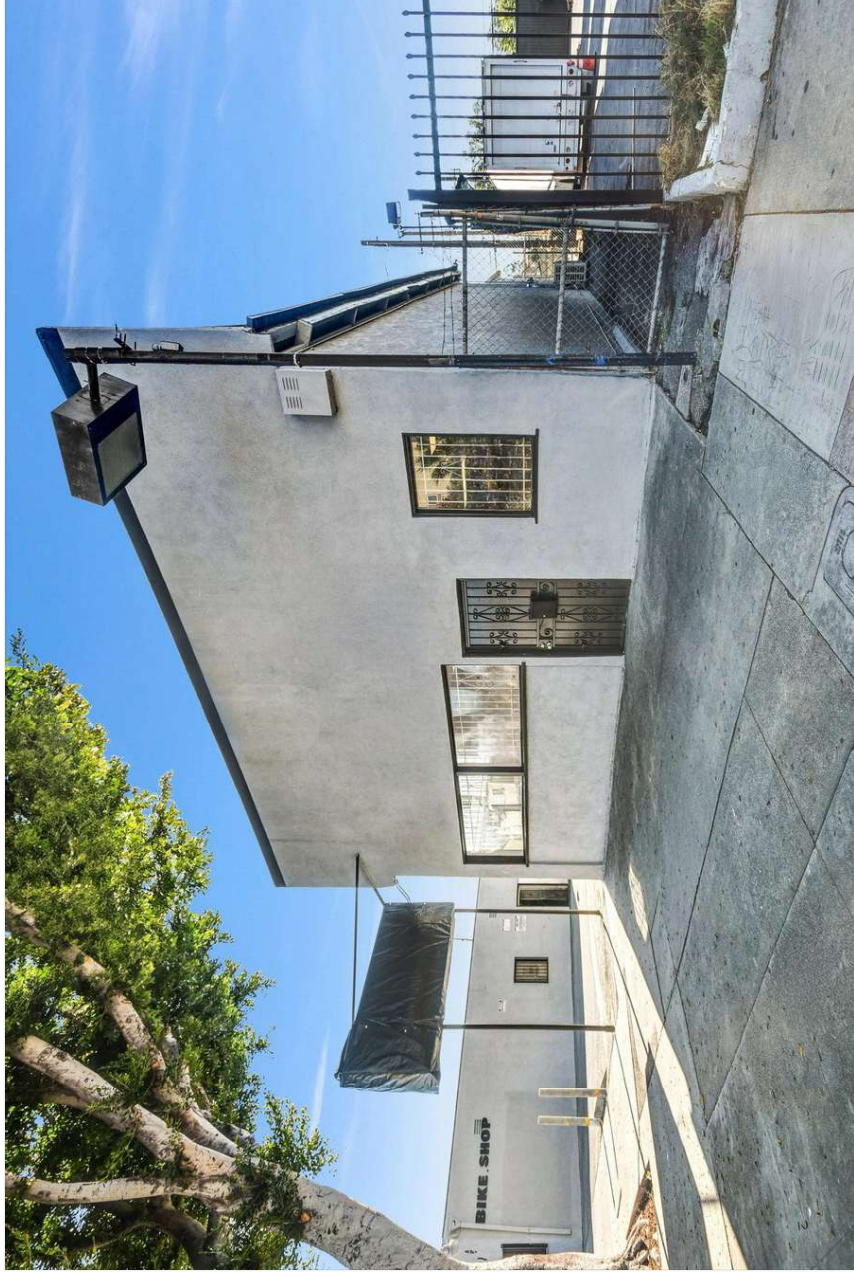


11418 Garvey Ave

Presented by
Keller Williams Premier Prop
KELLERWILLIAMS

11418 Garvey Ave, El Monte, CA 91732

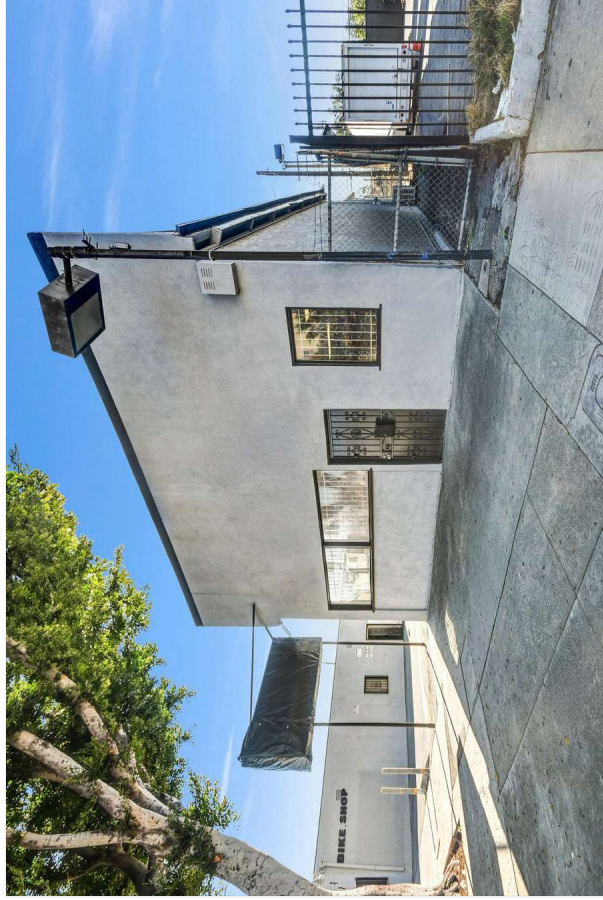


Price: \$20.52 /SF/YR

This is an incredible opportunity to lease a free-standing building in a high-visibility location in El Monte. With 1,462 sq. ft. of gross leasable area, this versatile space is ideal for retail businesses or any company looking for an open floor plan. There is an electric sign that is included. The property features two office spaces in the back that offer privacy for administrative tasks or operations. It also includes two restrooms for convenience, making it suitable for both staff and customer use. It has a new HVAC system and new windows will be installed. Located in a high-traffic area, this building offers excellent visibility for your business, ensuring plenty of foot traffic and exposure. Additionally, trash service is included in the lease, making it even more convenient. This space is perfect for a retail store, boutique, or small office. Don't miss out on this fantastic opportunity to secure a prime location in El Monte! Listed rate may not include certain utilities.

11418 Garvey Ave

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Heavy foot traffic/ Great visibility on main street.
Open plan with 2 private offices in the back.
New Central Air and Heating
Signage



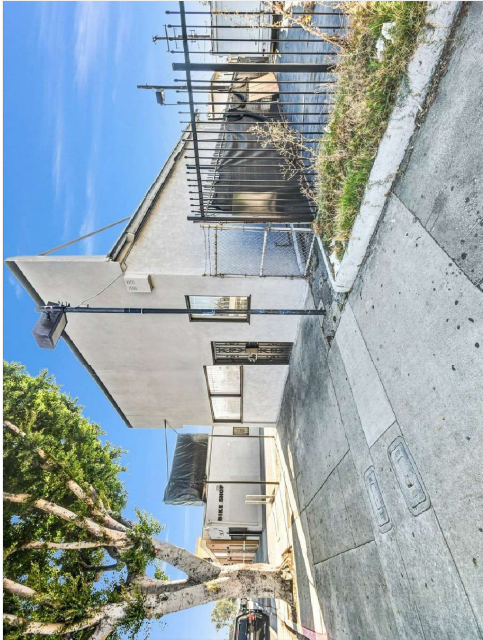
Magdalena Aguilar
housesbymagdalena@gmail.com
(626) 232-4356

Keller Williams Premier Prop
21 Rancho Camino Dr, Suite 301
Phillips Ranch, CA 91766



11418 Garvey Ave

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Building Photo

Listing space

1st Floor

Space Available	1,462 SF
Rental Rate	\$20.52 /SF/YR
Date Available	Now
Service Type	Double Net
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

Open Layout with a lot of natural light. 2 private offices in the back and 2 private restrooms. Prime location on Garvey with a lot of traffic view.

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Property Photos



New HVAC system



Flexible Open Space

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Property Photos



Back Office

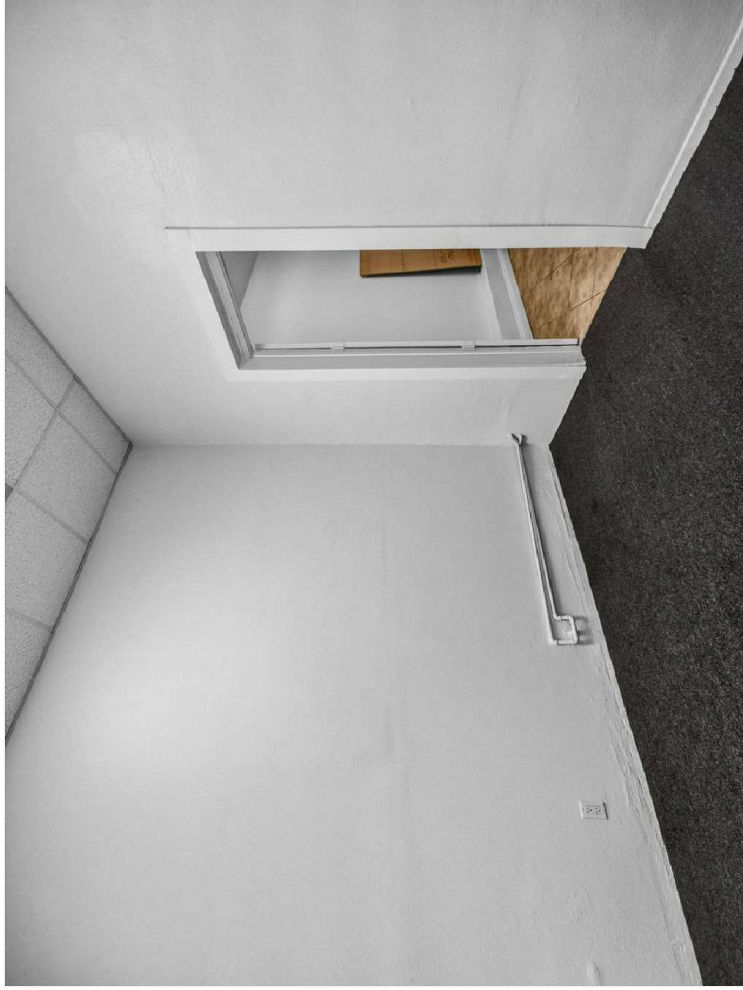


Interior Photo

11418 Garvey Ave

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Property Photos



1st back office



1st back office

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Property Photos



Interior Photo



1st bathroom

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Property Photos



2nd back office



2nd back office

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Property Photos



18-DSC_1973_4_5_6_7



2nd bathroom

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Property Photos



21-DSC_1988_89_90_91_92



23-DSC_1998_1999_2000_2001_2002

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Property Photos



24-DSC_2003_4_5_6_7



Private Parking for clients

11418 Garvey Ave

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Location

