

**FOR SALE**  
**409 W. Bonita Ave, San Dimas, CA**  
**0.50-Acre Commercial Redevelopment Opportunity**  
**\$899,000**

### Executive Summary

409 W Bonita Ave is a rare 0.50-acre commercial infill redevelopment opportunity located on Bonita Avenue in San Dimas. The parcel is flat, rectangular, and highly buildable, with utilities on site and excellent frontage. The existing 3,116 SF metal building is functionally obsolete and ready for demolition. The site is ideally suited for medical/dental office, professional services, boutique retail, wellness/fitness, or small flex commercial.

Environmental conditions have been evaluated, and the property qualifies for a **defined Commercial-Only Cleanup**, providing a predictable path to a clean commercial pad.

### Property Details

- **Address:** 409 W Bonita Ave, San Dimas, CA
- **APN:** 8386-016-006
- **Parcel Size:** 21,772 SF (0.50 acres)
- **Zoning:** Commercial
- **Topography:** Flat, rectangular
- **Utilities:** On site
- **Existing Structure:** 3,116 SF metal building (obsolete)
- **Frontage:** Strong visibility along Bonita Ave
- **Access:** Close to 210 & 1 mile east of 57 FWY

### Highest and Best Uses

- Medical or dental office (2,000–4,000 SF)
- Professional office (CPA, insurance, law, real estate)
- Boutique retail (salon, esthetician, cell phone, vape)
- Wellness/fitness (Pilates, yoga, medspa)
- Small flex commercial (3,000–5,000 SF)

### Investment Highlights

- Rare 0.50-acre infill parcel
- Excellent frontage and visibility
- Strong demand for medical and neighborhood retail
- Predictable environmental path
- High-value redevelopment geometry
- Utilities on site
- Easy entitlement for commercial uses

### Environmental Summary

- Historical dry-cleaning use
- Environmental conditions evaluated
- Site qualifies for **remediation financing**
- Cleanup scope is finite, defined, & predictable (estimate cost \$125k-\$135k/4-month timeline)
- No DTSC oversight required
- No deep excavation required

## Market Overview

San Dimas is a supply-constrained commercial market with strong demographics, stable incomes, and limited availability of small commercial parcels. Demand for medical, wellness, and neighborhood retail continues to outpace supply.

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