

FOR SALE OR LEASE
94,094 SF (DIVISIBLE)



OWNER USER OPPORTUNITY

1303 W OPTICAL DRIVE
AZUSA, CA 91702

FOR MORE INFORMATION, CONTACT:

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Executive Summary

1303 W Optical Drive is a unique headquarters building located in the “210 Tech Corridor.” The site offers ample parking in a secure lot with camera surveillance and features mature foliage on open green space with an unencumbered view of the San Gabriel Mountains and high visibility from the Foothill (210) freeway.

The building was built with steel frame construction and has a distinct sculptural facade entryway that opens into large floor plates. The interior is centered off the building’s atrium, complete with an interior courtyard with landscaping and water feature. The inviting common area seating, the natural and scenic amenities and views located on an enclosed lot create a campus setting perfect for a corporate headquarters.

BUILDING SUMMARY	
Price:	NEGOTIABLE
Property	1303 W Optical Drive Azusa, CA
Built / Renovated	1987; 2007
Parcel Number	8615-001-402
Site Area	4.45 AC
Total Rentable Area	94,094 SF (Divisible)
Parking	324 Spaces; Ratio 3.51 / 1,000 SF
Floors	3 First floor: 29,301 SF Second Floor: 32,374 SF Third Floor: 32,374 SF
Construction Type	Steel Frame
Elevator	2
Restrooms	6 sets
Telecommunications	Local Service Provider
Security	Card Key/Video
Mechanical Systems	Chiller plant with 2 Trane AirCooled Chillers, 3 Air Handling Units with Variable Air Volume boxes with Hydronic Reheat

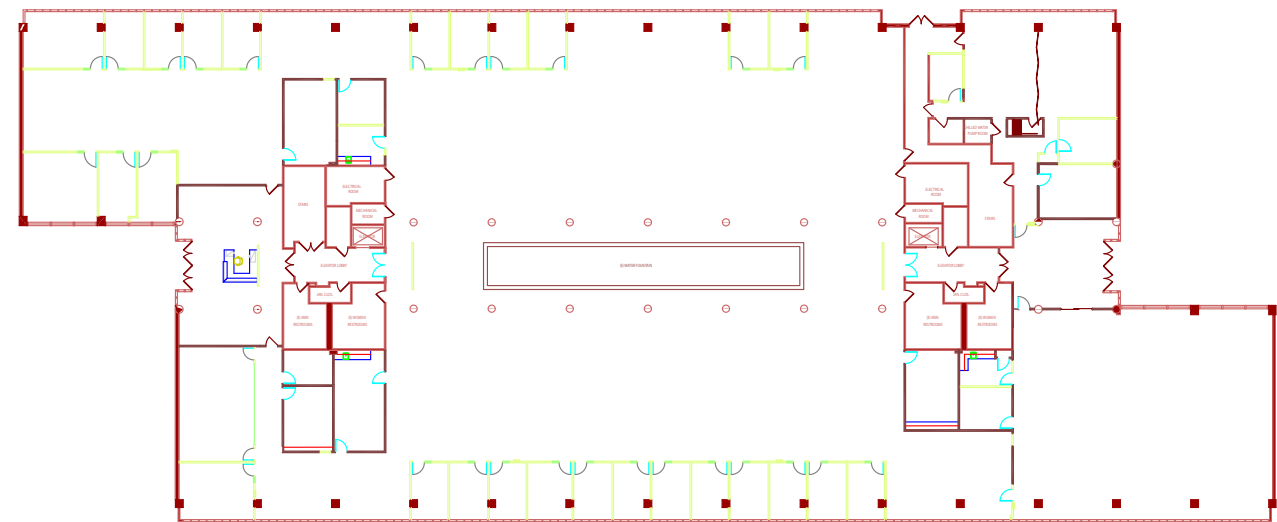


Property Highlights

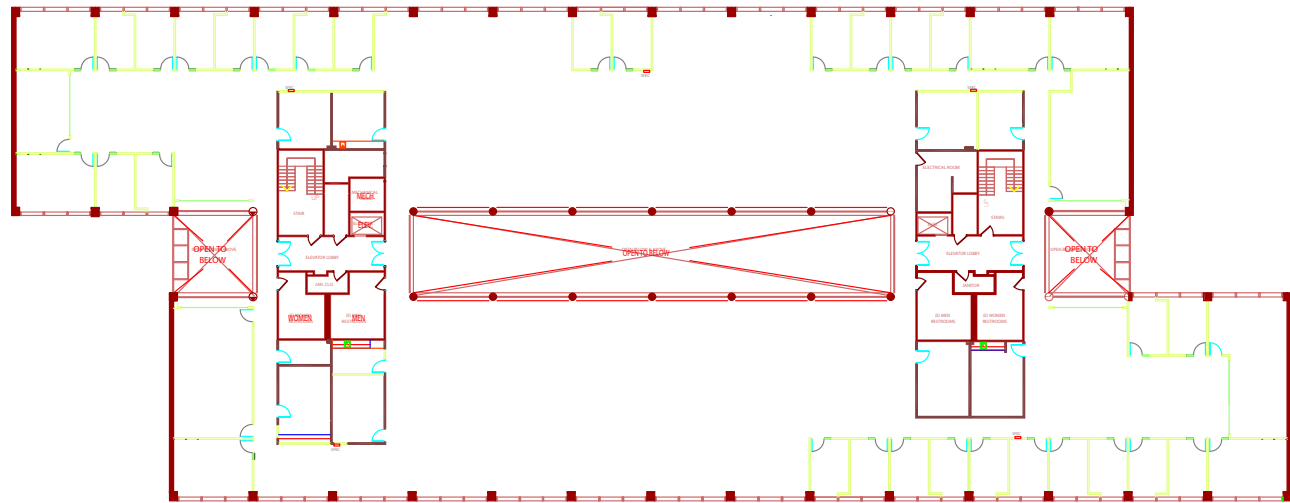
- Lush grounds and a park-like setting
- Headquarters building with above standard finishes
- Great visibility from the 210 freeway
- Open floor plan with an abundant of natural light
- Unique Atrium in the center with a large water feature that provides a tranquil environment
- Walking distance to Irwindale Metro Gold Line Station

The building is immediately accessible from the Foothill (210) and San Gabriel River (605) Freeways and is walkable from the newly built Irwindale Metro Gold Line Station. The site is easily accessible to both nearby executive housing communities such as Pasadena, Bradbury, San Marino and La Canada Flintridge and affordable neighborhoods which house recent graduates from universities such as Caltech, Cal Poly Pomona and Harvey Mudd. The recently extended Gold Line connects 1303 W Optical to the Greater Los Angeles Metro network.

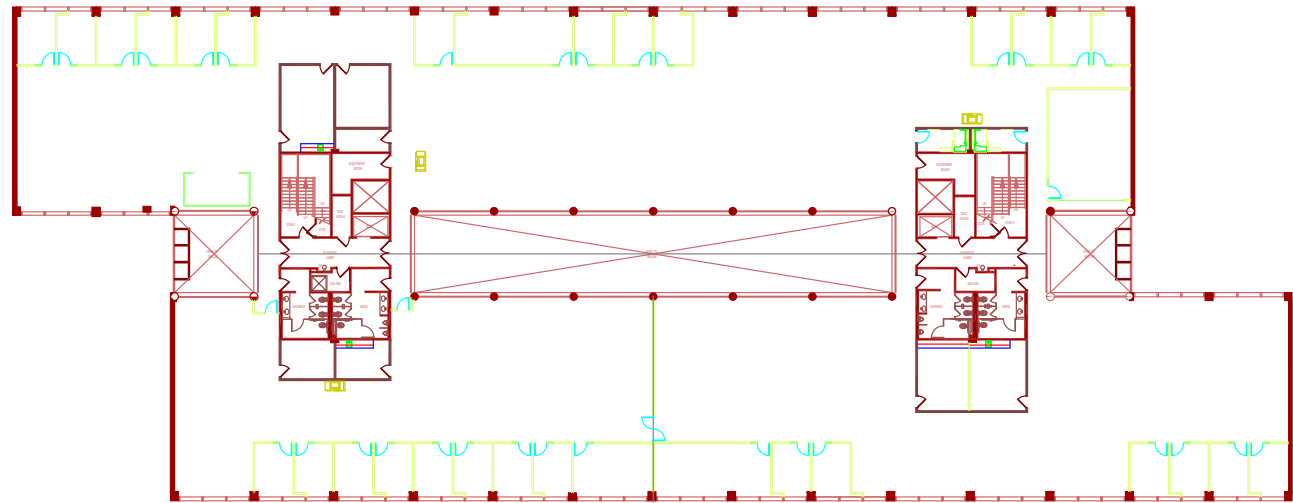
Floor Plans > 1st Floor - 29,301 RSF



Floor Plans > 2nd Floor - 32,374 RSF



Floor Plans > 3rd Floor - 32,374 RSF



CLASS A PROJECT

Built with state of the art building systems, the 1303 Optical is secured by keycard access and video surveillance as well as energy efficient buildings systems with Carrier digital controls for HVAC and lighting. The open air design and uninterrupted window lines maximize the building's natural light and the raised floor construction allows for a wide range of interior design flexibility.



EDUCATED EMPLOYEE BASE

With over 30 colleges, universities and graduate schools, the San Gabriel Valley has an exceptionally well-educated workforce. Several San Gabriel Valley educational institutions, such as California Institute of Technology (Caltech), Pomona College and Harvey Mudd College, are among the select few that have ranked in the top 10 schools of their respective categories. The presence of major learning institutions in the Valley has fostered a number of business start-ups including research and development activities to support medical device and biomed firms. Start-ups, particularly from Caltech and Cal Poly Pomona, have made important contributions to the green economy in areas of technology that include electric batteries, electric car charging stations, solar panels and nano-technology. With nearby businesses broadly spanning from auto design to bio-medicine to engineering and hospitality, this wide array of higher educational institutions play an important role in attracting the region's next generation of highly trained workers and entrepreneurs.





COMMUTER ACCESSIBILITY

The San Gabriel Valley is one of the few areas in Los Angeles County that is well served by commuter rail/mass transit. The Metrolink provides commuter rail service on two routes running through the San Gabriel Valley from Downtown Los Angeles to San Bernardino and to Riverside. The Metro’s “Gold Line” runs up Arroyo Seco out of Downtown Los Angeles to Pasadena, then east along the median of the 210 Freeway to Arcadia. The Foothill Gold Line from Pasadena provides a phenomenal transportation amenity connecting Azusa with Pasadena and the entire Greater Los Angeles Metro network. Extending the Foothill Gold Line from Azusa to Montclair are currently in the planning stages.



TECH CORRIDOR I-210

The 210 Corridor is an area of approximately 400 square miles that serves as the eastern gateway to Los Angeles and Southern California. The 31 cities and 5 unincorporated communities that comprise it benefit from numerous competitive advantages such as the diversity of the local market, high quality educational facilities, strategic location and superior access to transportation. Bound by the San Gabriel Mountains to the north, the cities of Pasadena, Monterey Park and South Pasadena to the west, the crest of the foothills that run parallel to (Highway 60) to the south, and the Los Angeles/San Bernardino county line to the east, the 210 Corridor offers a high-quality of life to its residents and businesses. The 210 Corridor is host to a large concentration of firms related to the financial services, technology, engineering and architecture sectors. Furthermore, the region is characterized by a diverse economy and demographic base, whose international trade activities are apparent by the large percentage of firms conducting business abroad, especially in the Pacific Rim.



DOWNTOWN
LOS ANGELES

PASADENA

ARCADIA

MONROVIA



IRWINDALE AVENUE

OPTICAL DRIVE



1303 W Optical Drive

AEROJET AVENUE





1303 W Optical Drive

OPTICAL DRIVE



IRWINDALE AVENUE

OPTICAL DRIVE

AEROJET AVENUE

1303 W Optical Drive

RESTAURANT

- 1

Callahan's
- 2

Canyon City BBQ
- 3

Covina Town Square
 - > Coldstone's Creamery
 - > Hometown Buffet
 - > New Wok
 - > Outback Steakhouse
 - > Shakey's Pizza
 - > Subway
 - > Taco Bell
 - > Waba Grill
 - > Zumo Zuzhi Burrito
- 4

Irwindale Plaza
 - > Jack-N-the-Box
 - > Juan's Super Pollo
 - > Ly's Donuts
 - > Mariscos Uruapan
 - > Quickly Boba
 - > Subway
 - > Tacos La Bufadora
 - > Trendy Thai
- 5

Picasso's Café
- 6

Costco Center
 - > Jimmy John's
 - > Starbucks
 - > Taco Bell
 - > Waba Grill
- 7

Starbucks
- 8

University Promenade
 - > Chick-fil-A
 - > Chipotle Maxican Grill
 - > Country Kitchen & Ribs BBQ
 - > Jack-N-the-Box
 - > Jamba Juice
 - > KFC
 - > Panda Express
 - > Pizza Hut
 - > Pieology
 - > Pinkberry
 - > Taco Bell
 - > The Habit Burger
 - > Which Wich
 - > Yogurtland

RETAIL

- 1

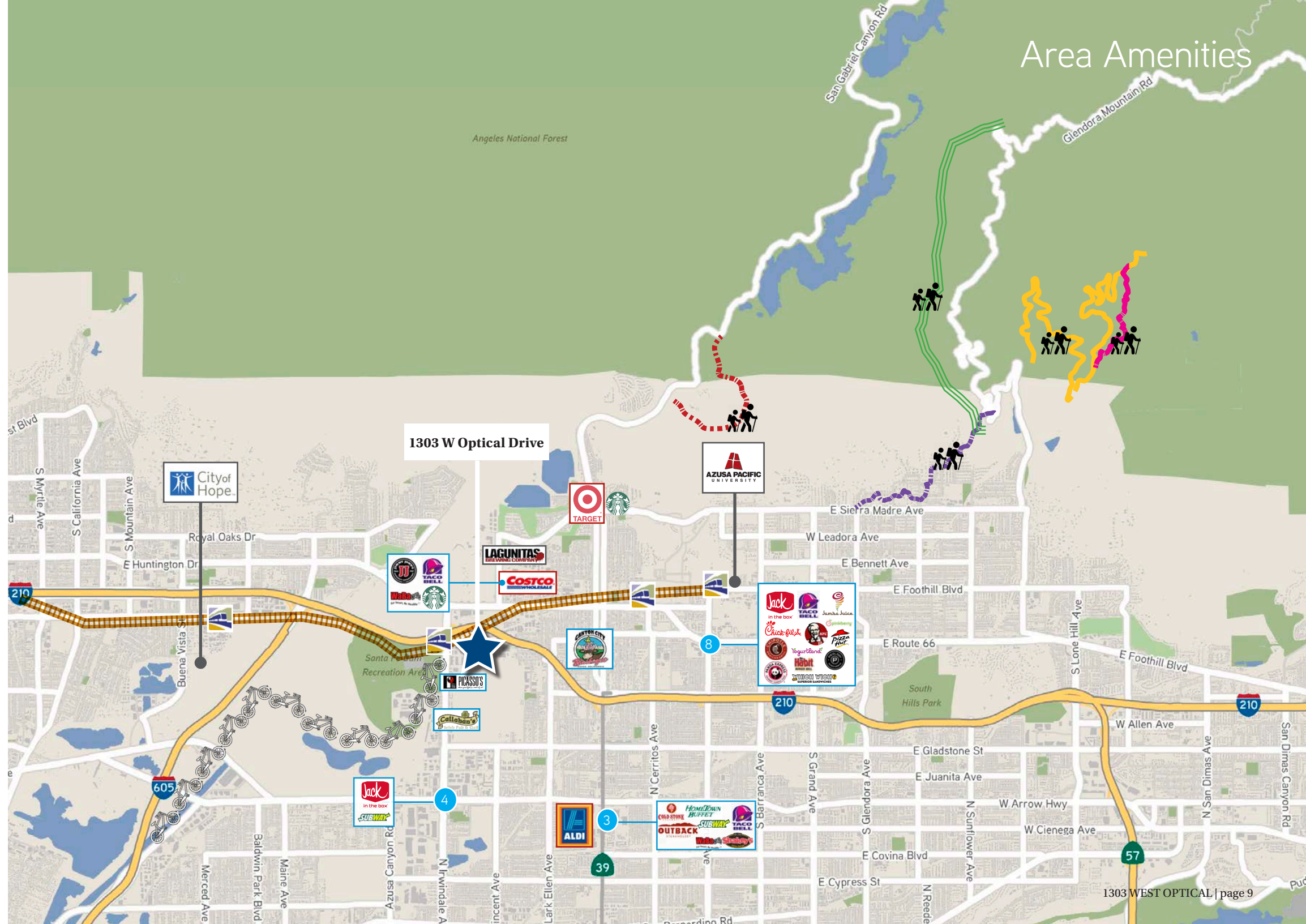
Costco Wholesale
- 2

Target
- 3

Aldi

OTHER

- Metro Gold Line
- Metro Gold Line Stops
- Azusa River Wilderness Park
- Colby Trail
- Upper Colby Trail
- Lower Monroe Truck Trail
- Mystic Canyon Trail
- San Gabriel River Trail



Area Amenities



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