

±1.93 ACRES FOR SALE



SELF-STORAGE REDEVELOPMENT OPPORTUNITY

944 & 954 W FOOTHILL BLVD, AZUSA, CA 91702

Offering Memorandum

MATTHEWS™

Exclusively Listed By



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Opportunity

944 & 954 W Foothill Blvd, Azusa, CA 91702

- The site is strategically located on one of the busiest thoroughfares within Azusa on W Foothill Blvd, providing easy access to both the I-605, I-210, and Highway 39 freeways.
- Strong demographics with over 320,000 people living in a 5-mile radius and average household income of over \$115,000.
- The site is zoned DWL which will require a minor use permit.
- The average rate/sf of \$2.42 within a 5-mile radius (StorTrack) demonstrates strong rates within the market.

Property Description

Total Land Area ±83,703 SF (±1.93 AC)

Building Area ±13,624 SF

Land Area - 944 W Foothill Blvd ±33,412 SF (±0.77 AC)

Land Area - 954 W Foothill Blvd ±50,291 SF (±1.16 AC)

APNs 8616-002-008; 8616-002-007

Zoning West End Light Industrial

List Price

Contact Broker





Las Lomas
Neighborhood Homes

Le Med Apartments
±128 Units | 1988 Build

La Colina Estates
New Single Family Homes | 2024 Build

Rosedale Community
New Single Family Homes | 2024 Build



Azusa Garden Apartments
±112 Units | 1987 Build

Thunderbird Apartments
±37 Units | 1962 Build



Westminster Gardens
Retirement Community

Tyler Apartments
±12 Units | 1985 Build

Subject Property

W Foothill Blvd ± 28,000 VPD



± 154,000 VPD
± 257,000 VPD

The Orchard Apartments
±163 Units | 2022 Build



Iris Gardens Apartments
±119 Units | 2000 Renovation

University Village Apartments
±320 Units | 1985 Build

Santa Fe Dam Recreation Area

Industrial Sector

Tribeca Apartments
±96 Units | 1959 Build



Sycamore Park Apartments
±122 Units | 1980 Build

Azusa Apartments
±88 Units | 1971 Build



Google Earth

Self Storage Market Summary

944 & 954 W Foothill Blvd, Azusa, CA 91702

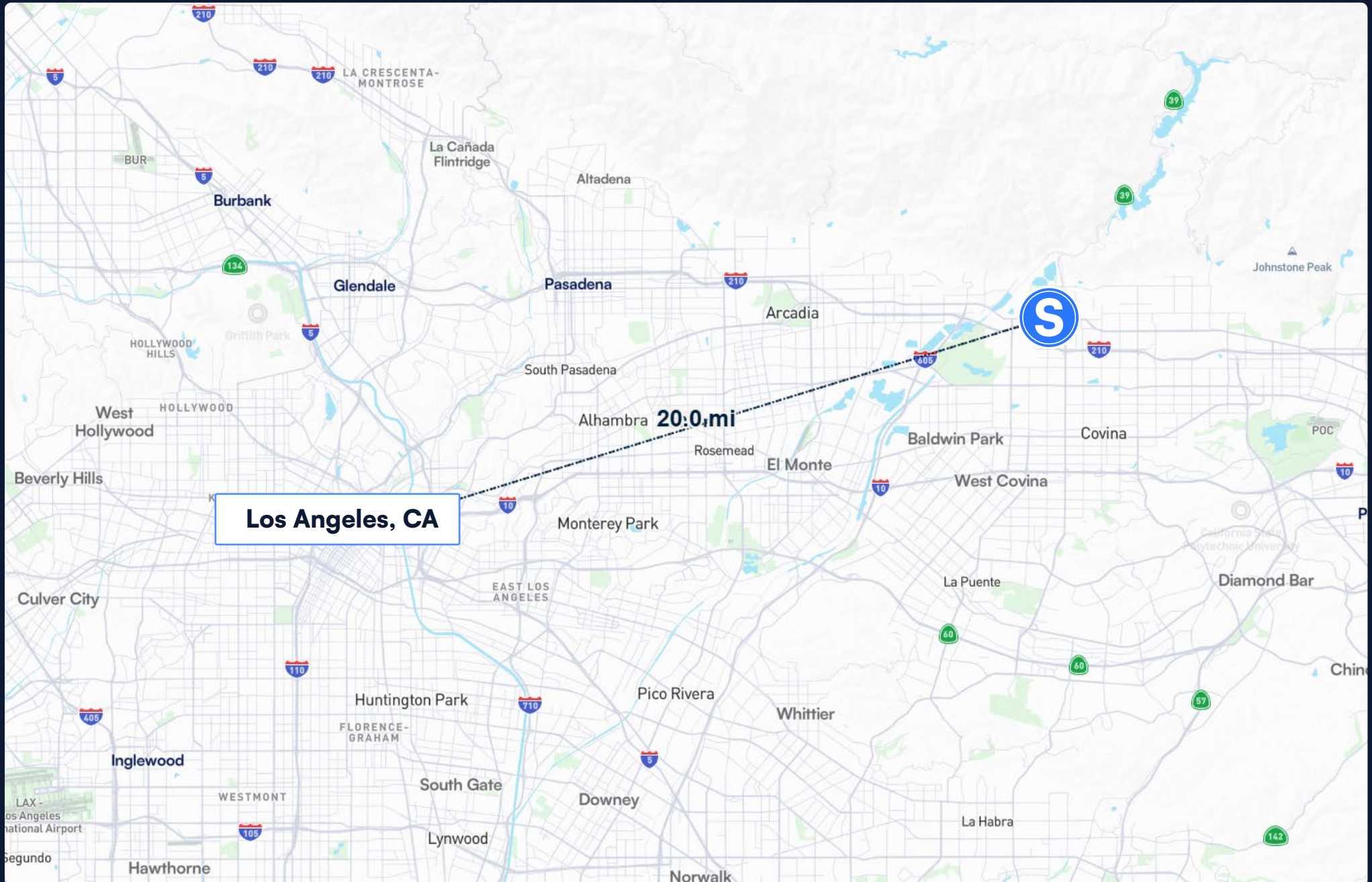
	1-Mile	3-Mile	5-Mile
Net Rentable SqFt	180,200	965,000	2,080,000
SqFT Per Capita	11.70	8.16	6.48
Stores	2	13	28
Population	15,400	118,248	320,942
Average Rate Per Square Foot			
Total Online Ave Rate/SF	\$2.42	\$2.29	\$2.42
Online Non-CC Rate/SF	\$2.09	\$2.15	\$2.37
Online CC Rate/SF	\$2.53	\$2.45	\$2.50



Market Overview

944 & 954 W Foothill Blvd

Azusa, CA 91702



Azusa, CA (Los Angeles MSA)



320,196 Total Population	\$94,162 Median HH Income	98,104 # of Households
57,291 Owner Occupied Households	58% Homeownership Rate	\$520,000 Median Property Value

Local Market Overview

Situated in the eastern San Gabriel Valley, Azusa benefits from its position along the Foothill Boulevard corridor, a primary commercial artery connecting several densely populated suburban communities to the greater Los Angeles metropolitan area. The surrounding region has experienced steady population growth driven by housing demand spillover from core Los Angeles, coupled with relatively more attainable home prices. The area is characterized by a diverse demographic base, with a growing renter population and increasing household formation trends—both key demand drivers for self-storage assets.

Azusa’s proximity to major employment hubs in Pasadena, Downtown Los Angeles, and the Inland Empire supports a stable working population with consistent mobility needs. The presence of Azusa Pacific University and Citrus College further contributes to seasonal storage demand from students and faculty. Additionally, the area’s mix of older housing stock and limited garage space enhances long-term reliance on storage solutions. Continued residential infill and transit-oriented development along the Metro Gold Line extension reinforce the corridor’s appeal for future self-storage demand growth.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	17,080	122,136	333,457
2025 Population	16,700	118,684	320,196
2030 Population Projection	16,596	117,774	316,821
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	5,210	36,357	102,767
2025 Households	5,047	35,164	98,104
2030 Household Projection	5,004	34,853	96,923
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$107,712	\$118,169	\$119,131

LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

9,775,632

LA County Population

#2 Largest U.S. Metro Economy

Metro GDP | \$1.4T

Source: CoStar, MSCI Real Capital Analytics (RCA)



Key Retail Submarkets

Los Angeles demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

Port-Centric Hub

South Bay

Carson | Torrance | El Segundo



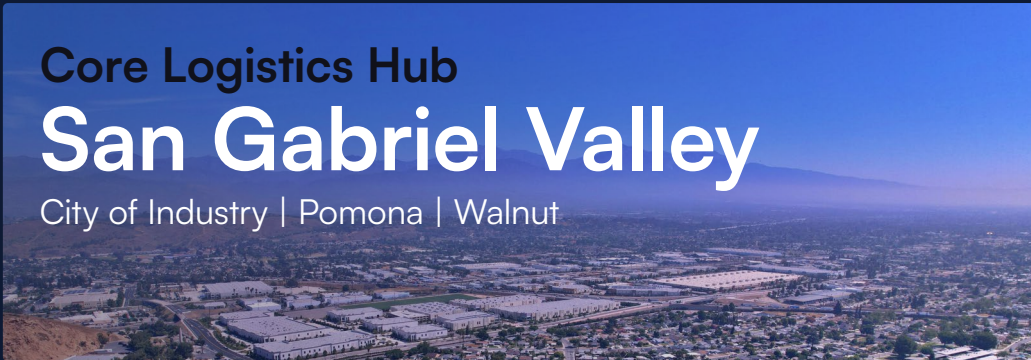
2-4% **Vacancy**
Among Lowest in U.S

Closest Submarket to Ports of LA & Long Beach
Some of the **Highest Industrial Rents** in LA County

Core Logistics Hub

San Gabriel Valley

City of Industry | Pomona | Walnut



3-5% **250M+**
Vacancy SF Industrial Inventory

Hub For Import/Export, Wholesale, & Logistics Users

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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