

**Property Description**

**Address:** East side of Azusa north of Railroad Street, # 30 on Property List

**Size:** 10.1 acres, vacant

**Date Purchased:** March 2001 & June 2010

**IUDA Purchase Price:** \$5,625,000 (part of larger acquisition)

**Estimated Current Value:** \$5,986,886 @ \$16 SF

**Reason Acquired:** To facilitate new industrial development

**Plan and Zoning:** Industrial

**Lease Revenue:** None

**Environmental:** Phase I

**Potential for Transit-Oriented Development:** None

**History of Development Proposals:** CT Realty Investors has expressed an interest in acquiring the property and adjacent property at 17300 Chestnut (property # 58). Property could potentially be combined with 17300 Chestnut, the property adjacent to the north to create a larger site.

**Staff Recommendation:** Staff recommends the property be made available for sale through direct contact or through brokers.



③ Address : East side of Azusa Ave.  
and North of Railroad St.

City : City of Industry  
 APN : 8264-025-903  
 8264-025-904  
 8264-025-914  
 8264-025-915  
 8264-025-917

Acre : 10.11 Ac.

Prepared by  
**ACNC**  
 ENGINEERING  
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<b>CITY OF INDUSTRY</b>		
<b>SUCCESSOR AGENCY OF THE INDUSTRY URBAN-DEVELOPMENT AGENCY</b>		
<b>PROPERTY LIST ITEM # 30</b>		
DESIGNED BY : V.S.	DRAWN BY : J.B.P.	CHECKED BY : D.T.M.
		DATE : OCTOBER 2013
	JOB No. MP 12-03#3	SHT. 1 OF 1

**Property Description**

**Address:** 17300 Chestnut Street, #58 on Property List

**Size:** 20.14 acres

**Date Purchased:** February 2002

**IUDA Purchase Price:** \$13,490,000 (included \$6,100,000 of relocation)

**Estimated Current Value:** \$12,282,177 @ \$14 SF

**Reason Acquired:** To facilitate redevelopment of site to new industrial development

**Plan and Zoning:** Industrial

**Lease Revenue:** None

**Environmental:** Phase I

**Potential for Transit-Oriented Development:** None

**History of Development Proposals:** CT Realty Investors has expressed an interest in purchasing the property and the adjoining property # 30 on the Property List. The property would be available once recycle material is removed, approximately July of 2014.

**Staff Recommendation:** Staff recommends that the property be made available for sale through direct contact or through brokers.



58 Address : 17300 Chestnut Avenue  
 City : City of Industry  
 APN : 8264-024-909  
 Acre : 12.61 Ac.

Address : 17300 Chestnut Avenue  
 City : City of Industry  
 APN : 8264-025-918  
 Acre : 7.10 Ac.

Address : 17300 Chestnut Avenue  
 City : City of Industry  
 APN : 8264-025-908  
 Acre : 0.43 Ac.

Prepared by:  
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**CITY OF INDUSTRY**  
**SUCCESSOR AGENCY OF THE INDUSTRY**  
**URBAN-DEVELOPMENT AGENCY**  
 PROPERTY LIST ITEM # 58

DESIGN BY: V.S.	DRAWN BY: S.C.	CHECKED BY: D.T.M.	JOB No. MP 12-03#3	SHT. 1 OF 1
DATE: OCTOBER 2012				