

PRIME CORNER LOCATION RARE COMMERCIAL BUILDING FOR LEASE ON PROMINENT MISSION STREET IN DOWNTOWN SAN MARINO

2455 Mission Street San Marino, CA 91108



**+/- 1,199 SF
FOR LEASE
SECOND FLOOR**

AVAILABLE SF FOR LEASE: +/- 1,199 SQUARE FEET
LEASE RATE: \$2,500 / MONTH

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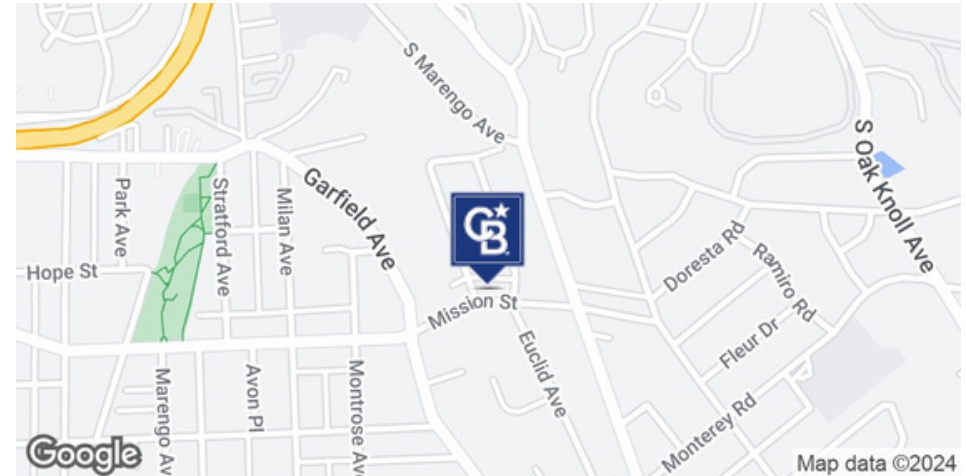


**COLDWELL BANKER
COMMERCIAL
REALTY**

LEASE

2455 Mission Street

San Marino, CA 91108



PROPERTY DESCRIPTION

Beautiful well located two story building in downtown San Marino on Northeast Corner of Las Flores Avenue and Mission Street.

This +/- 1,199 square feet of second floor walk up office space is immediately available for Lease, Tenant pays for utilities and interior maintenance.

OFFERING SUMMARY

Space Size:	+/- 1,199 SF - Second Floor
Lot Size:	+/- 6,139 SF
Rental Rate:	\$2,500 / Month or \$2.08 PSF / Month Office user pays utilities and interior maintenance

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,865	7,968
Total Population	1,169	4,720	19,645
Average HH Income	\$264,741	\$213,829	\$184,491

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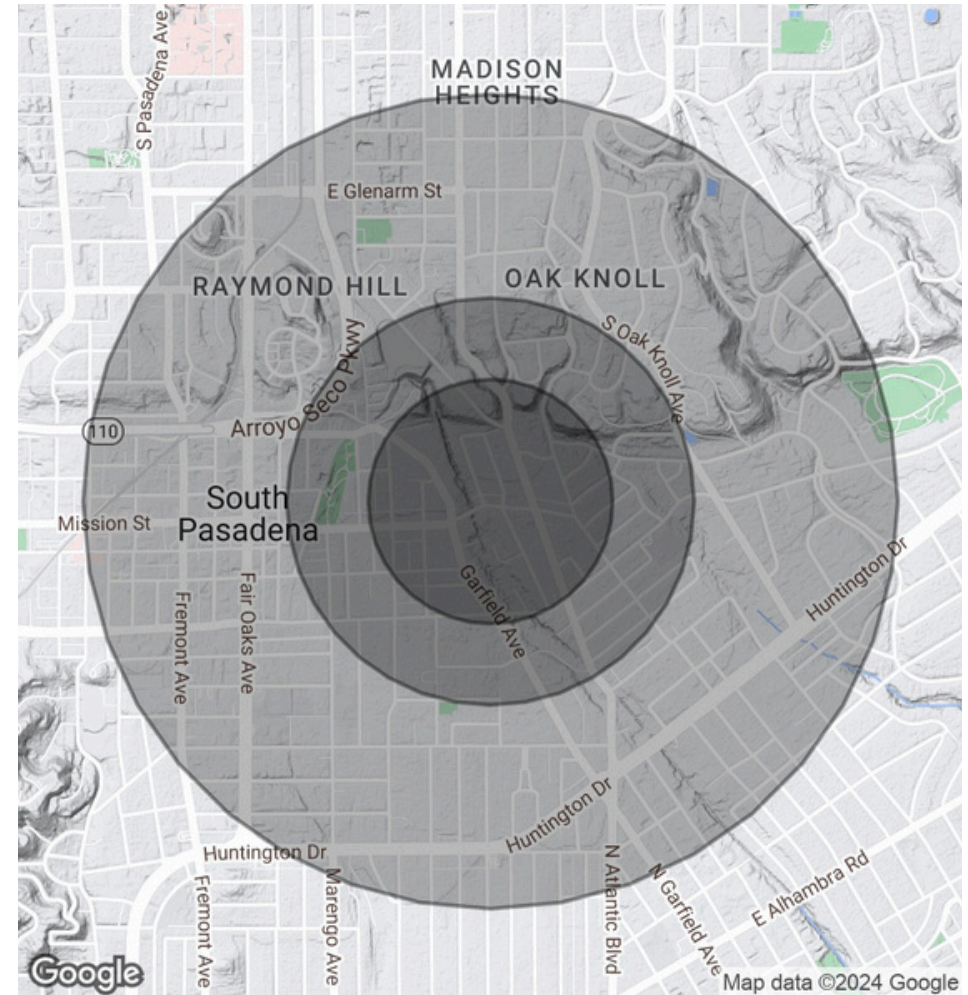
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,169	4,720	19,645
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,865	7,968
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$264,741	\$213,829	\$184,491
Average House Value	\$1,767,891	\$1,759,421	\$1,642,640

Demographics data derived from AlphaMap



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