

# Retail/Office Space - For Lease

## 9506 Las Tunas Dr. Temple City , CA 91780

### RETAIL/OFFICE SPACE FOR LEASE

Units Available: 1

# 9506 2,000 SQ FT

Lease Type: Modified Gross

Rent: \$2.50/SF/Month



This location offers an excellent opportunity for your business with high visibility and prime street frontage along the busy Las Tunas Drive in Temple City.

Approx. 2,000 square feet of space. A spacious open showroom area for displays or customer interaction, with upcoming new restroom and storage area, perfect fit for various business needs.

The area is surrounded by a dense residential community, including apartments and condominiums, ensuring a steady flow of potential customers.

It's within walking distance to essential amenities like a market, restaurants, post office, and bank, making it an ideal spot for attracting foot.

Easy access to the San Bernardino Freeway (I-10), Foothill Freeway (I-210)

**Jay Wu**  
Listing Agent  
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