

# Dental Practice & Real Estate For Sale

10455 Lower Azusa Rd., Temple City, CA 91780



**PEAK**  
C O M M E R C I A L

**2**

**Property Info & Disclaimer**

**3**

**Property Description**

**5**

**Property Photos**

**9**

**Demographic Analysis**

# TABLE OF CONTENTS

**10455  
LOWER  
AZUSA  
RD.**



## PROPERTY INFORMATION

<b>REAL ESTATE PRICE</b>		<b>BUSINESS PRICE</b>
<b>\$1,200,000</b>		<b>\$100,000</b>

**PROPERTY ADDRESS**  
*10455 Lower Azusa Rd.  
Temple City, CA 91780*

**YEAR BUILT**  
*1947*

**PROPERTY SIZE**  
*1,400 SF*

**LAND SIZE**  
*7,841.00 SF*

**10455 Lower Azusa  
Rd. Temple City, CA  
91780**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Rare opportunity to acquire a Dental Practice including the real estate in the city of Temple on Lower Azusa Rd. Owner is retiring. Building will be included.

## Highlights

- 4 Fully Equipped Operatories
- Gross Around \$100,000 Working 2 Days/Month
- General Dentistry
- Capitation over \$5,000/Month



**10455 LOWER AZUSA RD.**

PROPERTY  
PHOTOS



10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



PROPERTY  
PHOTOS



10455 LOWER AZUSA RD.

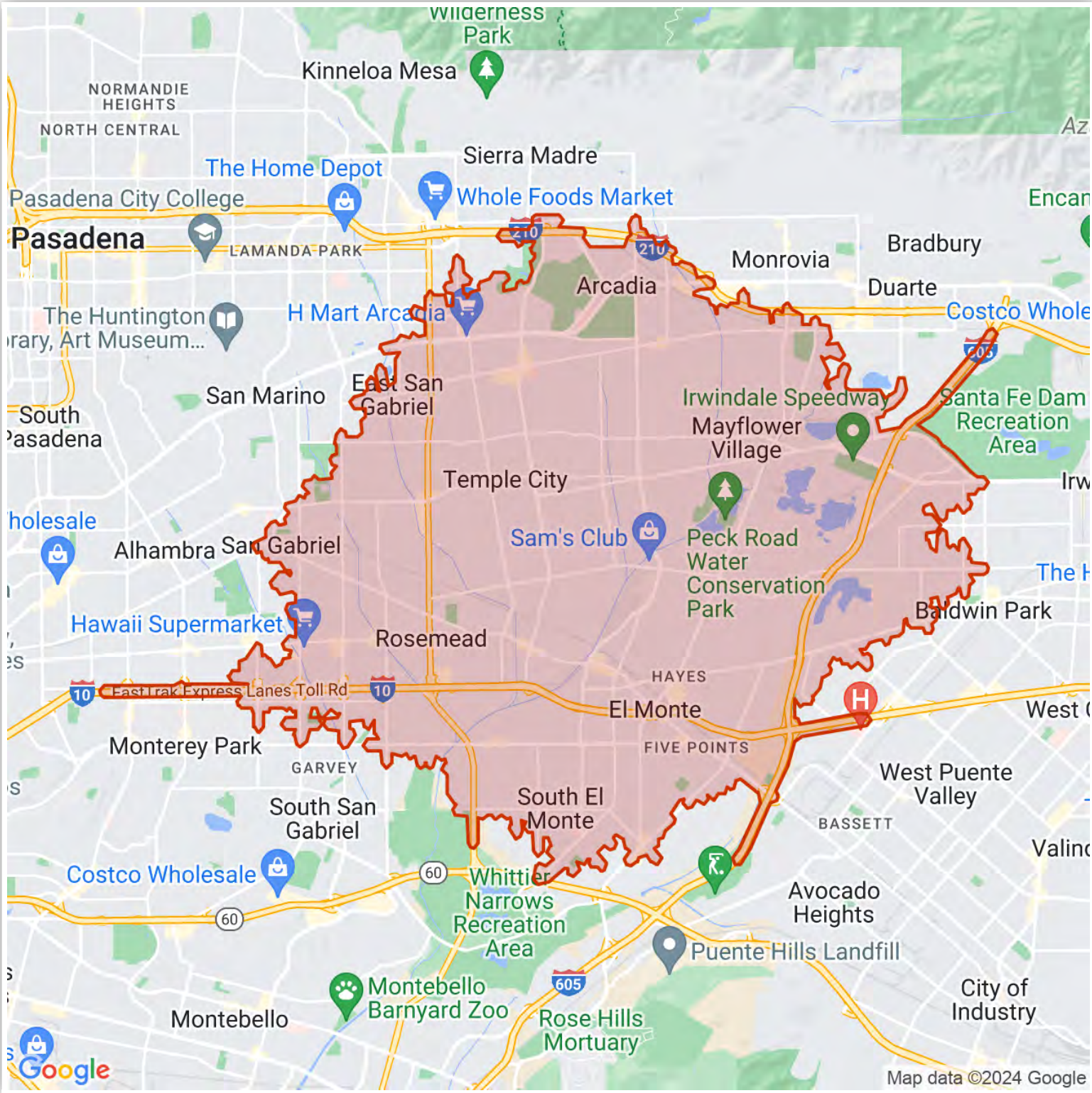
10455 Lower Azusa Rd., Temple City, CA 91780

10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA 91780



LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



10455 LOWER AZUSA RD.  
10455 Lower Azusa Rd., Temple City, CA, 91780

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

KEY FACTS

333,354

Population



Average Household Size

37.8

Median Age

\$67,283

Median Household Income

BUSINESS



14,792

Total Businesses



107,813

Total Employees

INCOME



\$67,283

Median Household Income



\$25,271

Per Capita Income



\$94,841

Median Net Worth

EDUCATION

25%

No High School Diploma



24%

High School Graduate



21%

Some College



29%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



White Collar

62%



Blue Collar

26%



Services

13%



Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$200,000+ (7.2%)

Indicator	Value	Difference	
<\$15,000	8.3%	-1.4%	
\$15,000 - \$24,999	8.8%	+1.4%	
\$25,000 - \$34,999	8.1%	+0.8%	
\$35,000 - \$49,999	11.6%	+1.5%	
\$50,000 - \$74,999	17.3%	+1.5%	
\$75,000 - \$99,999	13.5%	+0.8%	
\$100,000 - \$149,999	16.7%	-0.4%	
\$150,000 - \$199,999	8.4%	-0.2%	
\$200,000+	7.2%	-4.3%	

Bars show deviation from 06037 (Los Angeles County)

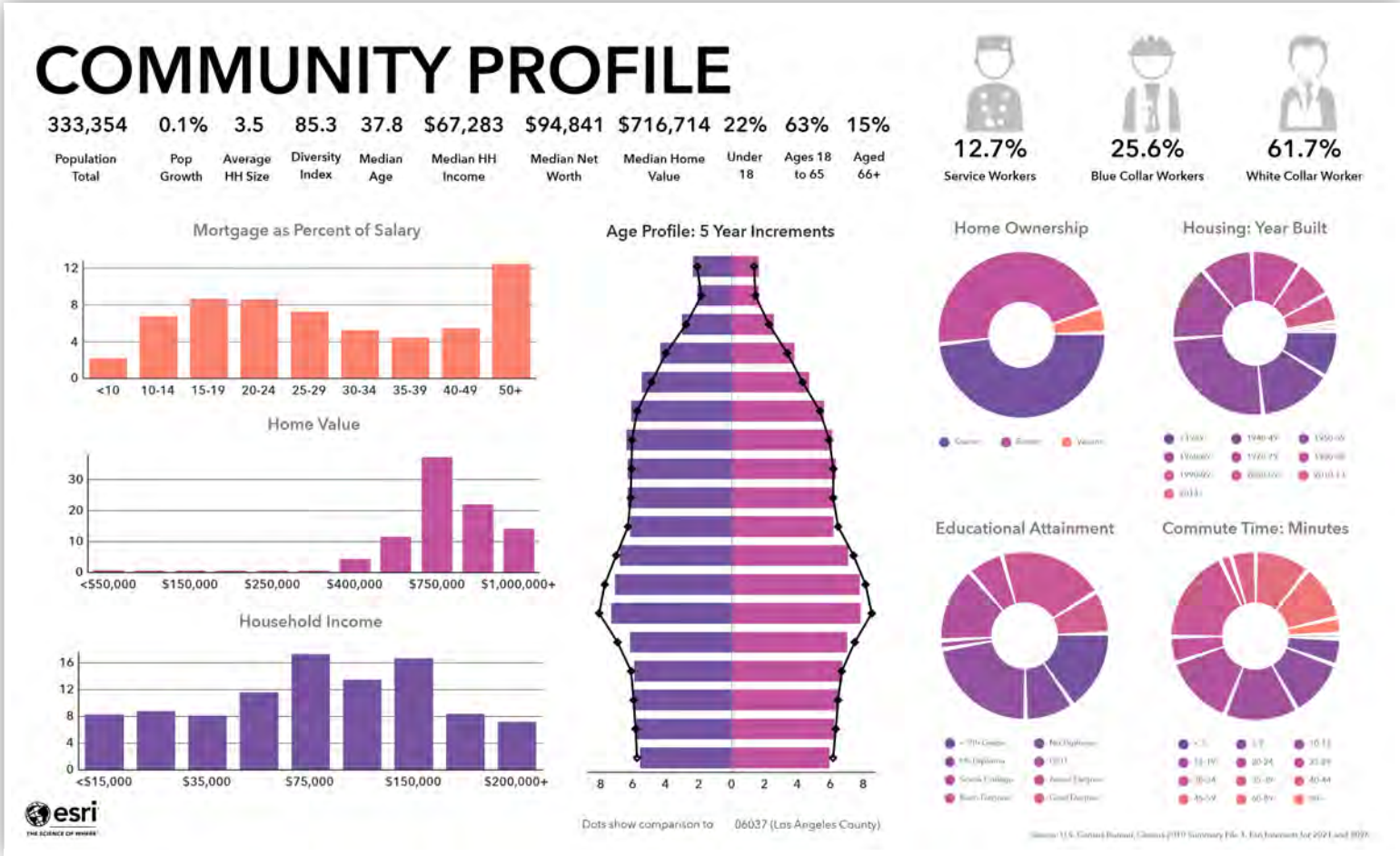
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

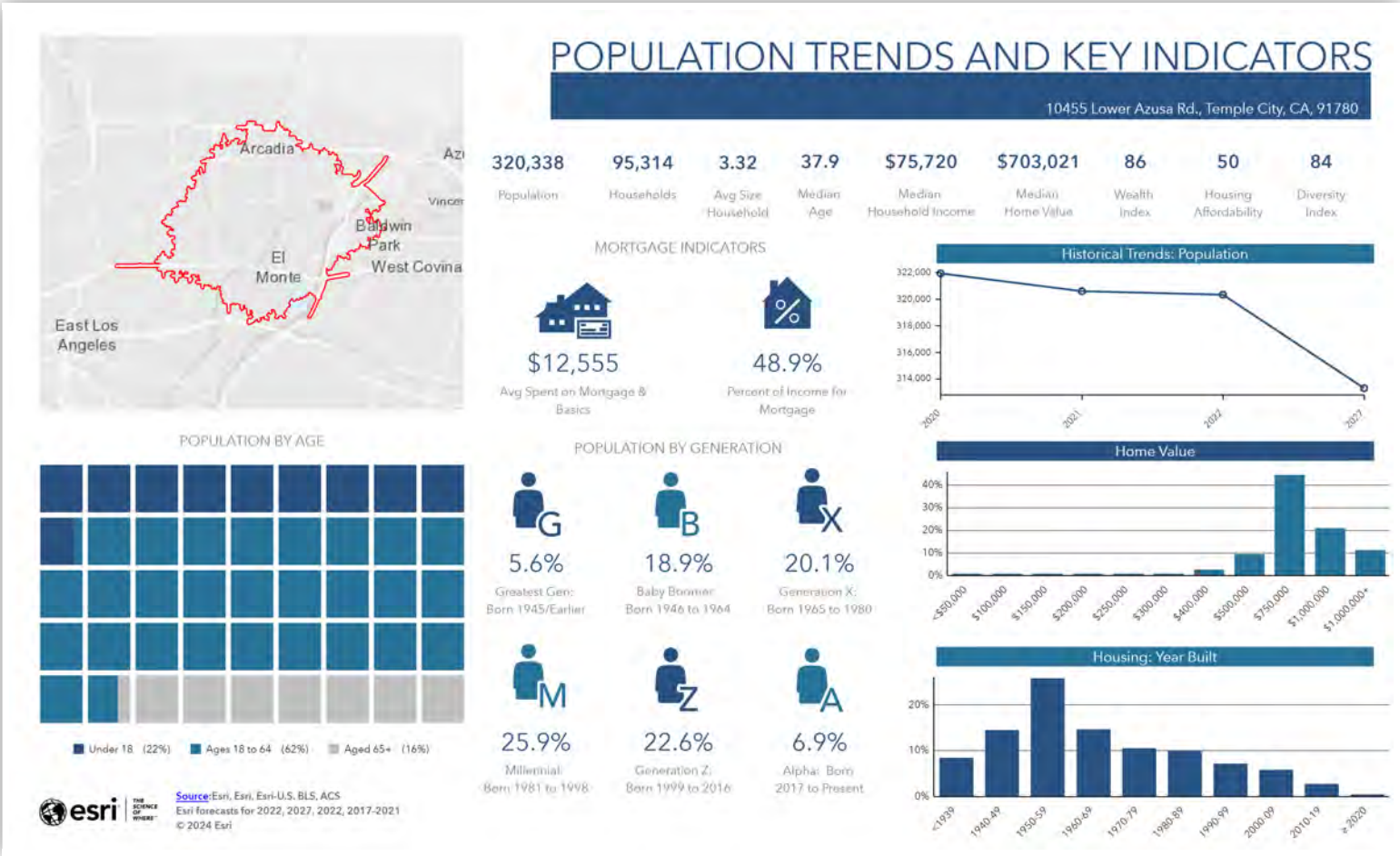
© 2021 Esri

10455 LOWER AZUSA RD.

10455 Lower Azusa Rd., Temple City, CA, 91780







10455 LOWER AZUSA RD.  
10455 Lower Azusa Rd., Temple City, CA, 91780

CONTACT



10455  
LOWER  
AZUSA  
RD.



**Michael Makabeh**

*Senior Commercial Acquisition Manager*  
(310) 994-3564  
MMakabeh@gmail.com  
DRE#01411477