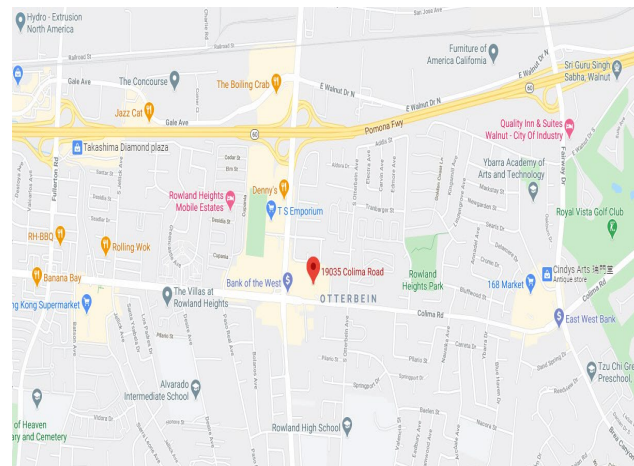




PROPERTY HIGHLIGHTS:

- ***COLIMA CENTER is a neighborhood retail and office development located in Rowland Heights. Signalized Intersection. Northeast corner of Nogales Street and Colima Road (Los Angeles County).***
- ***Anchored by BANK OF WEST (adjacent to 99 Cents Store), KW CAFÉ and many other Popular Restaurants.***
- ***Ample Free Parking Spaces.***
- ***Easy access to Freeway 60.***
- ***Traffic Count: approx. 74,952 cars per day (Northeast corner of Nogales Street / Colima Road)***



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: KevinLee@kmpmgroup.com

AVAILABLE SPACE FOR OFFICE or RETAIL

Space #:	Size:	Rent Rate:
<u>1610 NOGALES</u> (Inline Unit) (Retail or Office Use)	<u>2,400 SF.</u>	<u>\$2.50 PSF/Mo. + NNN</u>
<u>19097 COLIMA</u> (2 nd Floor) (Retail or Office Use)	<u>900 SF.</u>	<u>\$2.00 PSF/Mo. + NNN</u>
<u>19089 COLIMA</u> (2 nd Floor) (Retail or Office Use)	<u>750 SF.</u>	<u>\$1.72 PSF/Mo. + NNN</u>

**** SUBLEASE UNTIL MAY 31, 2028**

NNN's = \$0.61/SF as of 1/1/2026

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COLIMA CENTER
RETAIL & OFFICE SPACES AVAILABLE FOR
LEASE

FOR LEASE
19031-19099 COLIMA ROAD
ROWLAND HEIGHTS, CA 91748



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