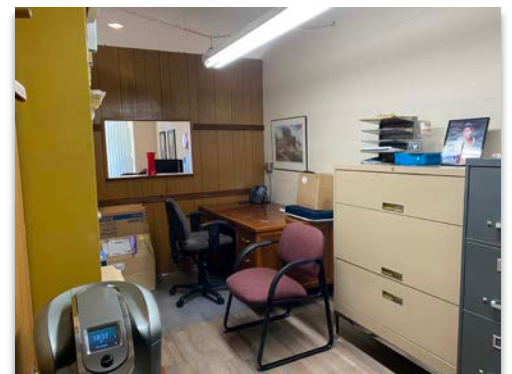
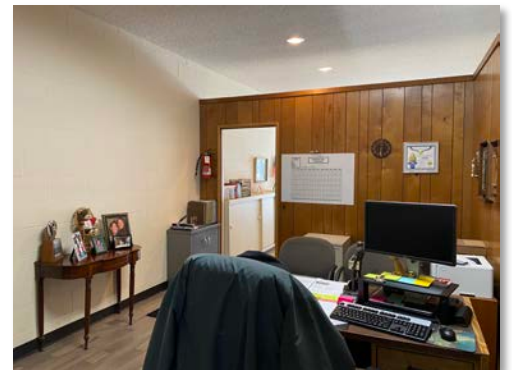
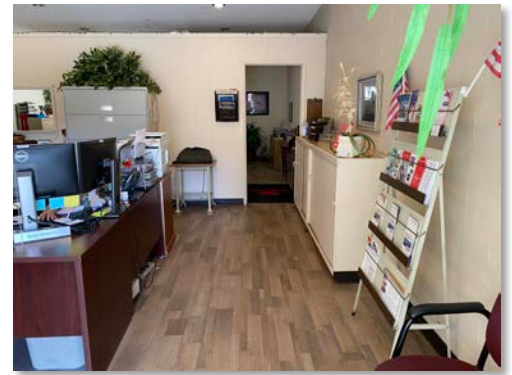
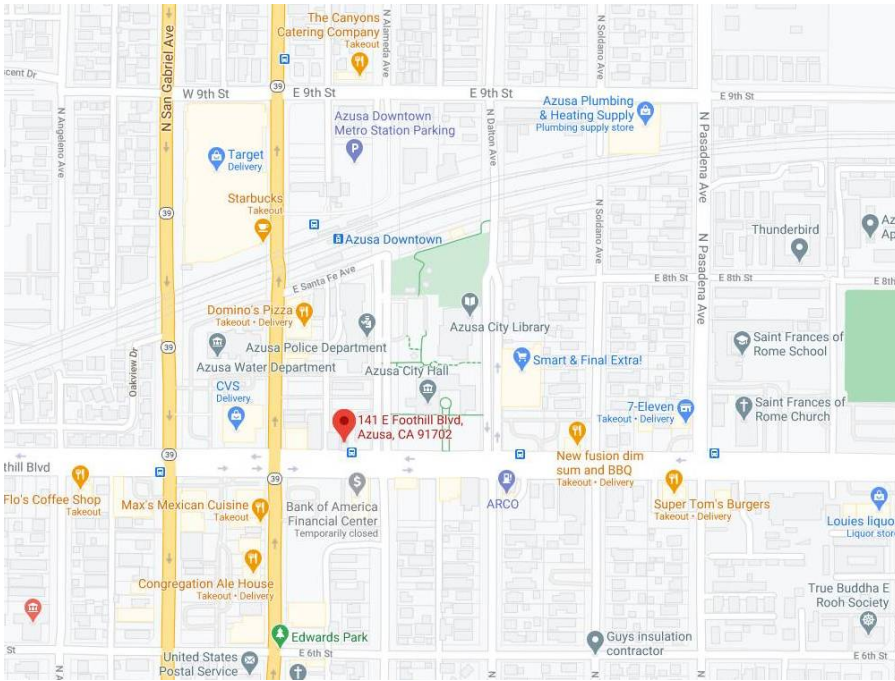


Office/Retail Building in Downtown Azusa

141 E. Foothill Blvd. Azusa, CA 91702
For Sale: \$450,000

- Free-standing office/retail building with 1,160 SF on 2,945 SF lot.
- Located at Foothill & Azusa across from the new mixed-use development with Laemmle Theater. One block south of the Goldline station & Target.
- Excellent signage available on front & side of building along highly trafficked Foothill Blvd in the heart of Downtown Azusa.
- Reception, open work area, two private offices & two restrooms with hardwood floors throughout. Rear exit to parking lot.
- Walking distance to Goldline, Restaurants, shopping, banks and across from City Hall to the east. Be a part of exciting development happening all around this location. Close access to the 210 freeway.
- Zoned AZ-CBD: allows office, retail, etc. Call city planning office to check use.



Population Estimates			
	2 Mile	5 Miles	10 Miles
Population (2020)	70,914	312,175	1,060,191
Average HH Income	\$86,309	\$95,148	\$96,751
Total Consumer Spending	\$575.3 Million	\$2.9 Billion	\$9.7 Billion

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



Top Commercial Realty

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