



548 WORKMAN MILL ROAD
LA PUENTE, CA 91746

Ramzy Prado

714.273.4924

rprado@naicapital.com

CA DRE #01984005

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TABLE OF CONTENTS

Executive Summary	3
Property Details	4
Location Map	5
Property Location - Indigo Plateau	6

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



EXECUTIVE SUMMARY

Property Overview

548 Workman Mill Road is a 1,000-square-foot retail unit offering exceptional visibility and functionality, making it an ideal home for boutique retailers, service-based businesses, or specialty shops. Featuring an open-concept layout that can be easily customized, the space includes large storefront windows that flood the interior with natural light and provide excellent signage opportunities. Situated in a high-traffic area with strong neighboring businesses, the unit benefits from steady foot traffic and convenient access for customers. Well-maintained and move-in ready, this retail space presents a rare opportunity to establish your brand in a desirable and growing commercial corridor.

Property Highlights

- 1,000 SF Space Perfect For Many Uses
- Large Center With Plenty Of Parking
- Highly Desirable Retail Area
- Only Vacancy In the Center

PROPERTY DETAILS

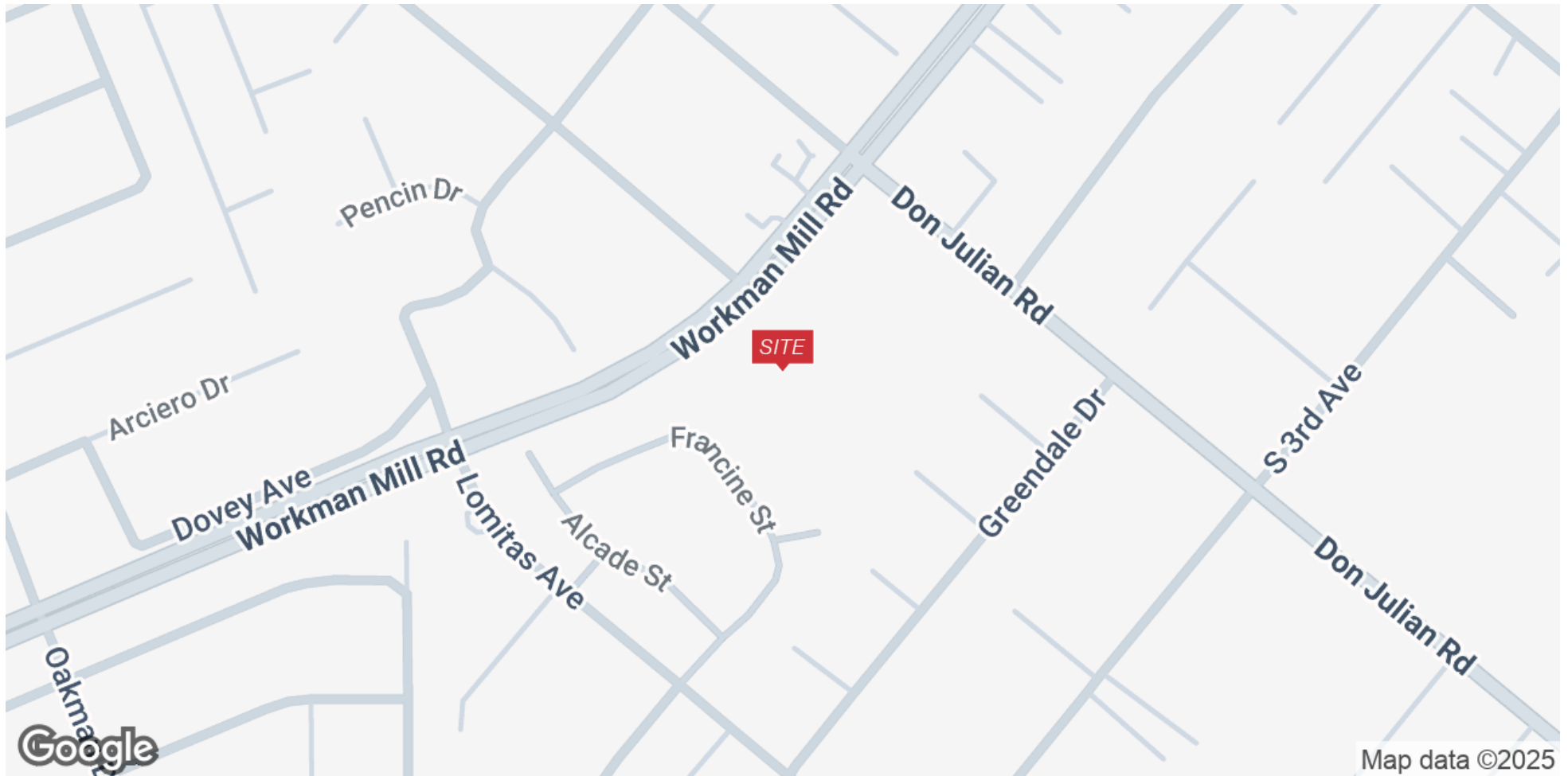
Address: 548 Workman Mill Road

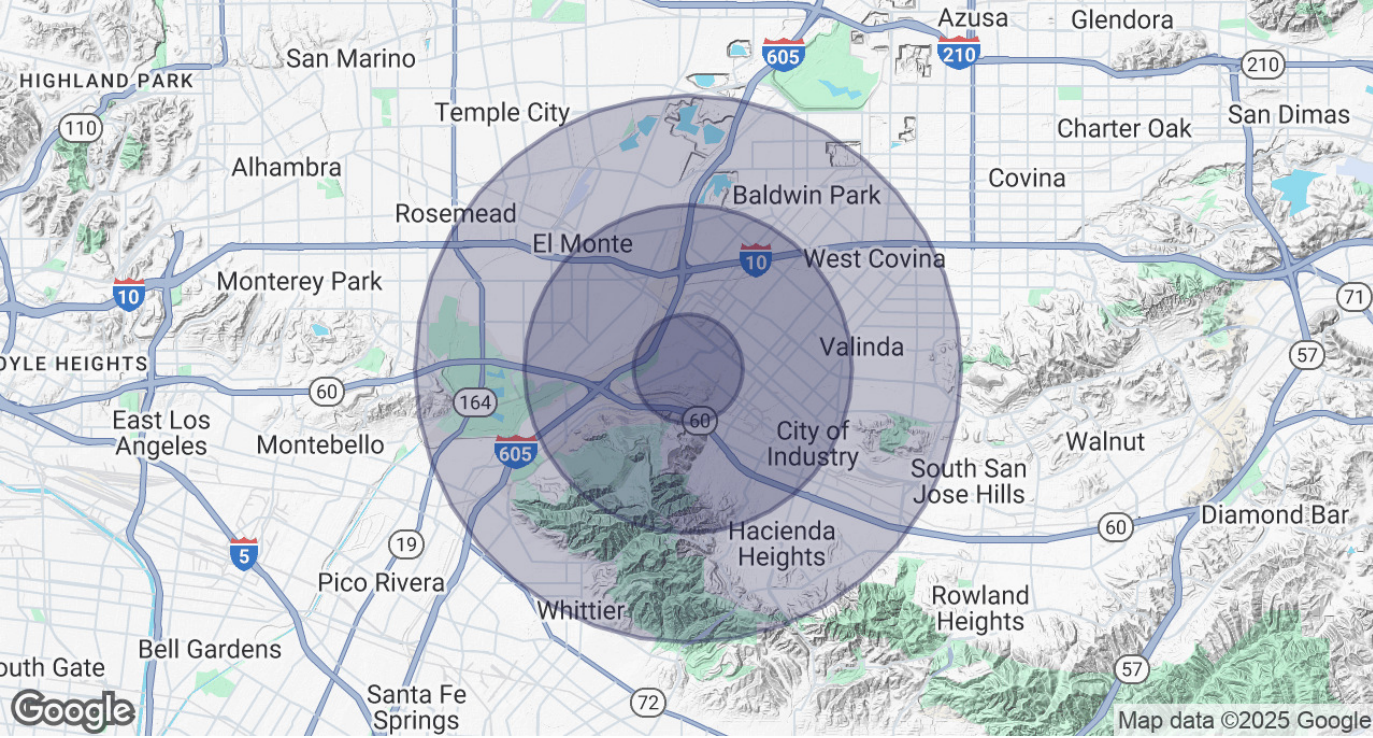
Lease Rate: \$1.80 SF/month +.40 (NNN)

Available SF: 1,000 SF








LOCATION MAP





PROPERTY
LOCATION -
INDIGO
PLATEAU

	Demographics	1 Mile	3 Miles	5 Miles
	Population	14,390	166,259	465,301
	Total Households	3,758	42,754	128,563
	Average HH Income	\$123,799	\$101,790	\$107,428
	Total Businesses	Text	Text	Text
	Total Employees	Text	Text	Text