




792

N. TODD AVE
AZUSA | CA




FOR SALE

INDUSTRIAL PROPERTY



8,000 SF
AVAILABLE



2,234 SF
OFFICE



11 FT
CLEAR HEIGHT



2
GROUND LEVEL DOORS

PROPERTY HIGHLIGHTS

- \$250.00 Per SF
- Secured Yard
- 600 Amps 220 3 Phase
- Excellent Street Exposure
- Centrally Located
- Sought After Industrial Area
- M2 Industrial Zone
- Divisible to 6,000 SF and 2,000 SF
- 2 Ground Level Doors
- Fire Sprinklers

FOR MORE INFORMATION PLEASE CONTACT:

LUI SALAZAR

ASSOCIATE

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CADRE #02118236

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

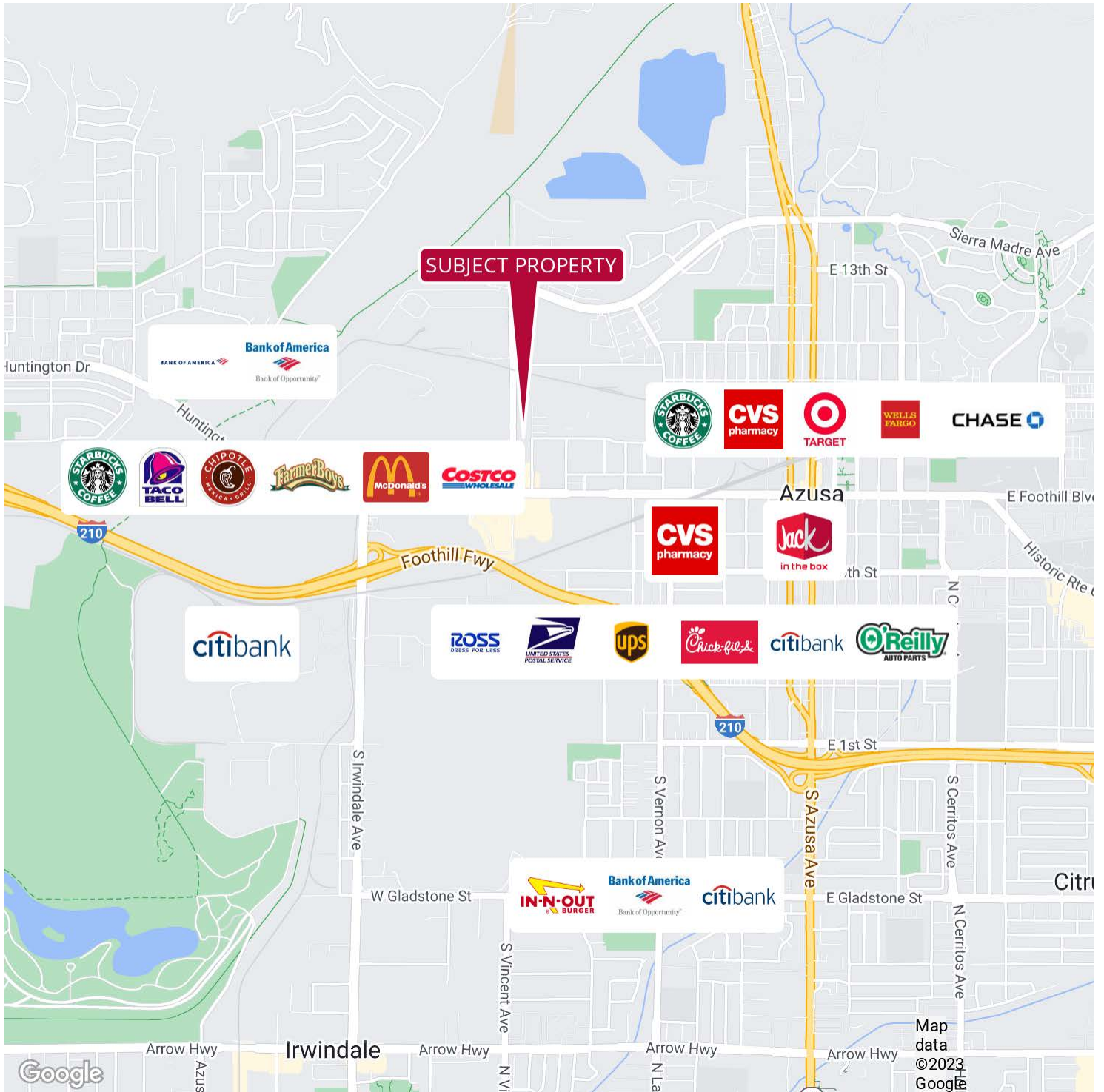
DAUM
COMMERCIAL REAL ESTATE SERVICES

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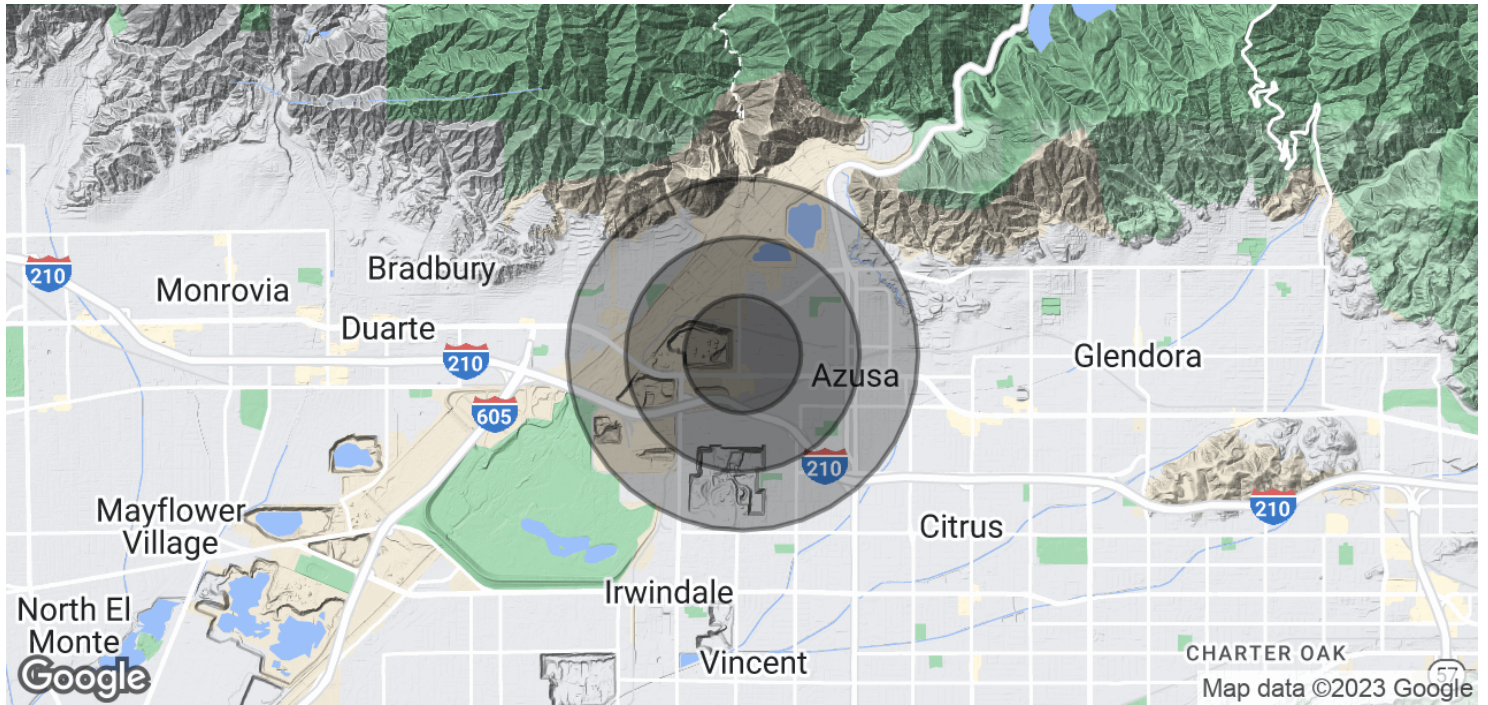
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	662	3,033	8,245
# of persons per HH	3.2	3.2	3.3
Average HH income	\$80,796	\$84,216	\$85,916
Average house value	\$420,402	\$440,226	\$461,155

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE FROM PROPERTY
N Todd Ave	W Foothill Blvd S	11,652	2022	0.02 mi
W Foothill Blvd	N Todd Ave W	20,961	2022	0.18 mi
Georgia Ave	Industrial St N	1,820	2022	0.39 mi
I-120	Zachary Padilla Ave SE	268,473	2022	0.41 mi

* Traffic Count data derived from Costar

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