

**1740 - 1760**  
**EVERGREEN ST, DUARTE**

# For Lease

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

FOR INFORMATION, CONTACT:

**Ashwill**  
**Associates**

COMMERCIAL REAL ESTATE

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(626) 363-7855  
Lic. 01887121

## Property Features:

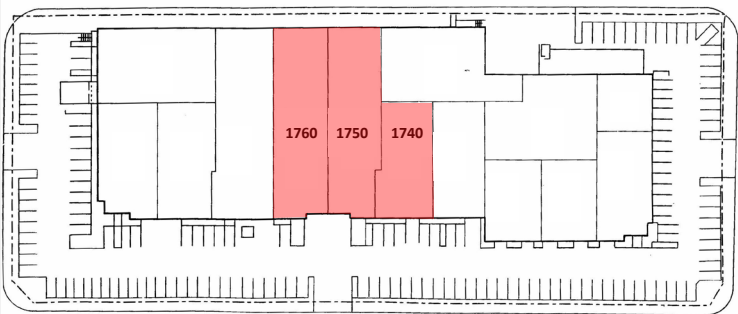
- Retail/Office/Warehouse Space Available
- Fire Sprinklers
- 22' Clear Height
- Ground-Level & Dock-High Loading Doors
- Ample Parking
- Ideal for Light Manufacturing, Office, Distribution Uses
- Easy Access to Southern California Freeways (210 & 605)
- Near Duarte City Hall, Costco and Other Amenities



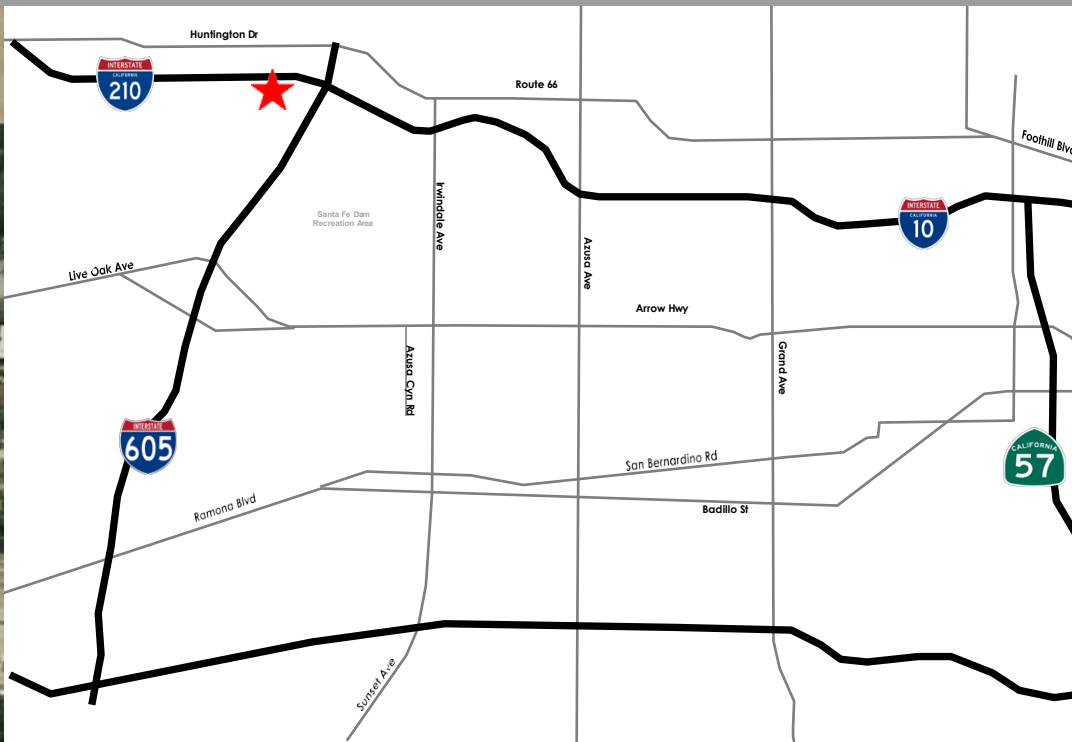
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## Current Availability

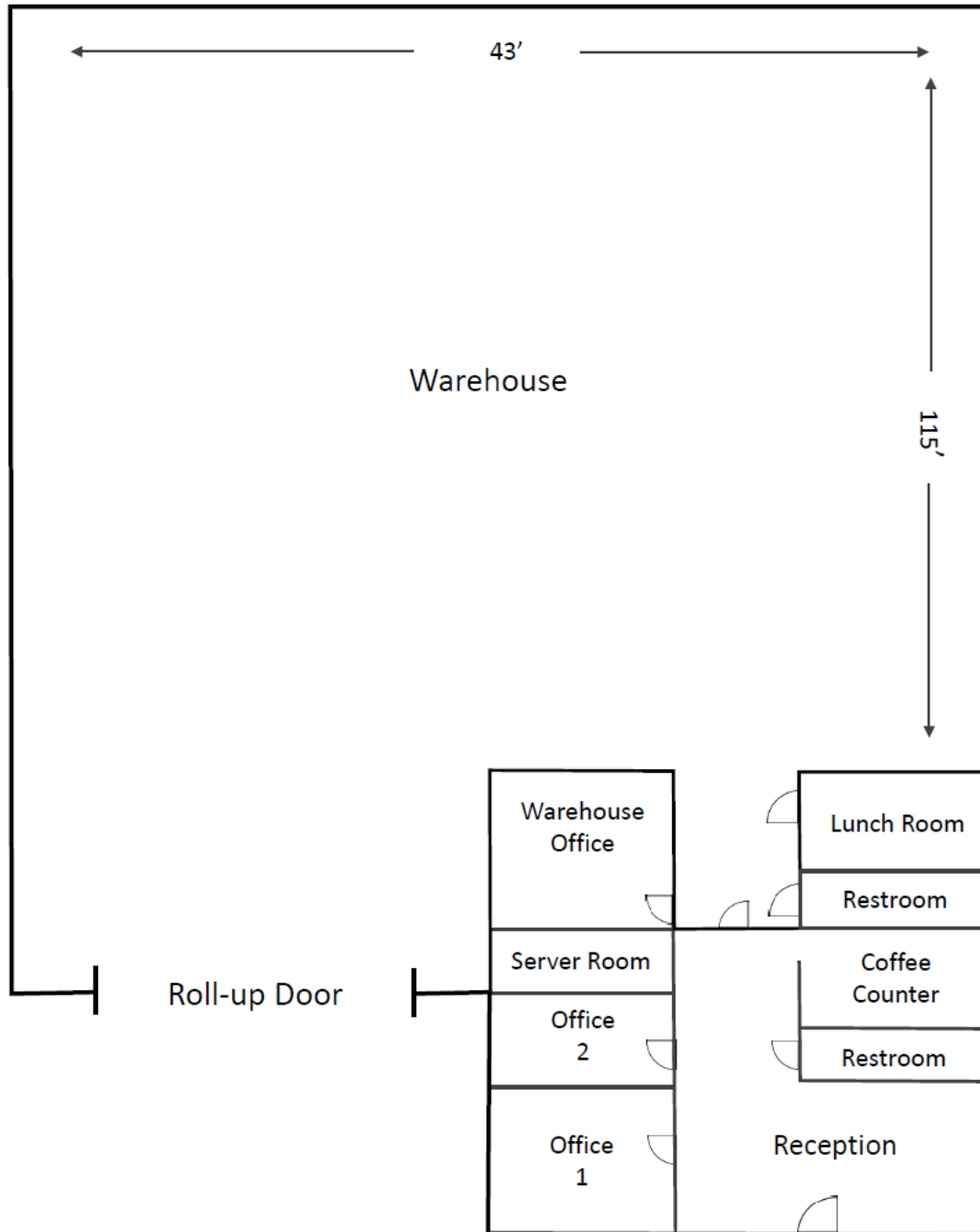
Address / Suite	Unit SF	Office SF	Loading	Base \$ PSF	CAM Charge \$/PSF	Monthly Total
1740 Evergreen St	±4,330	±900	1 GL	\$1.63	\$0.12	\$7,578.00
1750 Evergreen St	±6,938	±800	1 GL 1 DH	\$1.63	\$0.12	\$12,142.00
1760 Evergreen St	±7,579	±1,700	1 GL 1 DH	\$1.63	\$0.12	\$13,263.00
1750 – 1760 Evergreen St	±14,517	±2,500	2 GL 2 DH	\$1.63	\$0.12	\$25,405.00



1740 – 1760 EVERGREEN STREET, DUARTE | LOS ANGELES COUNTY



## 1750 Evergreen Street, Duarte



### 1760 Evergreen Street, Duarte

