

# SANTA ANITA BUSINESS PARK



**FOR LEASE**  
**INDUSTRIAL PROPERTY**  
**4923 - 4961 SANTA ANITA AVE.**  
TEMPLE CITY | CA

FOR MORE INFORMATION, PLEASE CONTACT:

**KURT YACKO**  
VICE PRESIDENT  
P: 562.692.7876 | M: 949.903.0496  
kurt.yacko@daumcommercial.com  
CADRE #01989353

  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



8 BUILDINGS



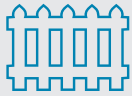
MULTI-TENANT  
INDUSTRIAL  
BUSINESS PARK



EXCELLENT LOCATION  
NORTH OF AIRPORT



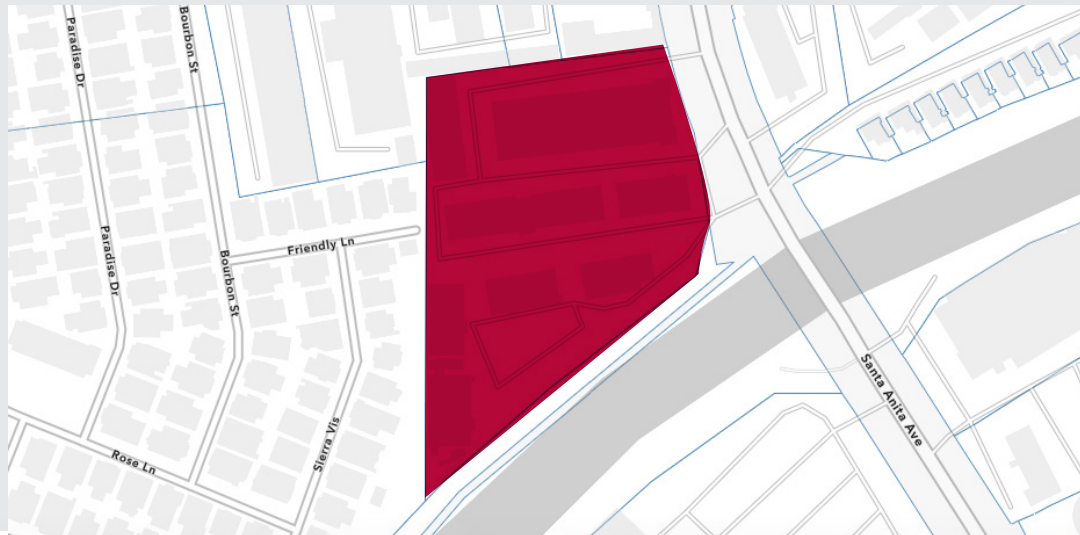
\$1.55 PSF - \$1.80 SF  
GROSS



SECURITY GATES  
AND CAMERAS



AMPLE  
PARKING



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ABOUT PROPERTY

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



SPACES AVAILABLE	UNIT	SF	STATUS	PRICE
4959 C	4959 C	400 SF	AVAILABLE NOW	\$1.55 PSF Gross
4959 B	4959 B	550 SF	AVAILABLE NOW	\$1.55 PSF Gross
4961 G	4961 G	3,780 SF	AVAILABLE OCTOBER 1, 2024	\$1.75 PSF Gross

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SITE PLAN





# FOR LEASE

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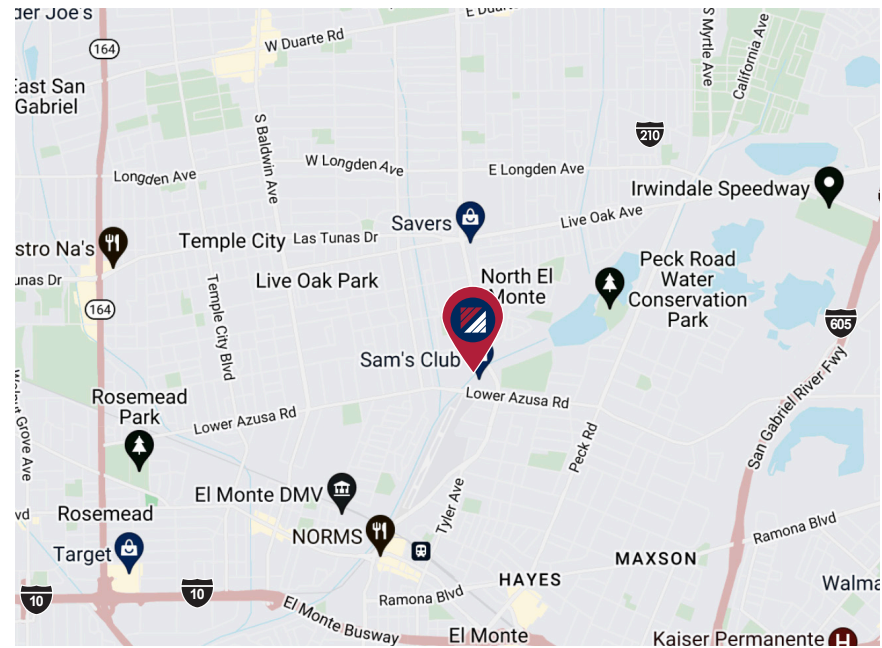
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PHOTOS

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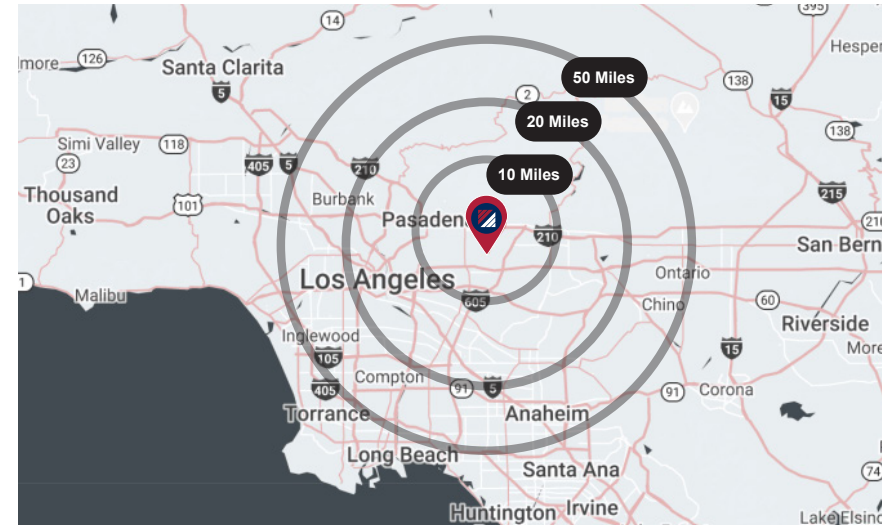
## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Santa Anita Ave	W Hondo Pkwy NW	32,606	2022	0.10 mi
Lower Azusa Rd	Riverview Ave E	29,519	2022	0.16 mi
Lower Azusa Rd	Santa Anita Ave E	19,310	2022	0.22 mi
Santa Anita Ave	Kings Row N	23,364	2022	0.23 mi
Santa Anita Ave	Grand Ave S	21,963	2022	0.24 mi
Lower Azusa Rd	Persimmon Ave W	30,880	2022	0.25 mi
W Hondo Pkwy	Florinda Ave SW	7,268	2022	0.28 mi
Lower Azusa Rd	Santa Anita Ave W	23,193	2022	0.29 mi
E Badillo St	Mc Clintock Ave E	3,313	2022	0.29 mi
E Cypress St	Ranchito St S	23,030	2022	0.30 mi



## DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2010 Population	102,512	562,320	1,757,568
2022 Population	100,262	551,979	1,722,370
2027 Population Projection	98,296	541,530	1,689,208
2022 Households	28,574	156,588	519,274
2027 Household Projection	27,974	153,497	508,972
Total Specified Consumer Spending (\$)	\$1.1B	\$5.9B	\$19.4B
Avg Household Income	\$91,282	\$95,140	\$99,388
Median Household Income	\$67,286	\$72,135	\$75,695



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