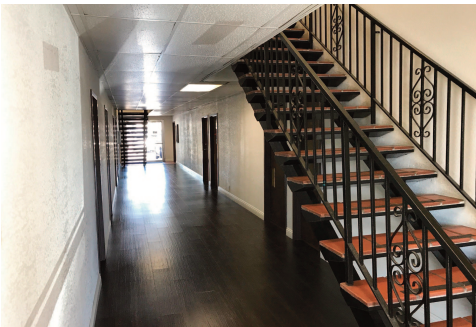


FOR LEASE

Mixed Use - OFFICE and RETAIL Spaces

640 S. Sunset Ave., Suite #101, #109, #203, #204, #207 - 1317 W. West Covina Parkway, Suite C and E



Available Space(s):

640 S. Sunset Ave. - Suite 101

Office Space - 1 st Floor

Sqft. Approx: 402 - \$ 1.65 per sqft. - Monthly base rent: \$ 663.30

640 S. Sunset Ave. - Suite 109

Office Space - 1 st Floor

Sqft. Approx: 986 - \$ 1.65 per sqft. - Monthly base rent: \$ 1,626.90

640 S. Sunset Ave. - Suite 203

Office Space - 2 nd Floor

Sqft. Approx: 336 - \$ 1.60 per sqft. - Monthly base rent: \$ 538.00

640 S. Sunset Ave. - Suite 204

Office Space - 2 nd Floor

Sqft. Approx: 346 - \$ 1.60 per sqft. - Monthly base rent: \$ 554.00

640 S. Sunset Ave. - Suite 207

Office Space - 2 nd Floor

Sqft. Approx: 376 - \$ 1.60 per sqft. - Monthly base rent: \$ 602.00

Modified monthly CAM additional.

Call to schedule a viewing.

1317 W. West Covina Parkway - Suite C

Office Space - 2 nd Floor

Sqft. Approx: 281 - \$ 1.60 per sqft. - Monthly base rent: \$ 450.00

1317 W. West Covina Parkway - Suite E

Office Space - 2 nd Floor

Sqft. Approx: 284 - \$ 1.60 per sqft. - Monthly base rent: \$ 455.00

Vince A. Castelluccio

DRE #01801784

v.castelluccio@sunbeltnetwork.com

Cell: 951.907.6320

Office: 951.678.5671

P.O. Box 4097

Riverside, CA 92514



SUNBELT®
BUSINESS
BROKERS

An Atchison Advisory, Inc. dba

Sunbelt makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Copyrighted property of Sunbelt. 2025
All rights reserved.