



THE BEST CITIES TO LIVE, WORK + PLAY

PERHAPS MORE THAN ANY OTHER REGION IN THE WORLD, LOS ANGELES OFFERS A WIDE-RANGING AND UNIQUE assortment of cities that each boast unique offerings of culture, entertainment and places to live and work.

With almost ten million residents and 224 spoken languages, Los Angeles has truly become the cultural capital of the world. Los Angeles County is a vast region with over 4,750 square miles, and its 88 cities and over 100 unincorporated areas are as diverse as its population. The tools, resources and amenities available to companies of all sizes are tough to match anywhere in the nation.

To take a better look at some of the region's leading cities and their differentiating factors, the Los Angeles Business Journal has compiled data and prepared Q&A-style conversations with officials from some of the standout cities located in LA County – and a few extra surprises as well.

CITY OF IRWINDALE

Irwindaleca.gov

EDC CONTACT

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POPULATION

1,400 residents

(Over 800 businesses, daytime population of 40,000)

COUNTY

Los Angeles

KEY BUSINESSES IN IRWINDALE

Ready Pac Foods, Inc., Huy Fong Foods Inc., Louis Vuitton, Athens Services, Home Depot, Breeders Choice Pet Foods, Spectrum, Southern California Edison, Vulcan Materials Company, United Rock Products



How does your city differentiate itself from others in the region?

- **Culture & Community Identity:** Irwindale is a people-powered community. Our smaller, close-knit community markets itself as a family-oriented organization with local civic pride. Families have lived, worked, and led for generations, shaping the city's unique identity.
- **Strategic Location & Transportation:** Irwindale is conveniently located in the heart of the San Gabriel Valley, with proximity to the 210, 605, and 10 interstate freeways—easy access to the Ports, Downtown Los Angeles, and LAX and Ontario International Airports.
- **Large Amount of Developable Land:** Unlike many cities in Los Angeles County, Irwindale has more vacant land and mining pits that can be converted to other uses, offering a potential advantage for logistics, industrial growth, and larger-scale development that might not be feasible in more built-out neighboring cities.
- **Recreational/Natural Features:** The Santa Fe Dam Recreation Area provides notable green space, flood control, water supply functions, and recreational amenities.

Which industries are demonstrating the most interest in your area today? (current tenants and/or prospective)

Irwindale has been a key industrial hub for several decades. The demand for logistics and fulfillment centers fuels the ongoing drive for industrial development. The industrial and logistics sectors in our region contin-



ue to experience vigorous demand, benefiting from long-term trends such as e-commerce growth, supply chain reshoring, and advancements in manufacturing technology.

What type of opportunities exist for businesses looking to relocate or expand into your city (by use type)?

Over the past five years, more than 1.8 million square feet of new development have been built, and numerous projects are currently in the entitlement process. We have two pits and seven landfill sites that are currently being remediated and filled, totaling approximately 640 acres of buildable land, which will add more warehouse space in Irwindale. When significant industrial proposals come forward, such projects will require a retail pad/component that is outward-facing, allowing employees, residents, and visitors to enjoy such amenities.

How is your city adapting to changes in the retail landscape?

Irwindale is in the early stages of a formal retail corridor study on our major thoroughfare. This will identify gaps and complementary retail uses needed to support our daytime population, which is thirty times larger than our residential population, while enhancing the quality of life for residents by providing gathering spots, such as cafes, grocery stores, or family-friendly venues.



Irwindale: The Power of Location, The Promise of Growth.

