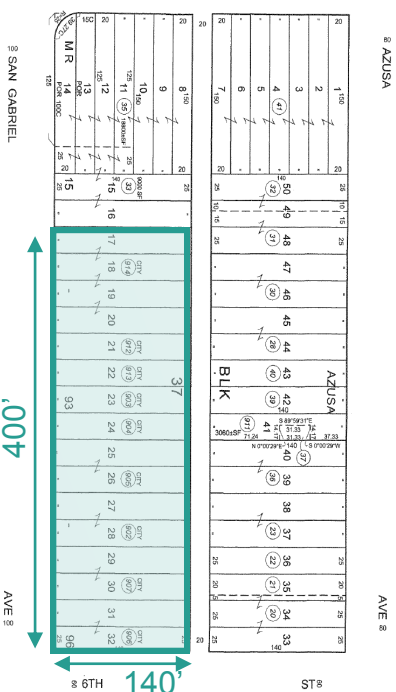
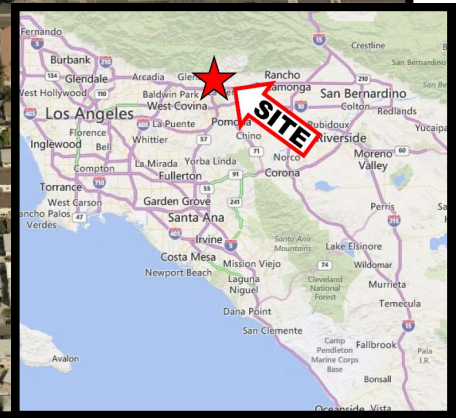


# 600-624 N. San Gabriel Ave. Opportunity Site



## 1.29 Acres Owned by City of Azusa



**Location:** 600-624 N. San Gabriel Ave.  
**APN:** 8611-004-914, 912, 913, 902-907  
**Zoning:** Azusa TOD Specific Plan, Downtown Expansion District  
**Permitted Uses:** Lodging–Hotel, Mixed Use

### Property Highlights

- Walking distance to the Azusa Downtown Metro Gold Line Station and Transit Center
- Located within the vicinity of two Entitled Mixed-Use Development Projects
- Certified **Environmental Impact Report**
- Convenient Freeway Options
- Located adjacent to Starbucks, Subway, Chase, Massage Envy and walking distance to Target, CVS Pharmacy, Smart & Final Extra, Wells Fargo, and future Laemmle Theater and 45,000 SF of retail.