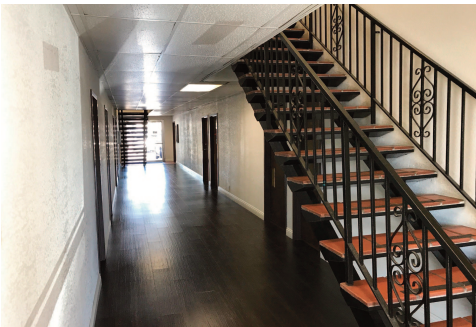


FOR LEASE

Mixed Use - OFFICE and RETAIL Spaces

640 S. Sunset Ave., Suite #101, #105, #109, #203, #204, #207 - 1317 W. West Covina Parkway, Suite C and E



Available Space(s):

-  **640 S. Sunset Ave. - Suite 101**
Office Space - 1 st Floor
Sqft. Approx: 402- \$ 1.65 per sqft. - Monthly base rent: \$ 663.30
-  **640 S. Sunset Ave. - Suite 105**
Office Space - 1 st Floor
Sqft. Approx: 235- \$ 1.65 per sqft. - Monthly base rent: \$ 387.75
-  **640 S. Sunset Ave. - Suite 109**
Office Space - 1 st Floor
Sqft. Approx: 986- \$ 1.65 per sqft. - Monthly base rent: \$ 1,626.90
-  **640 S. Sunset Ave. - Suite 203**
Office Space - 2 nd Floor
Sqft. Approx: 336 - \$ 1.60 per sqft. - Monthly base rent: \$ 538.00
-  **640 S. Sunset Ave. - Suite 204**
Office Space - 2 nd Floor
Sqft. Approx: 346 - \$ 1.60 per sqft. - Monthly base rent: \$ 554.00
-  **640 S. Sunset Ave. - Suite 207**
Office Space - 2 nd Floor
Sqft. Approx: 376 - \$ 1.60 per sqft. - Monthly base rent: \$ 602.00

Call to schedule a viewing.

- 1317 W. West Covina Parkway - Suite C**
Office Space - 2 nd Floor
Sqft. Approx: 281 - \$ 1.60 per sqft. - Monthly base rent: \$ 450.00
- 1317 W. West Covina Parkway - Suite E**
Office Space - 2 nd Floor
Sqft. Approx: 284 - \$ 1.60 per sqft. - Monthly base rent: \$ 455.00

Modified monthly CAM additional.

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Vince A. Castelluccio
DRE #01801784
v.castelluccio@sunbeltnetwork.com
Cell: 951.907.6320

Office: 951.678.5671
P.O. Box 4097
Riverside, CA 92514



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