

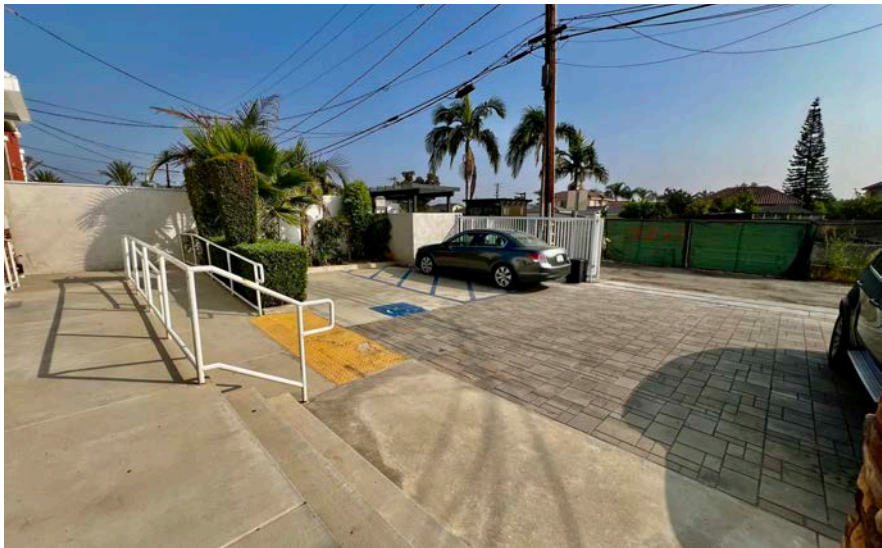


414 E VALLEY BLVD. SAN GABRIEL, CA 91776

RENTAL RATE	\$2.50 PSF/NNN
TERMS	Negotiable

RETAIL SPACE FOR LEASE

PROPERTY DETAILS	
SUITE SIZE	±1,900
BUILDING SIZE	±4,440
YEAR BUILT	1945
PARKING RATIO	0.53/1,000
ZONING	VBSP: MU/C (Mixed-Use Corridor)
APN	5370-007-019



PROPERTY HIGHLIGHTS

- Recently renovated retail space with open floorplan
- 2 ADA restrooms (Tenant to verify)
- Located on a main thoroughfare with high traffic counts

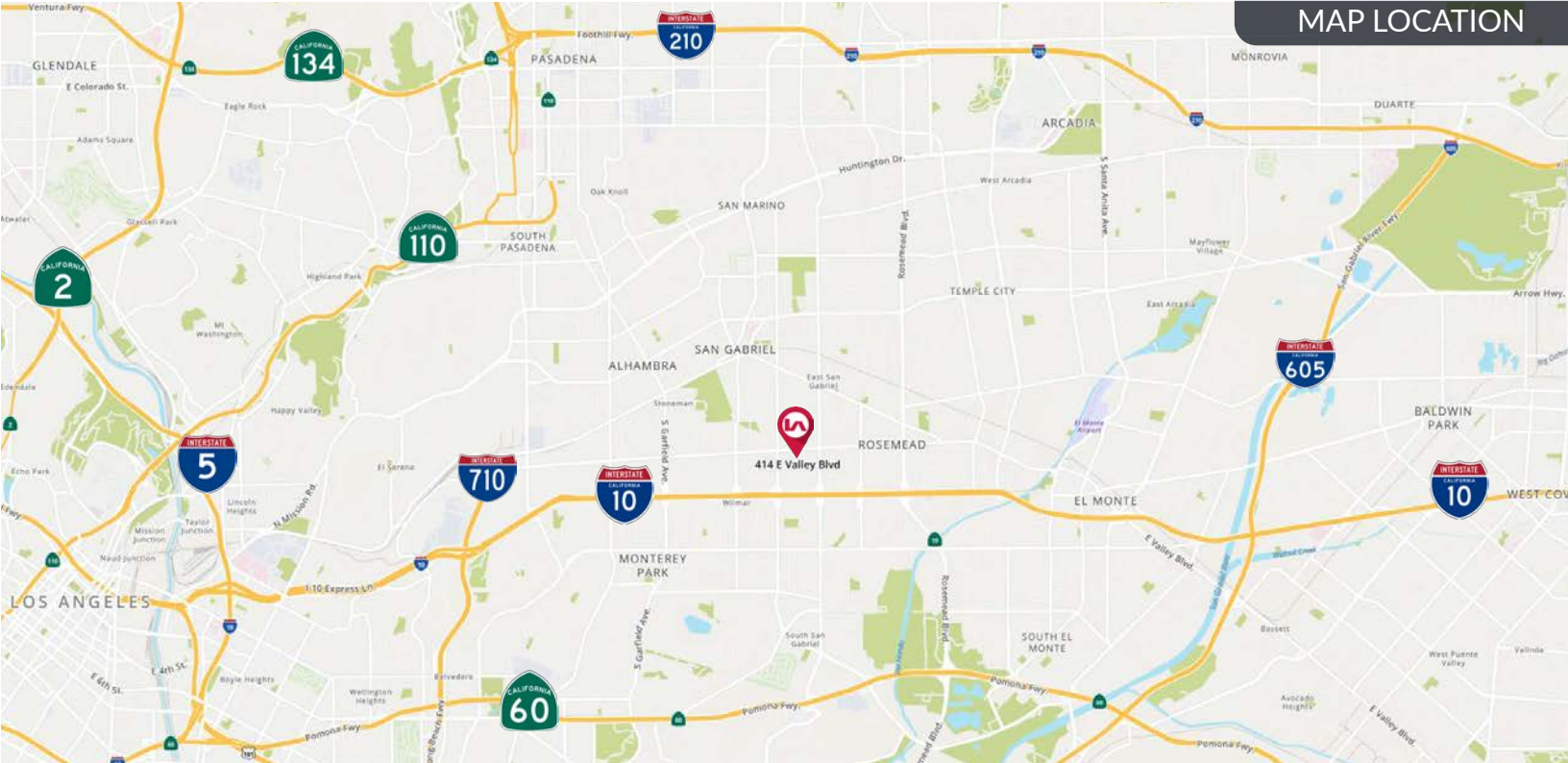


TREVOR GLEASON
626.240.2774
tgleason@lee-associates.com
License ID 02075121



ELLIOTT GALLAHAN
626.240.2785
egallahan@lee-associates.com
License ID 02038135

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MAP LOCATION



AERIAL LOCATION

San Gabriel
Mission

Alhambra
Golf Course



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LEE & ASSOCIATES-PASADENA
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106
Corporate ID 02059558

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

AERIAL PHOTOS



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INTERIOR PHOTOS



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