

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

**2455 Mission Street San Marino, CA 91108**



**AVAILABLE SF FOR LEASE:** +/- 1,199 SQUARE FEET  
**LEASE RATE:** \$2,000 / MONTH

**Bill Ukropina**  
626 844 2200  
Bill.Ukropina@cbcncrt.com  
CalDRE #00820557

**Robert Ip**  
626 394 2527  
Robert.Ip@cbcncrt.com  
CalDRE #01876261

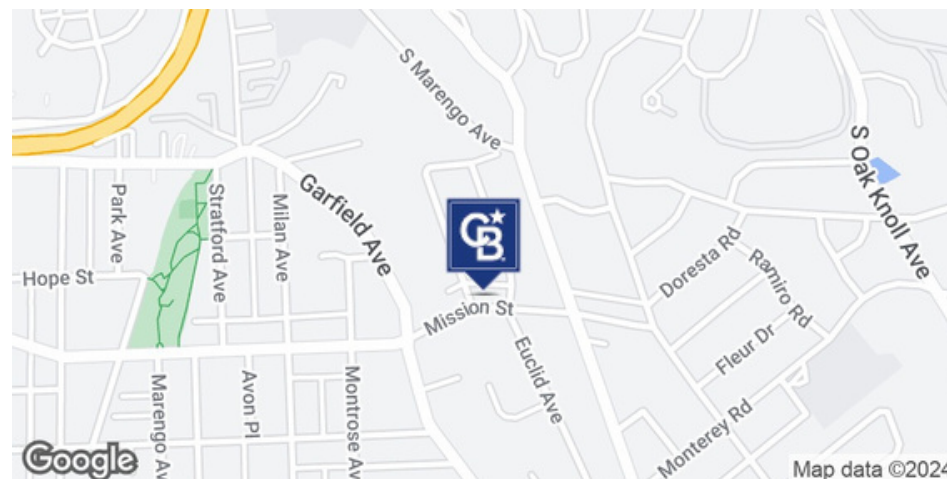


**COLDWELL BANKER  
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# LEASE

**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:** \$2,000 / Month or \$1.67 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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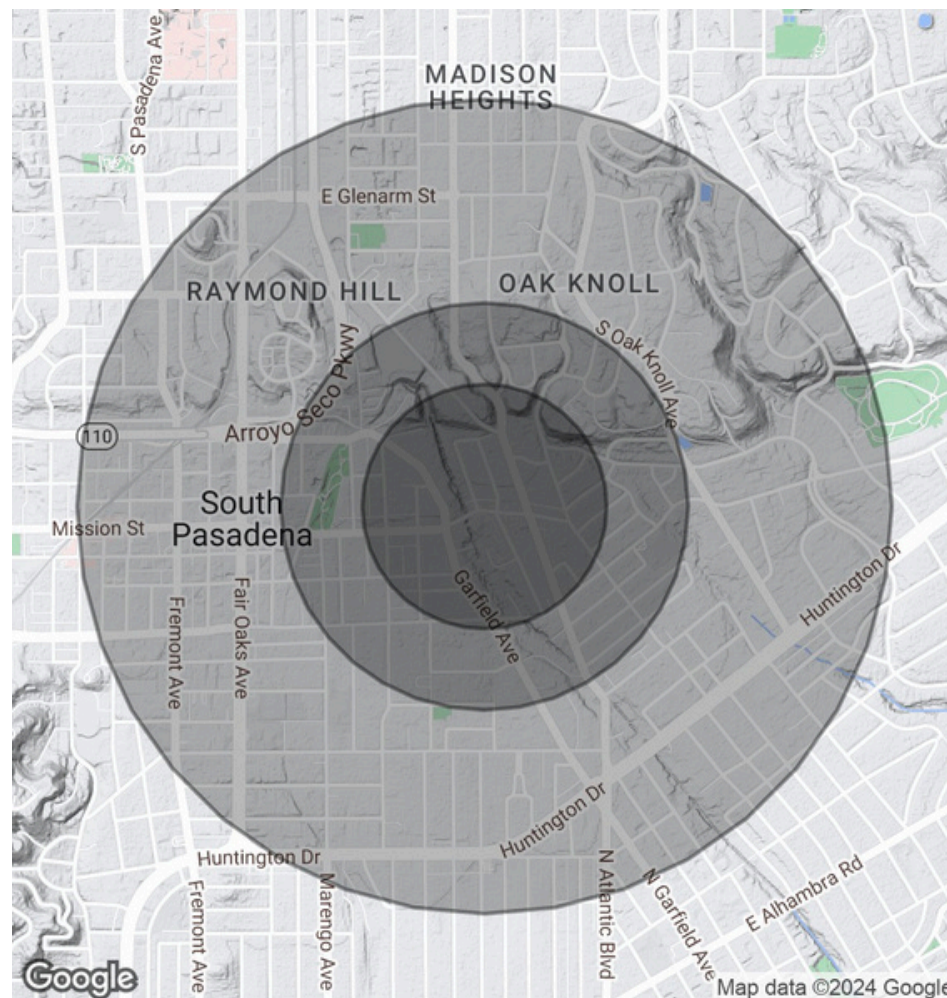
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,169	4,720	19,645
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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