

**FOR SUBLEASE**

**1390-1398**

**Monterey Pass Rd**

MONTEREY PARK · CA 91754

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEASE RATE REDUCED!**

**±19,920 SQ. FT.**  
**TURN KEY FOOD PREP BUILDINGS**

**ON ±46,700 SF OF LAND**

**SHOWN BY APPOINTMENT ONLY! | DO NOT DISTURB OCCUPANTS!**

# 1390-1398

## Monterey Pass Rd

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### PROPERTY HIGHLIGHTS

- 2 Stand Alone Buildings with Fenced Yard
- ±9,920 SF Turn Key Food Prep/Processing Building
- ±10,000 SF Dry Storage/Warehouse Building
- Great Central Location - Quick Access to San Gabriel Valley & Los Angeles Markets
- Dock High & Ground Level Loading
- Walk-In Freezers, Refrigerators, and Multiple Prep Areas

- Minutes from 710 Freeway
- Sublease Term Expires on July 30, 2027
- Possession Date - March 1, 2024

### PRICING SUMMARY

- Sublease Rate: \$35,856/Mo (\$1.80 PSF/Mo) MG

Subtenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Subtenant's product weight and product types and use, etc. Subtenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Subtenant in order for Subtenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to lease execution. Broker also advises Subtenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any lease agreement prior to execution.

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**LEE & ASSOCIATES**  
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Lee & Associates - City of Industry  
13181 Crossroads Pkwy N, Ste 300, City of Industry, CA 91746

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

**LEE-ASSOCIATES.COM**



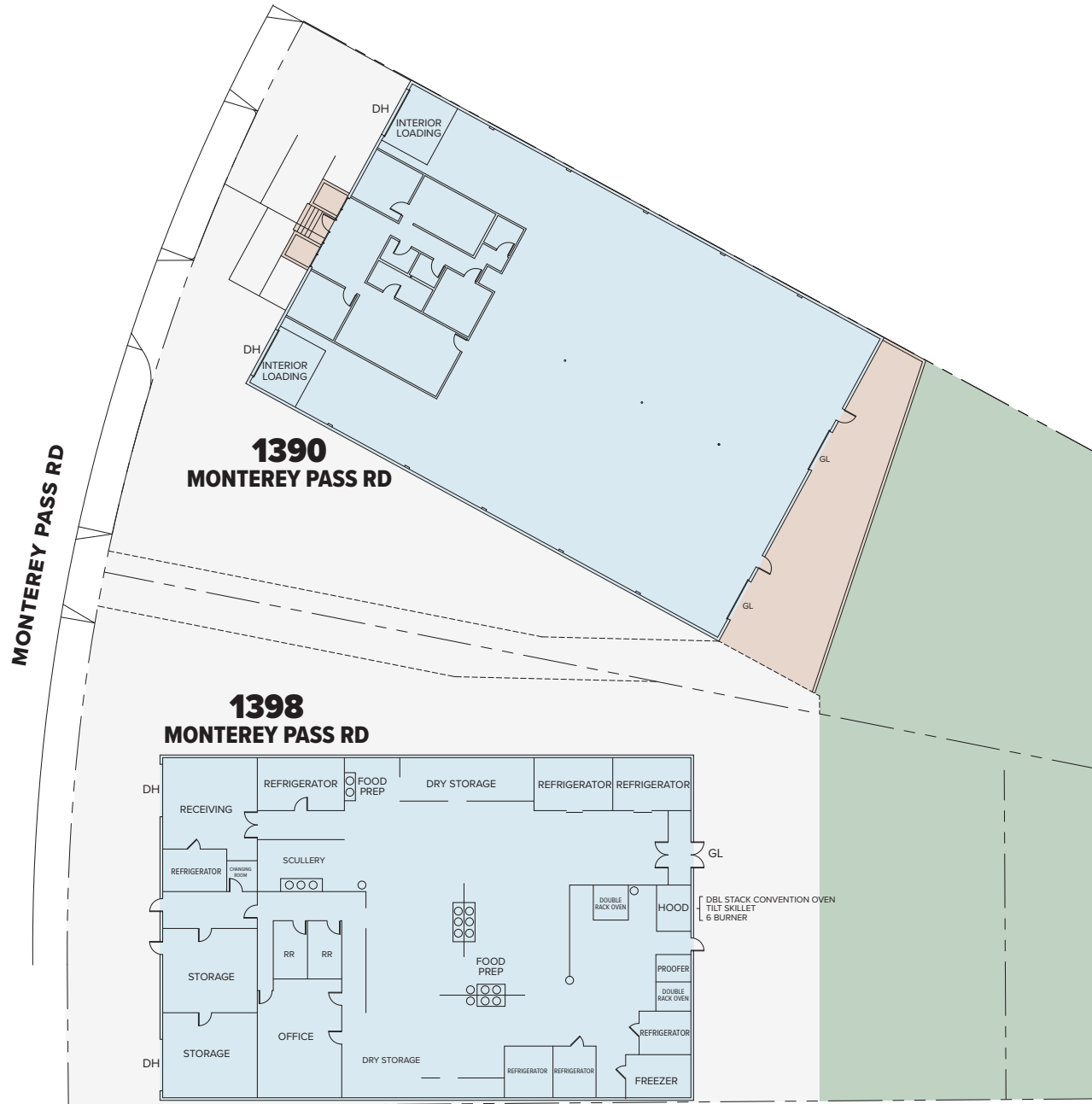
**1390 MONTEREY PASS RD**  
PROPERTY FEATURES

BUILDING AREA	±10,000 SF
LAND AREA	±22,750 SF
OFFICE AREA	±1,200 SF
NO OF STORIES	1
RESTROOMS	3
CLEARANCE	14.5' - 18'
APN	5252-004-074
LOADING	2 DH / 2 GL (10' x 10' / 10' x 12')
PARKING	17
ZONING	M-MP
YEAR BUILT	1960
POWER	(1) 300-amps & (1) 100-amps*
SPRINKLERS	No

**1398 MONTEREY PASS RD**  
PROPERTY FEATURES

BUILDING AREA	±9,920 SF (±350 SF Freezers / ±810 SF Refrigerators)
LAND AREA	±23,950 SF
OFFICE AREA	±1,500 SF
NO OF STORIES	1
RESTROOMS	2
CLEARANCE	12'
APN	5252-004-073
LOADING	1 DH / 1 GL (6' x 8')
PARKING	17
ZONING	M-MP
YEAR BUILT	1960
POWER	(2) 200-amps & (1) 100-amps*
SPRINKLERS	No

\*There are multiple power panels in each building. Subtenant is advised to consult with their electrician to determine if the existing electrical service is sufficient for their intended use.



**NOTE:** Drawing not to scale and is Estimated. All measurements and sizes are approximate and must be verified.

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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PROPERTY AERIAL



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PROPERTY AERIAL



DTLA

710

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PROPERTY AERIAL



5252 | 4  
SHEET 1  
SCALE 1" = 100'

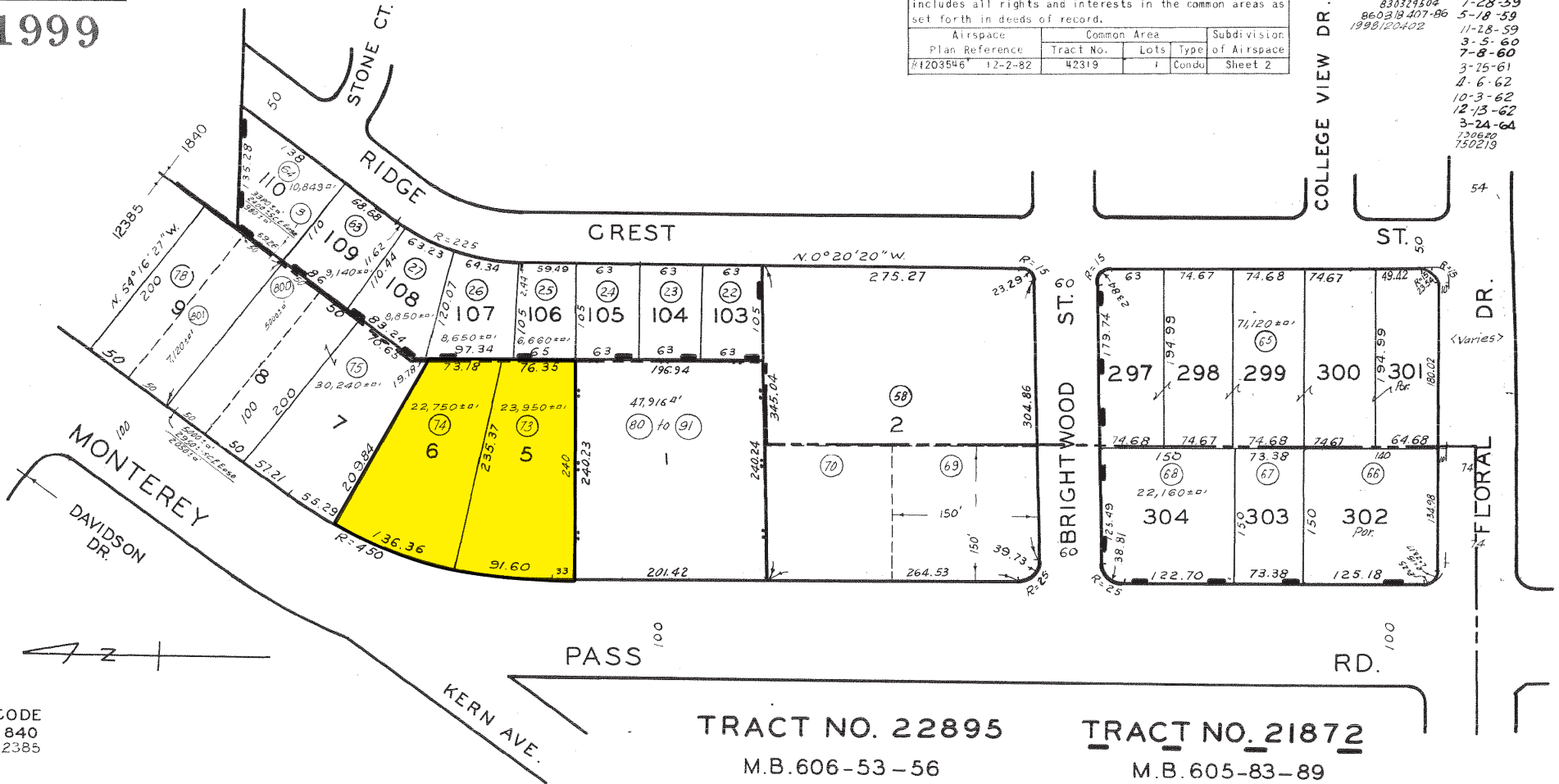
1999

Diagrammatic depicts approximate dimensions.

The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Airspace Plan Reference	Common Area		Subdivision of Airspace
	Tract No.	Lots Type	
#1203546	12-2-82	42319	Condu Sheet 2

- 660513
- 750224
- 750428
- 83019402
- 83037504
- 860319407-86
- 1998120402
- 12-7-56
- 1-22-57
- 12-12-57
- 1-28-59
- 5-18-59
- 11-28-59
- 3-5-60
- 7-8-60
- 3-25-61
- 4-6-62
- 10-3-62
- 12-13-62
- 3-24-64
- 730840
- 750219



CODE  
1840  
12385

TRACT NO. 22895  
M.B. 606-53-56  
CONDOMINIUM  
TRACT NO. 42319  
M. B. 1011 - 47-48

TRACT NO. 21872  
M.B. 605-83-89

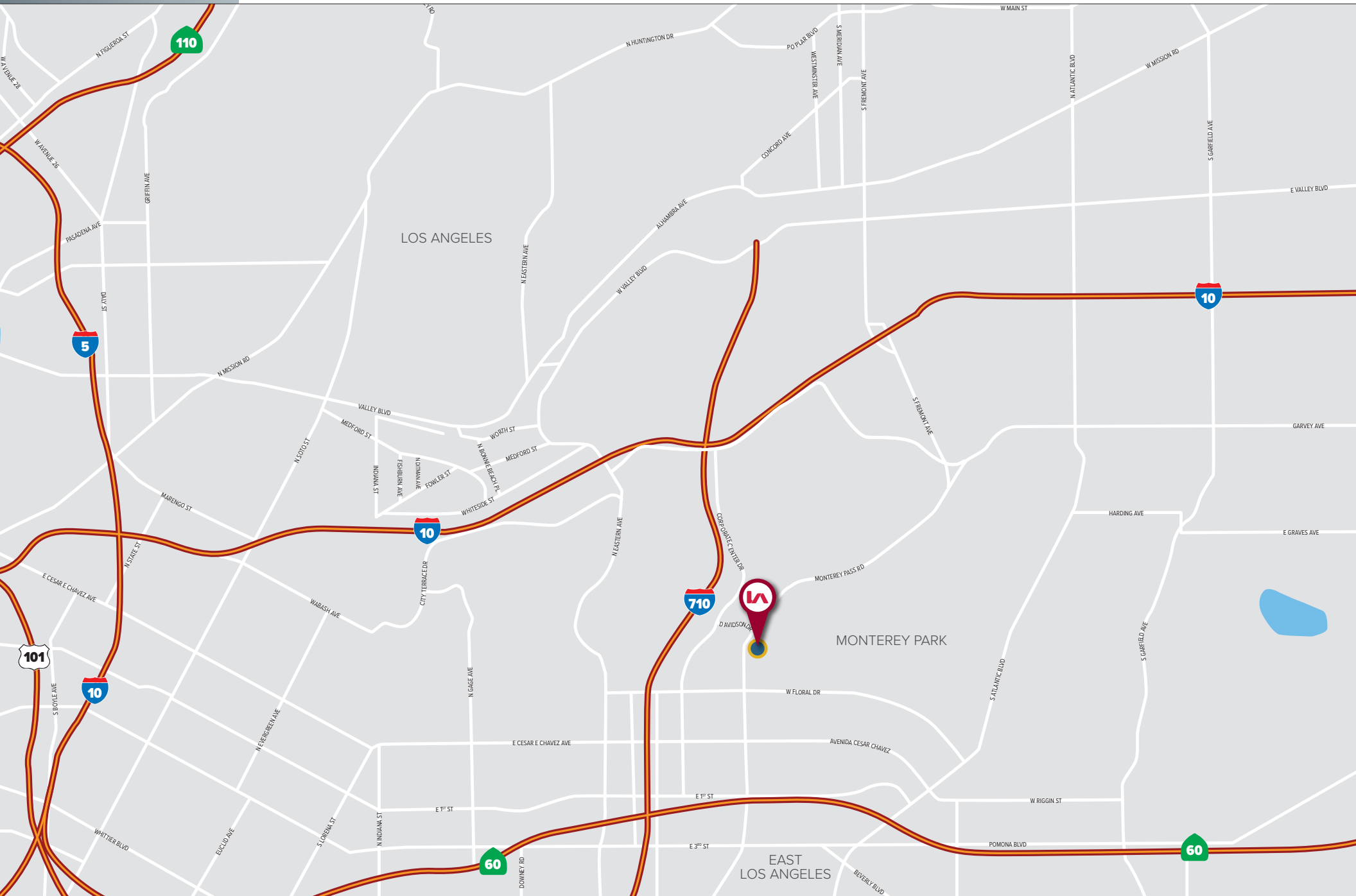
FOR PREV. ASSMT. SEE: 1280-1

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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LOCATION MAP



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VISIT US AT [LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)  
CORP ID 01125429



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FOR MORE INFORMATION, PLEASE CONTACT US

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**KEVIN CHING**

Vice President & Principal | LIC ID 01899995

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