

FOR LEASE



19,722 SF FREESTANDING RETAIL BUILDING

15731
GALE AVE
HACIENDA HEIGHTS |



FOR LEASE
MAJOR INTERSECTION: GALE AVE & HACIENDA BLVD

 19,722 SF AVAILABLE SF	 150 PARKING	 SIDE YARD FENCED	 SINGLE TENANCY
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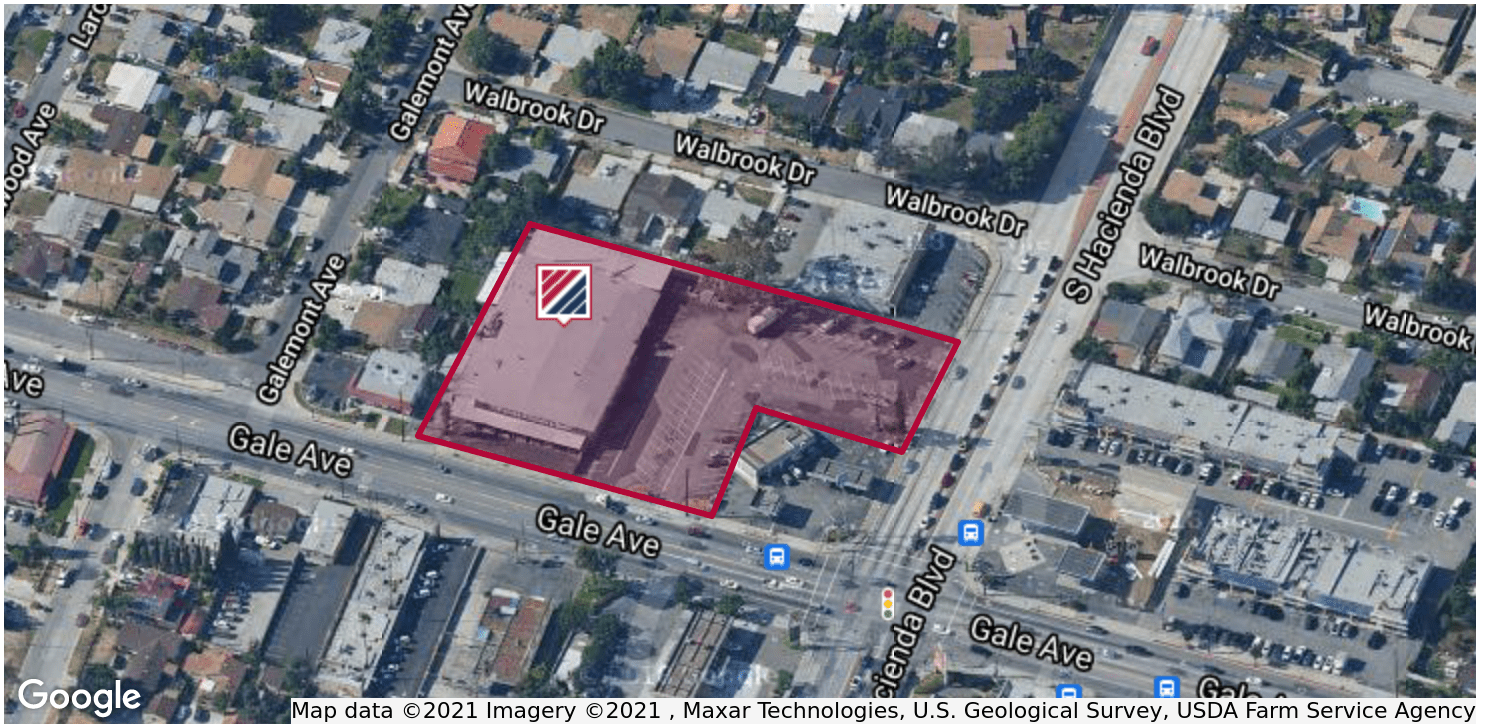


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HACIENDA HEIGHTS | CA

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RETAIL PROPERTY



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PROPERTY FEATURES

- +/- 19,772 SF
- +/-83,000 SF Lot
- Wide Range of Commercial Uses Allowed C1, C2, C3 (LA County Zoning)
- 150 Parking Spaces; Large Paved parking Lot
- Monument Signage Opportunity, Excellent Visibility
- High Traffic Count at Intersection: Gale Ave., & Hacienda Blvd.
- Minutes to 60 Freeway
- Near Shops, Restaurants, Affluent Residential Community of Hacienda heights, Rowland Heights, and Diamond Bar Area
- Lease Rate: \$1.25 NNN

OFFERING SUMMARY

Lease Rate:	\$1.25 NNN
Available SF:	19,722 SF
Lot Size:	83,200 SF
Building Size:	19,722 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,213	17,304	38,440
Total Population	15,890	64,404	144,091
Average HH Income	\$73,883	\$78,469	\$77,930

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