DAUM
COMMERCIAL REAL ESTATE SERVICES

CITY OF INDUSTRY OFFICE
INDUSTRIAL · SAN GABRIEL VALLEY

FOR SALE / LEASE

IMMEDIATE OCCUPANCY · ROSEMEAD, CALIFORNIA



9200 LOWER AZUSA ROAD

ROSEMEAD, CALIFORNIA 91770

BUILDING
±22,320 SF

LAND
±1.17 AC (±50,965 SF)

OWNER USER | INVESTMENT | FOR LEASE

THE SALAZAR TEAM

DAUM COMMERCIAL REAL ESTATE SERVICES



LUI SALAZAR
Associate Vice President
(562) 576-1427
lsalazar@daumcommercial.com
CA DRE #02118236



JAKE SALAZAR
Associate
(562) 692-8245
jsalazar@daumcommercial.com
CA DRE #02447838

SCAN FOR VCARD

DAUM
COMMERCIAL REAL ESTATE SERVICES

CITY OF INDUSTRY OFFICE
INDUSTRIAL · SAN GABRIEL VALLEY

FOR SALE / LEASE

±22,320 SF INDUSTRIAL BUILDING · ±1.17 AC CORNER LOT



SALE PRICE
$5,500,000
$246.42 PSF

LEASE RATE
$1.30 PSF MG
$29,016 / MONTH

SIGNALIZED CORNER

9200 LOWER AZUSA ROAD

ROSEMEAD, CALIFORNIA 91770

BUILDING SIZE	LAND
±22,320 SF	±1.17 AC (±50,965 SF)
CLEAR HEIGHT	LOADING
18'	1 DOCK HIGH · 1 GRADE
PARKING	ZONING
30 SURFACE SPACES	C-3 (ROSEMEAD)
CONSTRUCTION	APN
MASONRY · BUILT 1977	8592-016-039

PROPERTY HIGHLIGHTS

- Rare freestanding Rosemead building on a signalized corner at Lower Azusa Road and Encinita Avenue
- High visibility with ±21,861 cars per day along Lower Azusa Road (2023 traffic count)
- Approximately 435 feet of combined street frontage with two points of entry
- Open production floor, warehouse with dock high and grade level loading, and full build out of private offices
- C-3 zoning supports a broad mix of commercial, service and showroom uses
- Quick access to the I-10, I-605, I-210 and SR-60 freeways

CITY OF INDUSTRY OFFICE 13181 Crossroads Parkway North, Suite 100 · City of Industry, CA 91746 · **daumcommercial.com**

D/AQ Corp. #01129558. Although all information furnished regarding property 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, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyer to verify zoning, permitted uses and all property information.

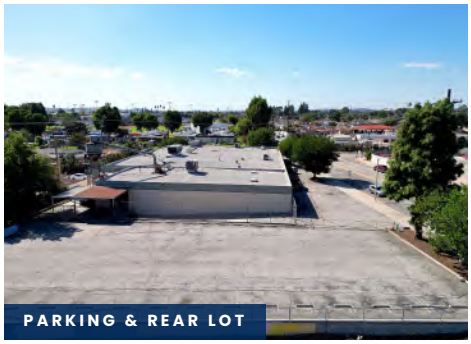
EXTERIOR & LOCATION

ROSEMEAD, CALIFORNIA

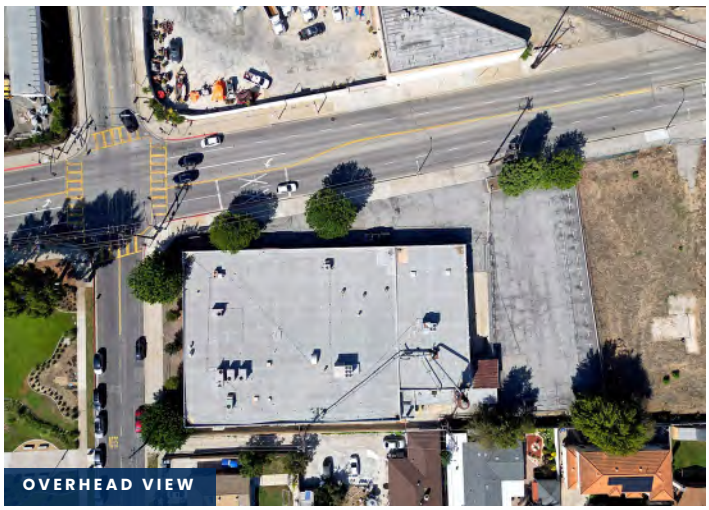

AERIAL · LOWER AZUSA ROAD


LOWER AZUSA & ENCINITA


STREET FRONTAGE


PARKING & REAR LOT


OFFICE ENTRY


OVERHEAD VIEW

LOCATION HIGHLIGHTS

- Heart of the West San Gabriel Valley with ±243,000 residents within 3 miles
- Signalized corner with approximately 435 feet of combined frontage
- Home Depot, Walmart and Target all within about 1.2 miles
- Dense surrounding neighborhoods provide a built in customer and labor base
- Quick access to the I-10, I-605, I-210 and SR-60 freeways

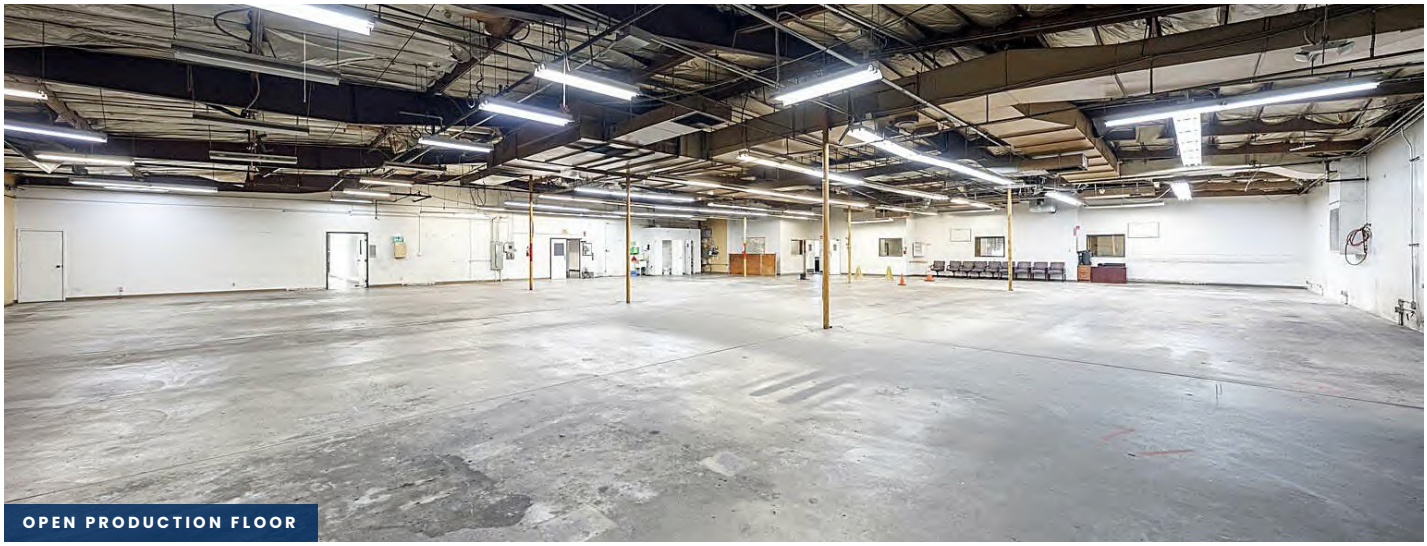
LUI SALAZAR (562) 576-1427 | **JAKE SALAZAR** (562) 692-8245

daumcommercial.com

D/AQ Corp. #01129558. Photos are for marketing purposes only. Square footage, dimensions, traffic counts and demographics are approximate and from sources deemed reliable but not verified. Buyer to independently verify all information. © 2026 DAUM Commercial Real Estate Services.

INTERIOR

PRODUCTION · WAREHOUSE · OFFICE



OPEN PRODUCTION FLOOR



WAREHOUSE · 18' CLEAR



RECEPTION



WAITING AREA



OPEN OFFICE



PRIVATE OFFICE

BUILDING FEATURES

- ±22,320 SF freestanding masonry building on ±1.17 AC
- Open production floor plus warehouse with 18' clear height
- One dock high and one grade level loading door
- Reception, conference room, private offices and work rooms
- Break room and multiple restroom groups
- 30 surface parking spaces with two points of entry

LUI SALAZAR (562) 576-1427 | **JAKE SALAZAR** (562) 692-8245

daumcommercial.com

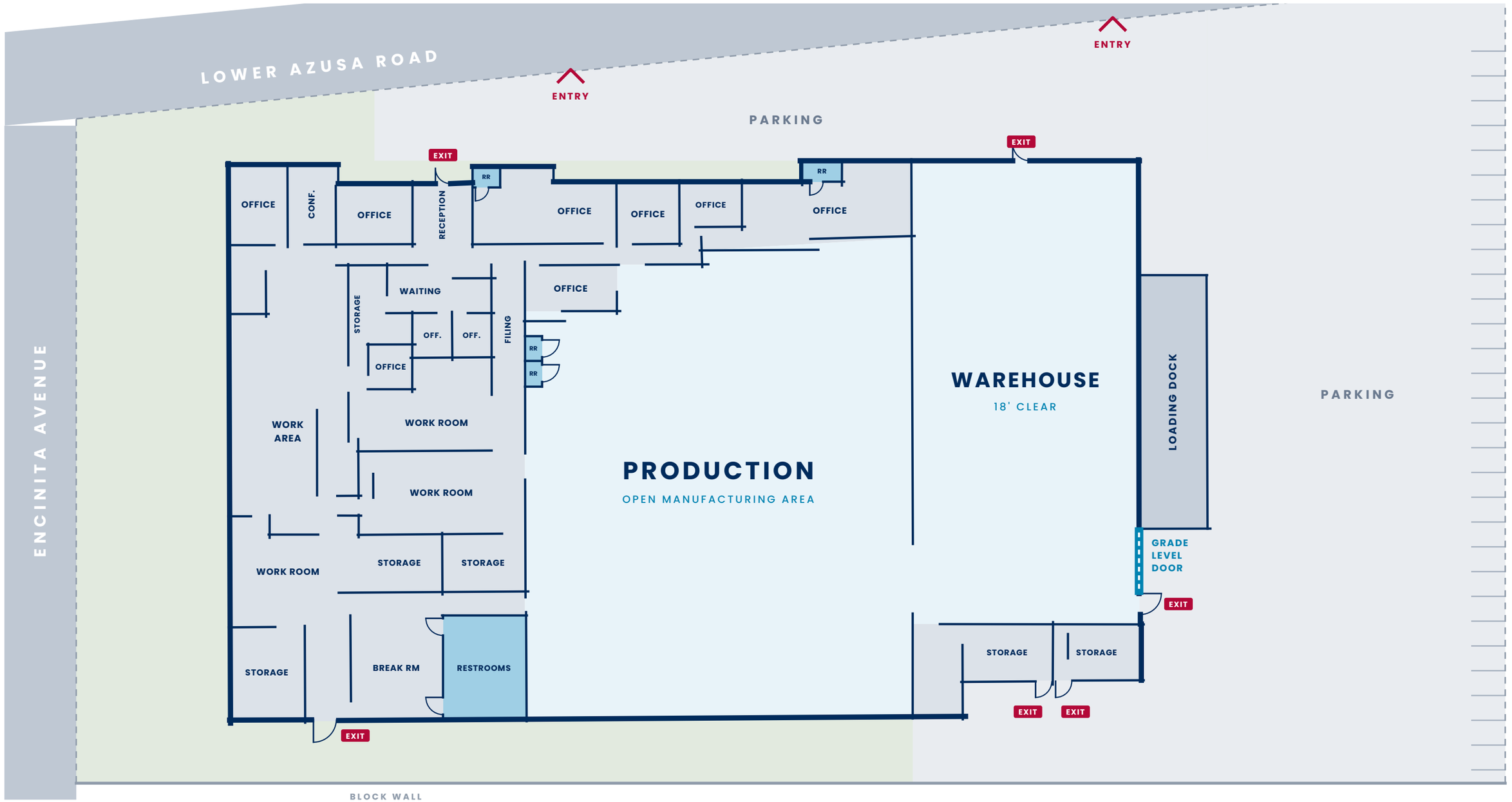
D/AQ Corp. #01129558. Photos are for marketing purposes only. Square footage, dimensions, traffic counts and demographics are approximate and from sources deemed reliable but not verified. Buyer to independently verify all information. © 2026 DAUM Commercial Real Estate Services.

DAUM
COMMERCIAL REAL ESTATE SERVICES

9200 LOWER AZUSA ROAD
ROSEMEAD, CALIFORNIA 91770

FLOOR PLAN

±22,320 SF INDUSTRIAL BUILDING · ±1.17 AC LOT



OFFICE · PRODUCTION / WAREHOUSE · RESTROOMS · LOADING DOCK · PARKING · EXIT EXIT

NOT TO SCALE · N

BUILDING	LAND	CLEAR HEIGHT	LOADING	PARKING	ZONING
±22,320 SF	±1.17 AC	18'	1 DH · 1 GL	30 SPACES	C-3

Floor plan is for marketing purposes only, not to scale. Layout, dimensions and square footage are approximate and should be independently verified. D/AQ Corp. #01129558

C-3 ZONING · ALLOWED USES

9200 LOWER AZUSA ROAD · ROSEMEAD, CALIFORNIA

DAUM
COMMERCIAL REAL ESTATE SERVICES

PERMITTED BY RIGHT

RETAIL & SHOWROOM

Retail Store
Furniture Store
Home Furnishings & Decor
Home Improvement Center
Hardware Store
Appliance Sales & Repair
Grocery / Supermarket
Outlet Center

OFFICE & MEDICAL

Business & Corporate Offices
Financial Institutions
Medical & Dental Clinics
Medical Laboratory
Medical Supplies
Outpatient Surgery Center
Urgent Care Clinic
Pharmacy

SERVICES & FOOD

Catering Service
Electronics Repair
Postal & Mailing Service
Auto Parts Retail (no install)
Animal Grooming
Sit Down Restaurant
Fast Food & Take Out
Drive Through Facilities

CUP

CONDITIONAL USE PERMIT

Approved through a public hearing before the Rosemead Planning Commission.

Warehouse Retail Store
Automobile Sales & Rentals
Auto Lube & Tune Facility
Car Wash & Detailing
Auto Service Station
Animal Hospital / Clinic
Animal Day Care
Fitness Facility (over 2,000 SF)
Dance Studio (over 2,000 SF)
Commercial Recreation
Trade & Vocational School
Private School
Film & Recording Studio
Assembly / Meeting Facility
Day Care Facility
Nursery with Outdoor Display
Open Air Market
Secondhand Store

AUP

ADMINISTRATIVE USE PERMIT

Approved at the City staff level.

Fitness Facility (up to 2,000 SF)
Music, Art, Dance Studio (up to 2,000 SF)
Ambulance Service (limited fleet)
Beauty Health Spa
Outdoor Dining (over 800 SF)
Recycling / Reverse Vending

GOOD TO KNOW

- Manufacturing allowed only as accessory to a permitted use, up to 25% of floor area.
- Additions of 3,000 SF or more require Site Plan & Design Review.
- Outside storage permitted in the rear yard, enclosed by a 6 ft solid masonry wall.
- A valid Rosemead business license is required to establish any use.



LUI SALAZAR Associate Vice President
(562) 576-1427 DRE #02118236
lsalazar@daumcommercial.com



JAKE SALAZAR Associate
(562) 692-8245 DRE #02447838
jsalazar@daumcommercial.com

Uses summarized from the City of Rosemead Municipal Code, Title 17, Table 17.16.020.1 and Section 17.16.030. Lists are representative, not complete. Buyer to verify any intended use with the City of Rosemead Planning Division. D/AQ Corp. #01129558. 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.

SCAN ME