

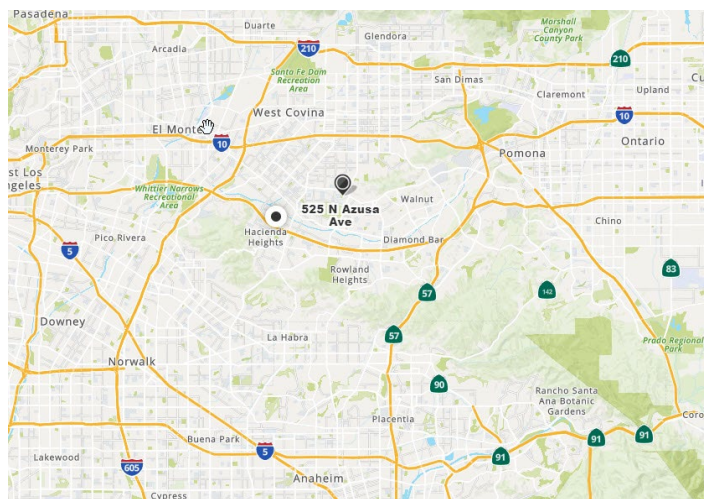
**AZUSA BUSINESS CENTER**  
RETAIL & OFFICE SPACES AVAILABLE FOR  
LEASE

**FOR LEASE**  
**515-525 N. Azusa Ave.**  
**La Puente, CA 91744**



**PROPERTY HIGHLIGHTS:**

- **\*\* MOVE-IN SPECIAL RATE for 1st - 4 months based on minimum 3 years lease term.**
- **AZUSA BUSINESS CENTER is a neighborhood retail and office development located in La Puente. Centralize location between cities of Rowland Heights and West Covina (Los Angeles County).**
- **Free Standing and Inline Office/Retail spaces available.**
- **Ample Free Parking Spaces.**
- **Convenient access to and located just North of the 60 Fwy, South of the 10 Fwy via Azusa Avenue exit.**
- **Traffic Volume on Azusa Ave.: approx. 81,156 cars per day (North and South)**



**For more information:**

**Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745**  
**Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626**  
**Email: Kevin.Lee@bhhscaprops.com**

**BERKSHIRE  
HATHAWAY** | CALIFORNIA  
PROPERTIES  
COMMERCIAL DIVISION



## AVAILABLE SPACE FOR OFFICE or RETAIL

Space #:

Size:

Rent Rate:

**#202** (2nd FL)

**496 SF.**

**\$1.00** PSF/Mo. + NNN

(Rent rate increase to \$1.65 per sf. on month 5)

**#212** (2nd FL)

**780 SF.**

**\$1.00** PSF/Mo. + NNN

(Rent rate increase to \$1.65 per sf. on month 5)

**\*\* MOVE-IN SPECIAL AVAILABLE. CALL FOR DETAILS \*\***

NNN's = \$0.45/SF/Mo as of 1/1/2025



**For more information:**

**Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745**  
**Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626**  
**Email: [Kevin.Lee@bhhscaprops.com](mailto:Kevin.Lee@bhhscaprops.com)**