

FOR SALE

±11,559 SF OFFICE BUILDING

170 E. Arrow Hwy., San Dimas, CA, 91773

NNN LEASE INVESTMENT OPPORTUNITY

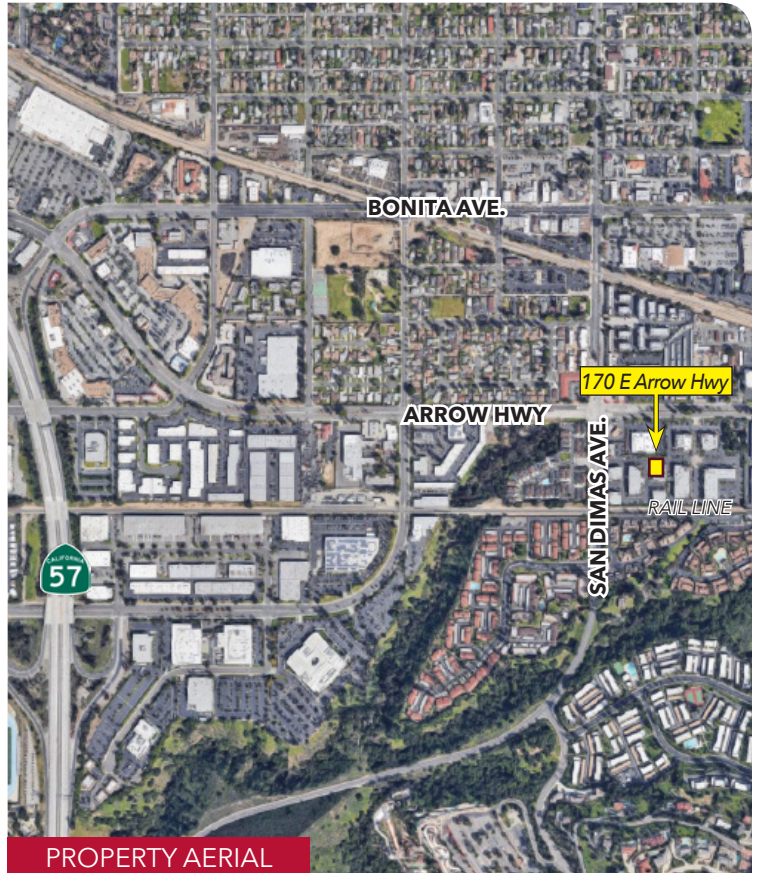


PROPERTY HIGHLIGHTS

- ▶ Term Through 2023
- ▶ Great Access to 57, 10, and 210 Freeways
- ▶ Great Owner User Opportunity After Lease Term
- ▶ Newer Construction
- ▶ Nearby Amenities

PROPERTY DETAILS

Asking Price	\$3,250,000
Building Size	±11,559 SF
Lot Size	±11,876 SF
Cap Rate	5.79%
Year Built	2006
Parking Ratio	4/1,000
APN	8382-004-055



PROPERTY AERIAL



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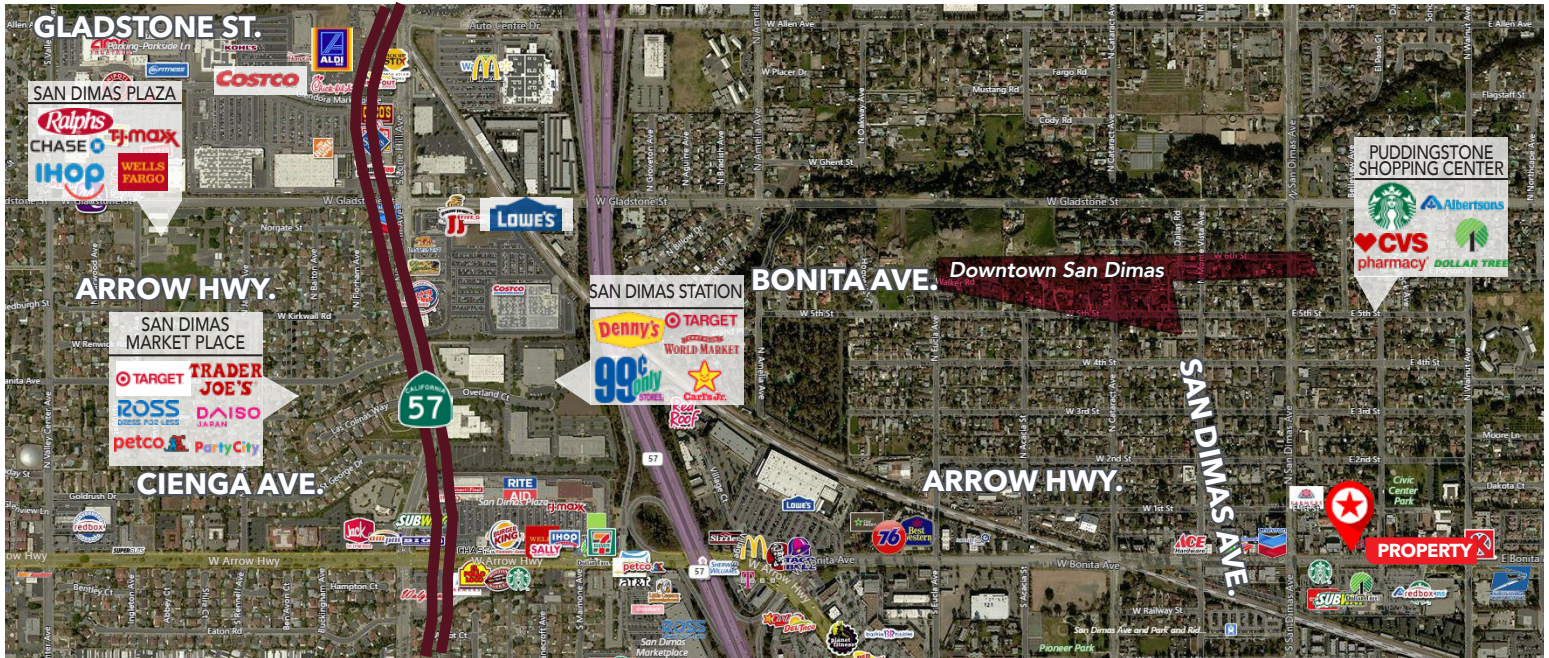
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Retail Amenities Location



GOLD LINE STATION @ DOWNTOWN SAN DIMAS

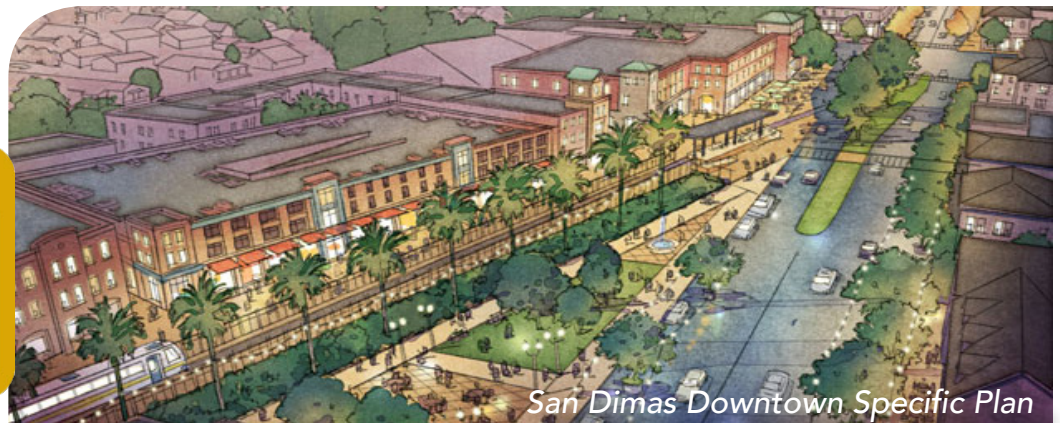
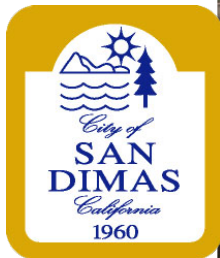
Historic downtown San Dimas will have a new light rail station located at the western terminus of Bonita Avenue, the City's main street. A new plaza will include a public parking garage lined with commercial and retail, the station and becomes a gateway into the downtown. Once completed, a trip from San Dimas to Pasadena will take about 27 minutes and further to downtown Los Angeles will take approximately 56 minutes.

AMENITY-RICH CORRIDOR

Surrounded by world-class amenities, including the neighboring San Dimas Plaza, with more than two dozen retailers, San Dimas Marketplace, Foothill Village, and Glendora Marketplace Shopping Center. Nearby attractions include the Los Angeles County Fair, Raging Waters amusement park, The Claremont Colleges and Cal Poly Pomona.

STRATEGIC LOCATION

This area of San Dimas is the convergent point for Los Angeles County, Orange County and the Inland Empire making access very convenient. Located along the 57 and 210 freeways with Gold Line Metrolink expansion underway, this area is a major gateway city in the San Gabriel Valley.



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