

# 160 S. 7TH AVE

LA PUENTE, CA

Standalone Medical/Office Building - 17,135 SF on 1.3 Acres

**FOR LEASE OR SALE**

17,135 SF



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# Executive Summary

Colliers and SRS are pleased to present a premier leasing and sale opportunity at 160 7th Ave., La Puente - a standalone, single tenant building totaling 17,135 SF on a 1.3 acre parcel. The property offers a turnkey outpatient behavioral health build out with a highly efficient floor plan (private offices/exam rooms, group/conference rooms, reception/waiting areas, multi stall and single stall restrooms), abundant on site parking (4.5/1,000 SF, gated/secured), and strong frontage on 7th Ave. with excellent visibility and signage potential.

Ideal for medical office, behavioral health, or general office users, the building is available for immediate occupancy and can be leased or purchased. As a single tenant/owner user opportunity, the asset provides full control over hours, access, security, signage, and operations with no shared common areas or multi tenant restrictions. The efficient existing build out minimizes tenant improvement time and cost, while TI allowances can be structured to support user-specific fit outs. Strategically located with direct access to I 10, I 605 and SR 60 and close to pharmacies, retail, and transit, 160 7th Ave. delivers a rare combination of location, functionality, and flexibility for users seeking an immediately occupiable medical or professional office facility. Contact Colliers and/or SRS for more information.



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## PROPERTY OVERVIEW

- + Property Address: 160 S. 7th Avenue, La Puente California 91746
- + Rentable Area: 17,135 SF +/-
- + Stories: 1
- + Site Area: 1.29 AC  
56,188 SF
- + Parking: 77 spaces +/- (single stall)
- + APN: 8208-005-029



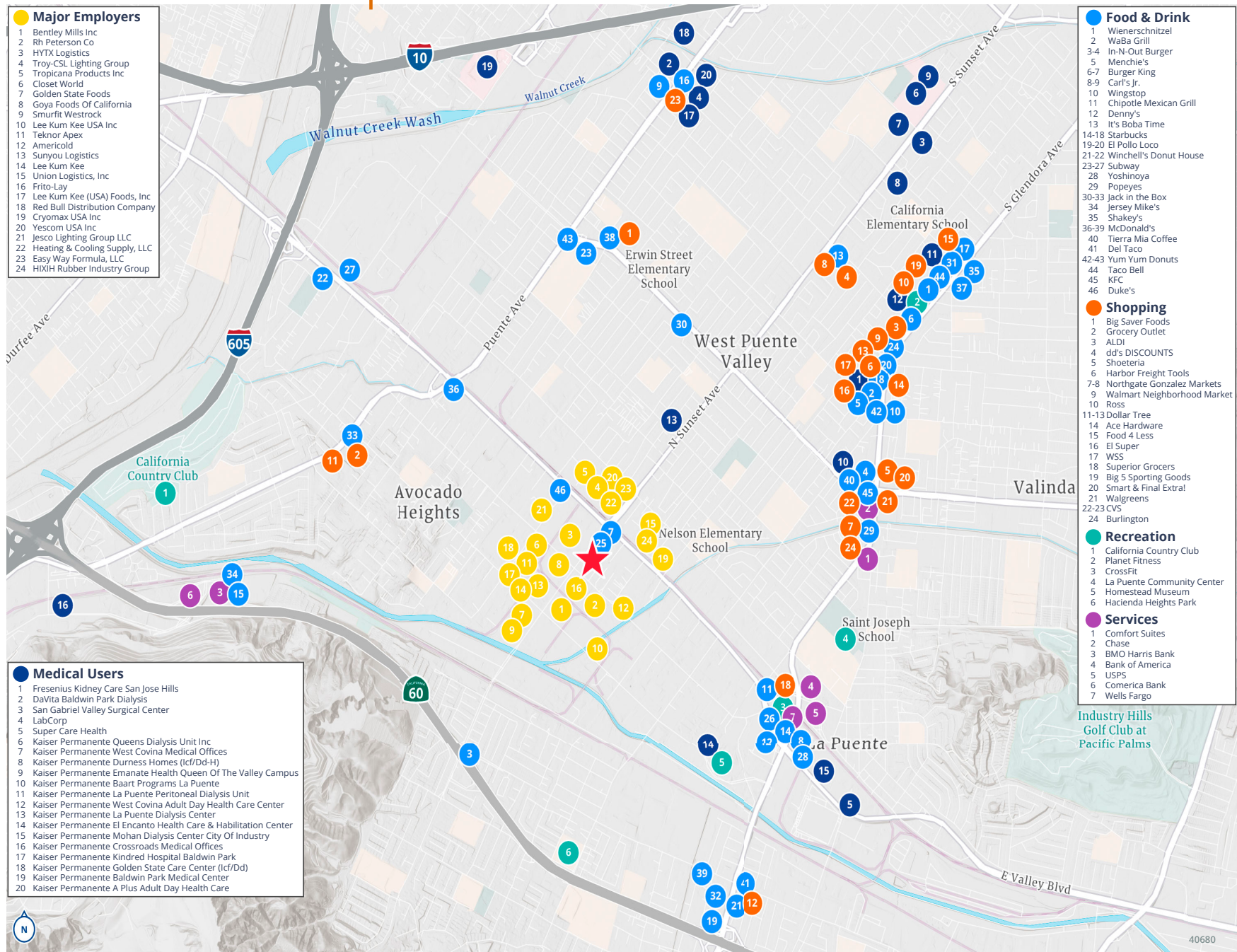
## OPPORTUNITY HIGHLIGHTS

- + Full control of building environment, access, security, signage, and hours of operation (no multi tenant restrictions)
- + Highly efficient floor plan (see Page 5)
- + Significant on site parking: 4.5 stalls per 1,000 SF (free), gated and secured lot with easy ingress/egress
- + Building systems in good condition (HVAC, electrical, plumbing) ideal for immediate occupancy
- + Strong visibility and curb appeal from 7th Ave.
- + Signage opportunities available
- + Convenient access to major freeways: I 10, I 605 and SR 60

# Floor Plan



# Amenities Map



# 160 7TH AVENUE

LA PUENTE, CA 91746

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