA 91702



9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

TONY M. GUGLIELMO, CCIM

909.786.4302

tony@alliedcre.com

CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,000 SF
Available SF:	
Lot Size:	6,259 SF
Price / SF:	\$200.00
Year Built:	1958
Zoning:	Industrial

PROPERTY OVERVIEW

Approx. 3,000 sq. ft. industrial building zoned industrial. Three roll up doors and parking along the front behind a fenced yard. Possibly could be divided into two units. Must verify with city. Great possibility for owner/user Automotive related or small manufacturer. Heavy power & great location.

LOCATION OVERVIEW

Excellent location with heavy traffic count. Located just south of the I-210 Freeway and the Irwindale Avenue Exit

PROPERTY HIGHLIGHTS

- Great Location just south of 210 Freeway
- Parking in the front of the building along Irwindale Ave.
- Heavy Traffic Count
- Great industrial Zoning

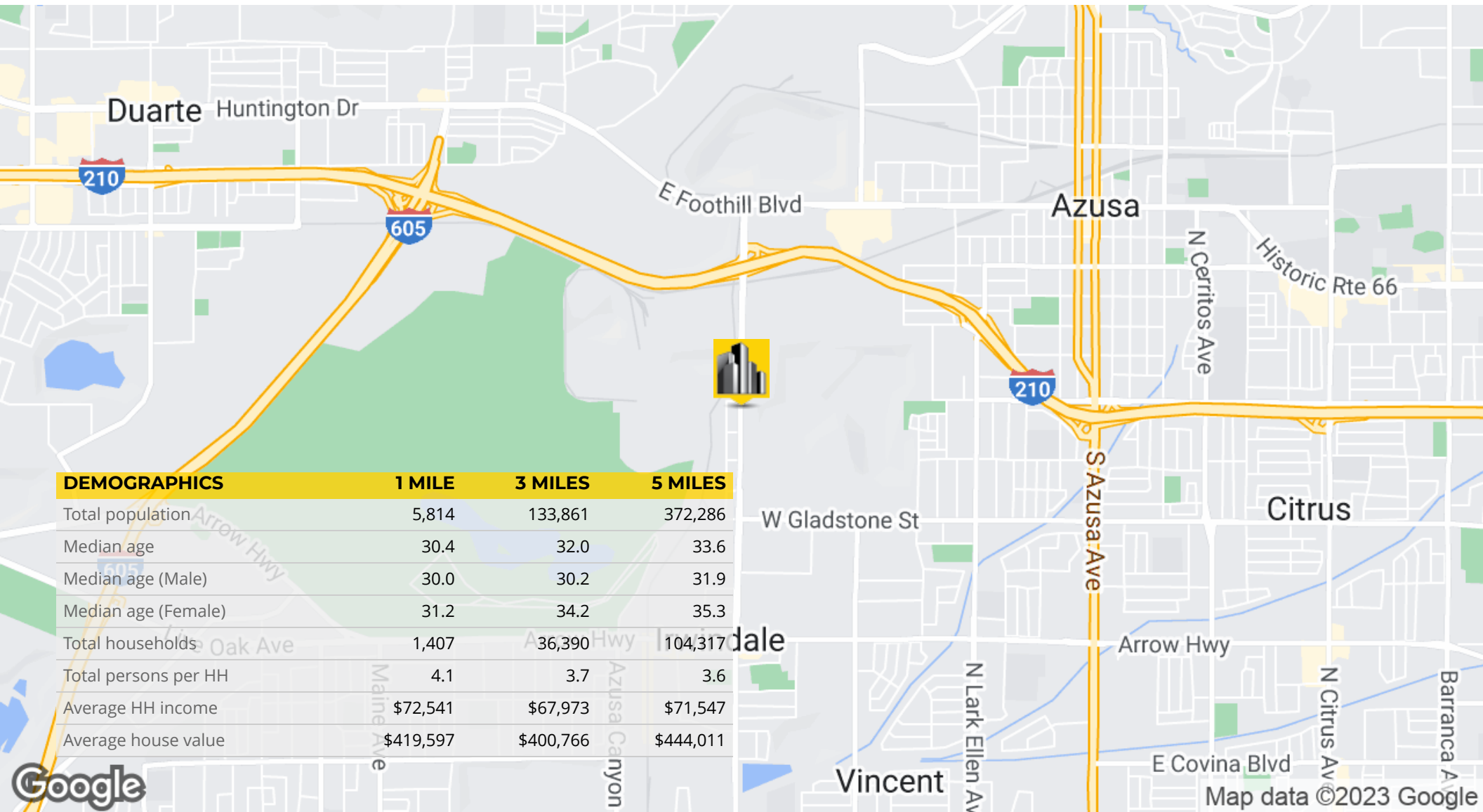
TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532



COMMERCIAL REAL ESTATE

112 S IRWINDALE AVE // Azusa, CA 91702

LOCATION MAPS



TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532



9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

COMMERCIAL REAL ESTATE

The information above 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 and other factors which should be evaluated by your tax, financial, and legal 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.

112 S IRWINDALE AVE // Azusa, CA 91702

RETAILER MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,407	36,390	104,317
Total Population	5,814	133,861	372,286
Average HH Income	\$72,541	\$67,973	\$71,547

TRAFFIC COUNT - OVER 30,000 CARS PER DAY + ON IRWINDALE AVE

TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532

Map data ©2021 Imagery ©2021



COMMERCIAL REAL ESTATE

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealstate.com

The information above 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 and other factors which should be evaluated by your tax, financial, and legal 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.