

RUBY PLAZA
RETAIL & OFFICE SPACES AVAILABLE FOR
LEASE

FOR LEASE
1788 SIERRA LEONE AVE.
ROWLAND HEIGHTS, CA 91748



PROPERTY HIGHLIGHTS:

- **** MOVE-IN SPECIAL!!! CALL FOR DETAILS.**
- **RUBY PLAZA is a neighborhood 2-Story Retail & Office building. Centrally located in City of Rowland Heights (Los Angeles County).**
- **Walking distance to HK2 Market and Shopping Center.**
- **End cap Retail spaces available: 690 SF. - 2,133 SF.**
- **Zoning: C3**
- **Ample Free Parking Spaces.**
- **Easy access to Freeway 60.**
- **Traffic Count: Colima Rd. and Jellick Ave. – 39,500 cars per day**

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@bhhsccaprops.com

**BERKSHIRE
HATHAWAY** | CALIFORNIA
PROPERTIES
COMMERCIAL DIVISION



AVAILABLE SPACE FOR RETAIL or OFFICE,

Space #:	Size:	Rent Rate:
<u>#211 – 2nd floor</u>**	<u>2,133 SF.</u>	<u>\$1.00 PSF/Mo. + NNN</u>
(Rent rate increase to \$1.75 per sf. on month 7)		
<u>#202/203 – 2nd floor</u>	<u>1,380 SF.</u>	<u>\$1.00 PSF/Mo. + NNN</u>
(Rent rate increase to \$1.75 per sf. on month 7)		

NNN's = \$0.50/SF as of 1/1/2024

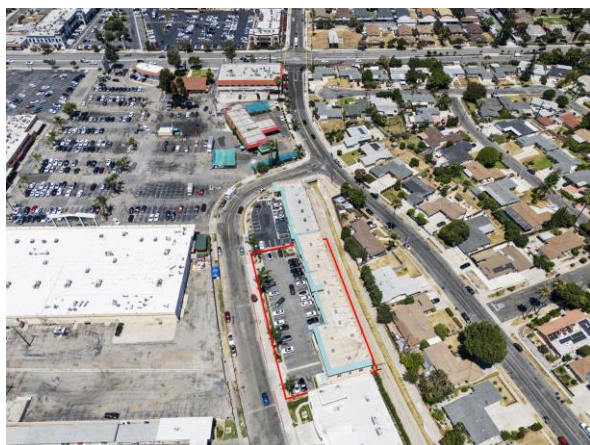
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