

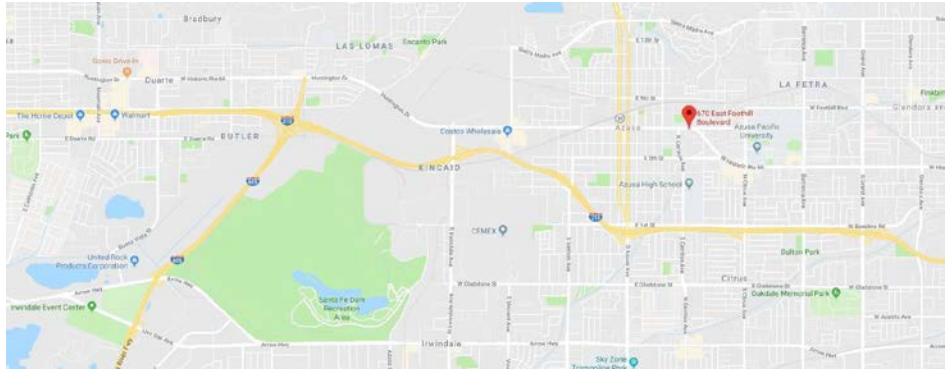
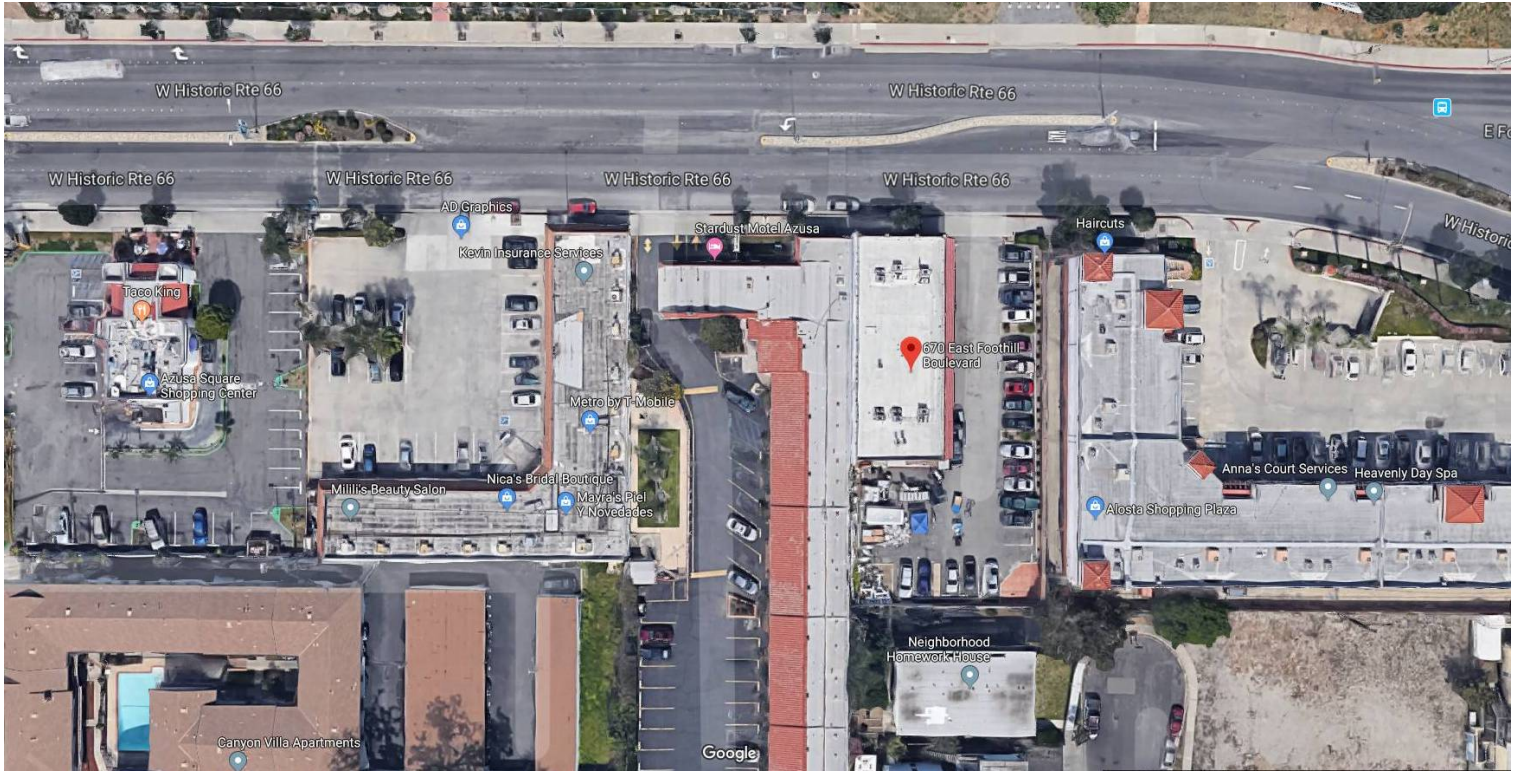


7,180 SF Free Standing Commercial Building

670 E. Foothill Blvd. Azusa, CA 91702

For Sale or Lease: \$1,452,000 or \$1.65 PSF MG

- Free standing two-story building on over 15K SF of land.
- Located in a Qualified Opportunity Zone- excellent development potential!
- Large offices with open layout, restrooms on each floor and balconies with great view of Foothills! Located across from Azusa Pacific University.
- Fenced and Secured yard with ample parking. Top building signage to busy Foothill Blvd.
- Excellent access to 210 and 605 freeways. Walking distance to both Downtown Azusa and Citrus Goldline stations.
- Route 66 District TOD Specific Plan zoning allows retail, office, medical & mixed use!



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2018)	27,139	138,588	302,481
Average HH Income	\$74,559	\$84,596	\$88,433
Traffic Count	26,067		

All information deemed reliable but not guaranteed. Buyer to verify square footage, zoning, intended use and other information.



Top Commercial Realty

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670 EAST FOOTHILL BLVD., AZUSA

