



PROPERTY HIGHLIGHTS:

- **FORTRESS PLAZA is a 17 units neighborhood Restaurant and Retail development located in Rosemead. Approx. 17,745 Rental SF and 42,538 SF of Lot Size. ** 750 SF of Outdoor Patio Seating Area.**
- **C-3 Zoning. **** ALL UNITS CAN BE CONVERTED TO RESTAURANT USE!!! SEE THE LINK BELOW FOR VARIETY TYPES OF BUSINESS ARE PERMITTED TO USE:****

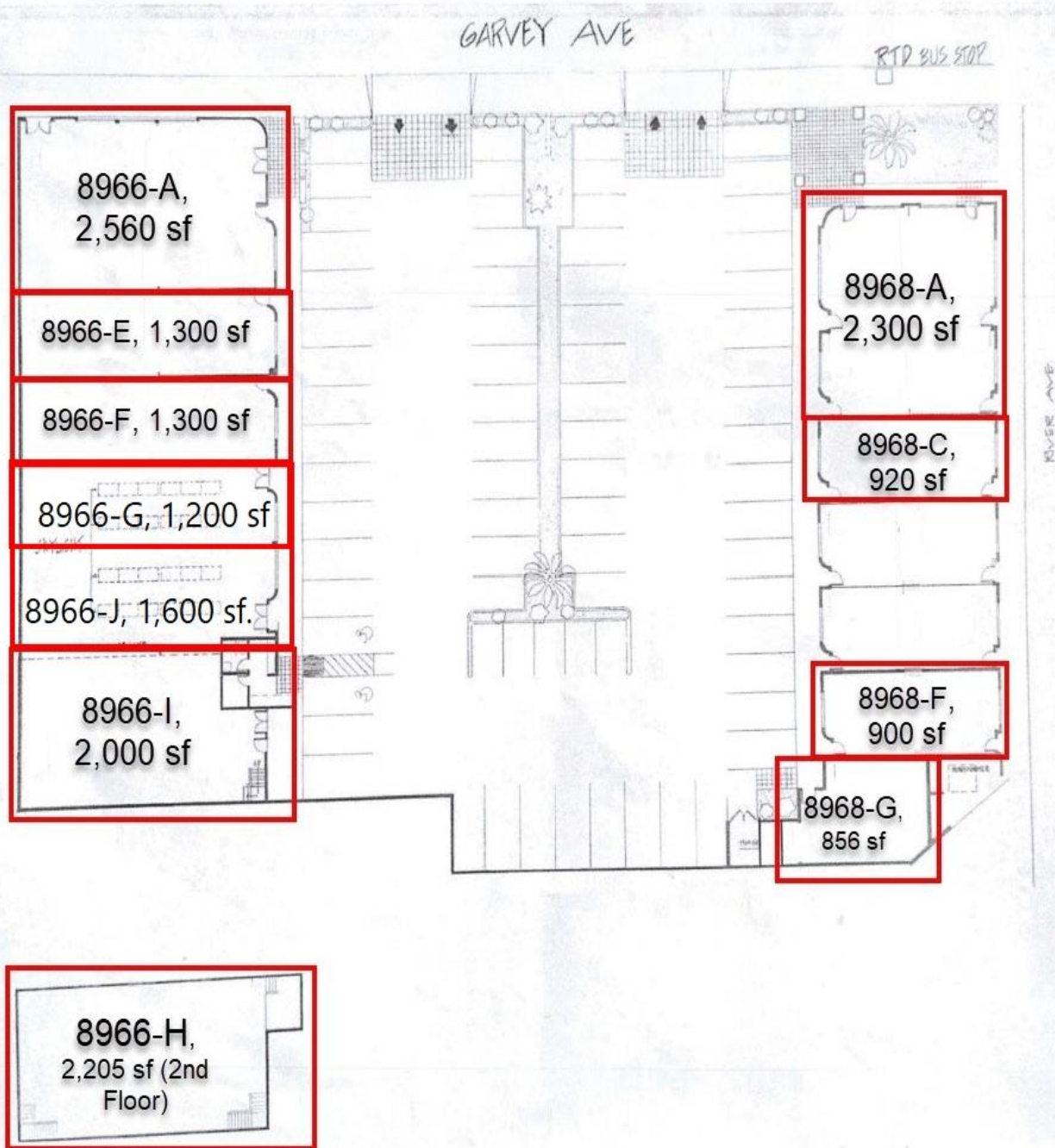
https://library.municode.com/ca/rosemead/codes/code_of_ordinances?nodeId=C_D_ORD_TIT17ZO_ART2ZODIALLAUSZOECS_CH17.16COZODI_17.16.020CODIL_AUSPERE

- **BRAND NEW CONSTRUCTION WITH NEW MODERN EXTERIOR DESIGN AND PARKING LOT (72 Parking Stalls). Estimate to complete in July, 2024.**
- **Available unit sizes between 856 SF to ****5,160 SF (**option to combine multiple units)****
- **Signalized Intersection. Southwest corner of Garvey Ave. and Rosemead Pl. (Los Angeles County).**
- **Ample Free Parking Spaces. Easy access to Freeway 10 and 60.**
- **Traffic Count: approx. 23,465 cars per day (Corner of Garvey Ave./ Rosemead Pl.)**

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@bhhsprop.com

SITE PLAN with Unit Numbers and Square Footage:



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AVAILABLE SPACE FOR RETAIL / OFFICE

Space #:	Size:	Rent Rate:
<u>8968-G (End Unit)</u>	<u>856 SF.</u>	<u>\$2.75 PSF/Mo. + NNN</u>
<u>8966-I (End Unit)</u>	<u>2,000 SF.</u>	<u>\$2.65 PSF/Mo. + NNN</u>
<u>8966-H (2nd Floor Unit)</u>	<u>2,205 SF.</u>	<u>\$2.20 PSF/Mo. + NNN</u>

NNN's = \$0.68 per sf. as of 2/1/2024

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FORTRESS PLAZA
RESTAURANT & RETAIL SPACES AVAILABLE
FOR LEASE

FOR LEASE
8966-8968 GARVEY AVE.
ROSEMEAD, CA 91770



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