



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



STREET RETAIL SPACE IN AUTOMOTIVE BUSINESS PARK

13900-13902 E Valley Blvd., La Puente, CA 91745



CALEB MORRISON
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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
LA PUENTE, CA

EXCLUSIVELY LISTED BY

CALEB MORRISON

ASSOCIATE

(818) 697-9364 | caleb@illicre.com

DRE#02168133

TODD NATHANSON

PRESIDENT

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DRE#00923779



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

13900-13902 E Valley Blvd., La Puente, CA 91745



APPROX. 1,381 - 2,762 SF





AVAILABLE IN INDUSTRIAL / AUTOMOTIVE BUSINESS PARK

- ✓ Pylon signage available
- ✓ Potentially divisible
- ✓ Frontage on Valley Blvd

AREA AMENITIES

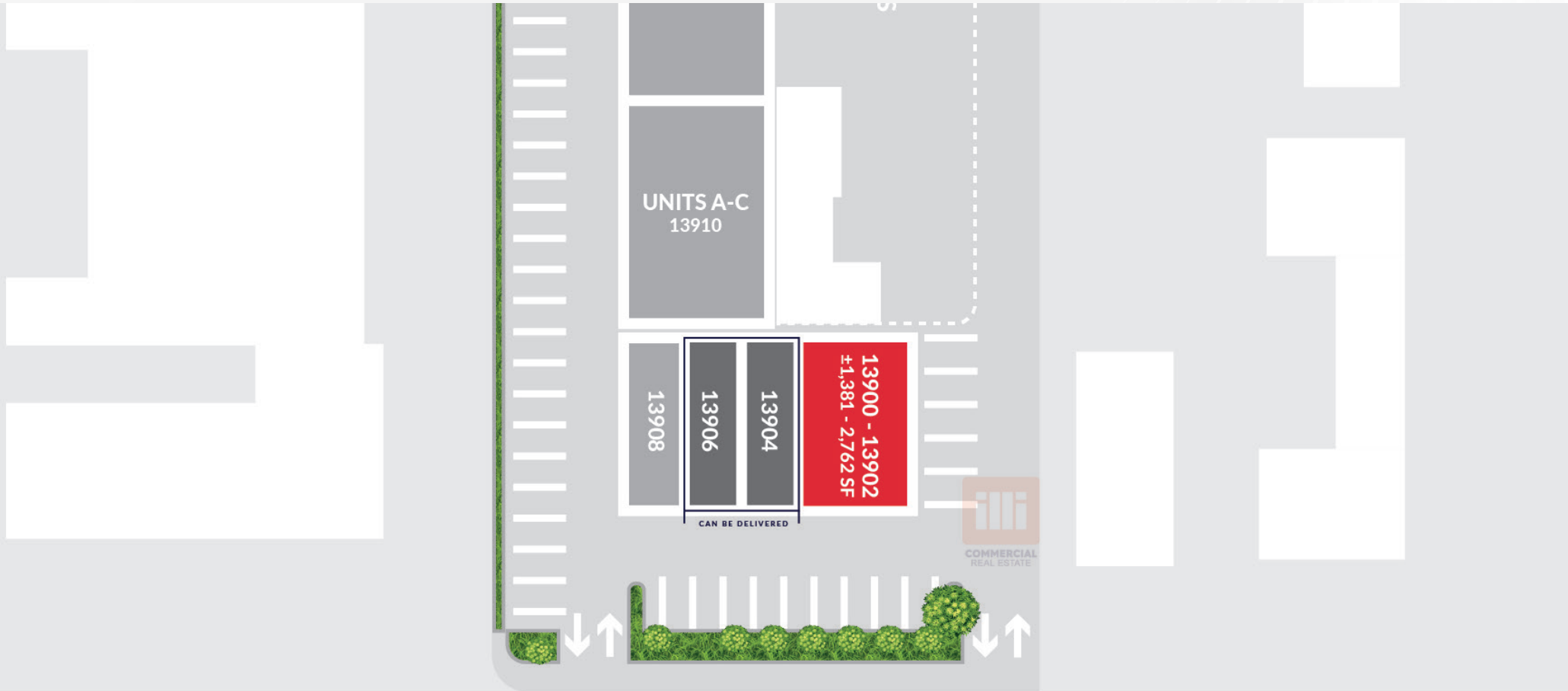
- ✓ Located within industrial/automotive business park
- ✓ Neighboring tenants include McDonald's, Public Storage, Burger King, AutoZone, Mariscos Martin, Tacos Gavilan, Winchell's Donut House, Circle K, Subway, and more
- ✓ Close proximity to the 10, 60 and 605 Freeway



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,172	189,203	456,152
 Avg. HH Income	\$89,453	\$88,905	\$94,776
 Daytime Pop	16,463	168,656	409,954
 Traffic Count	± 39,580 CPD ON VALLEY BLVD		

SITE PLAN

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± 39,580 CPD | VALLEY BLVD

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE





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