



Opportunity

Suite 101 - 3,800 SF former bank branch located on the end-cap with layout including teller line, walk-in vault with safety deposit boxes, private offices, conference room, private customer area, breakroom, and ADA restroom

Asking \$2.75/SF plus \$0.91/SF, NNN

Suite 201B - 1,500 SF second floor offering multiple private offices and open work area

Asking \$2.75/SF plus \$0.91/SF, NNN

Suite 202 - 1,750 SF second floor offering multiple private offices and open work area

Asking \$2.75/SF plus \$0.91/SF, NNN

Parking

- Three levels of gated underground parking plus 24 ground level spaces totaling 74 parking spaces which is over a 4.0/1,000 parking ratio

Occupancy

- Suite 101 Available June 2025
- Suites 201B and 202 are vacant

Location

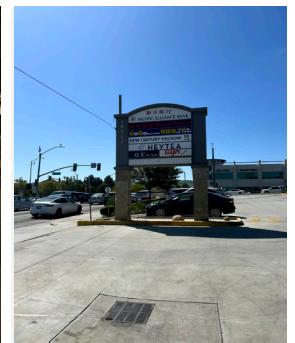
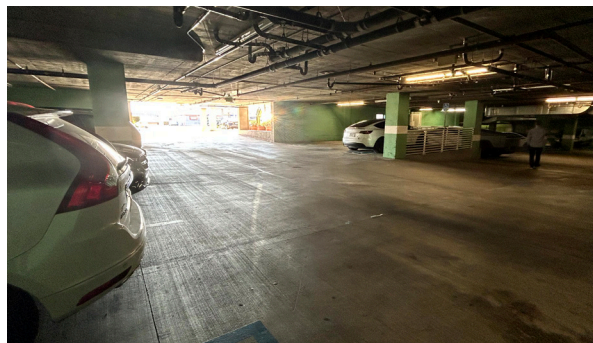
- On the signalized hard corner intersection of Colima Rd and Fullerton Rd with over 60k cars per day

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Available

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