

Offices/Retail Available for Lease Near 605 Freeway

13032-13056 E. Valley Blvd., La Puente, CA 91746



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PROPERTY FEATURES

- Signage available
- Exterior lighting / roof recently remodeled
- Abundant parking available in the front and the back of the property
- Cannabis or cannabis-related operations are not permitted uses for the available spaces
- Lease rate does not include utilities, property expenses or building services

AREA AMENITIES

- Dense population demographic in the area
- High foot traffic
- Anchored by local favorite “Taco Nazo”
- Conveniently located near 605 Freeway
- ±50,000 traffic count

DEMOS	1 mile	3 mile	5 mile
Population	16,122	218,823	489,657
Avg. HH Income	\$86,601	\$79,061	\$91,050
Daytime Pop.	12,728	173,300	393,271
Traffic Count	±50,684 cars per day		



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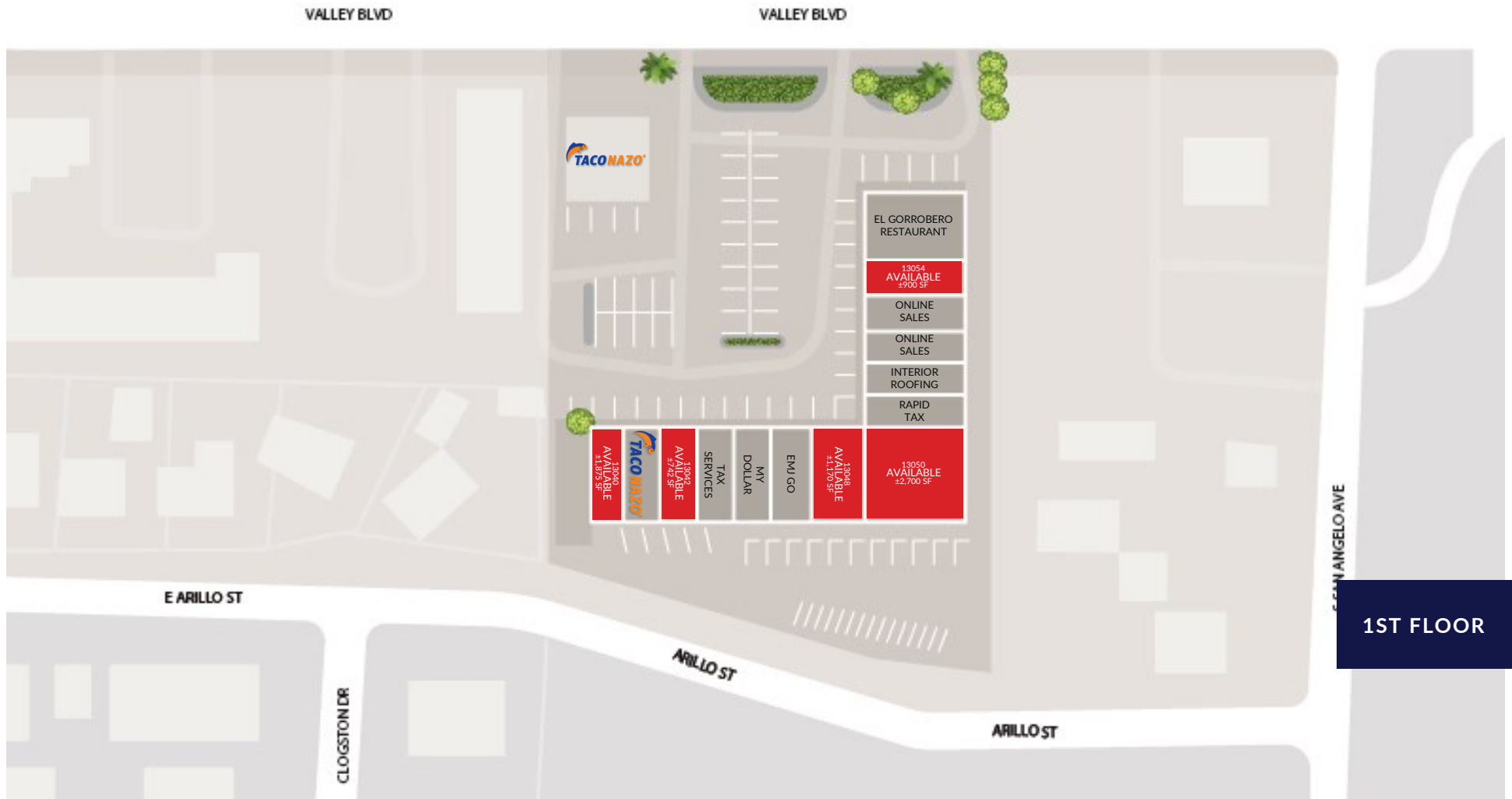


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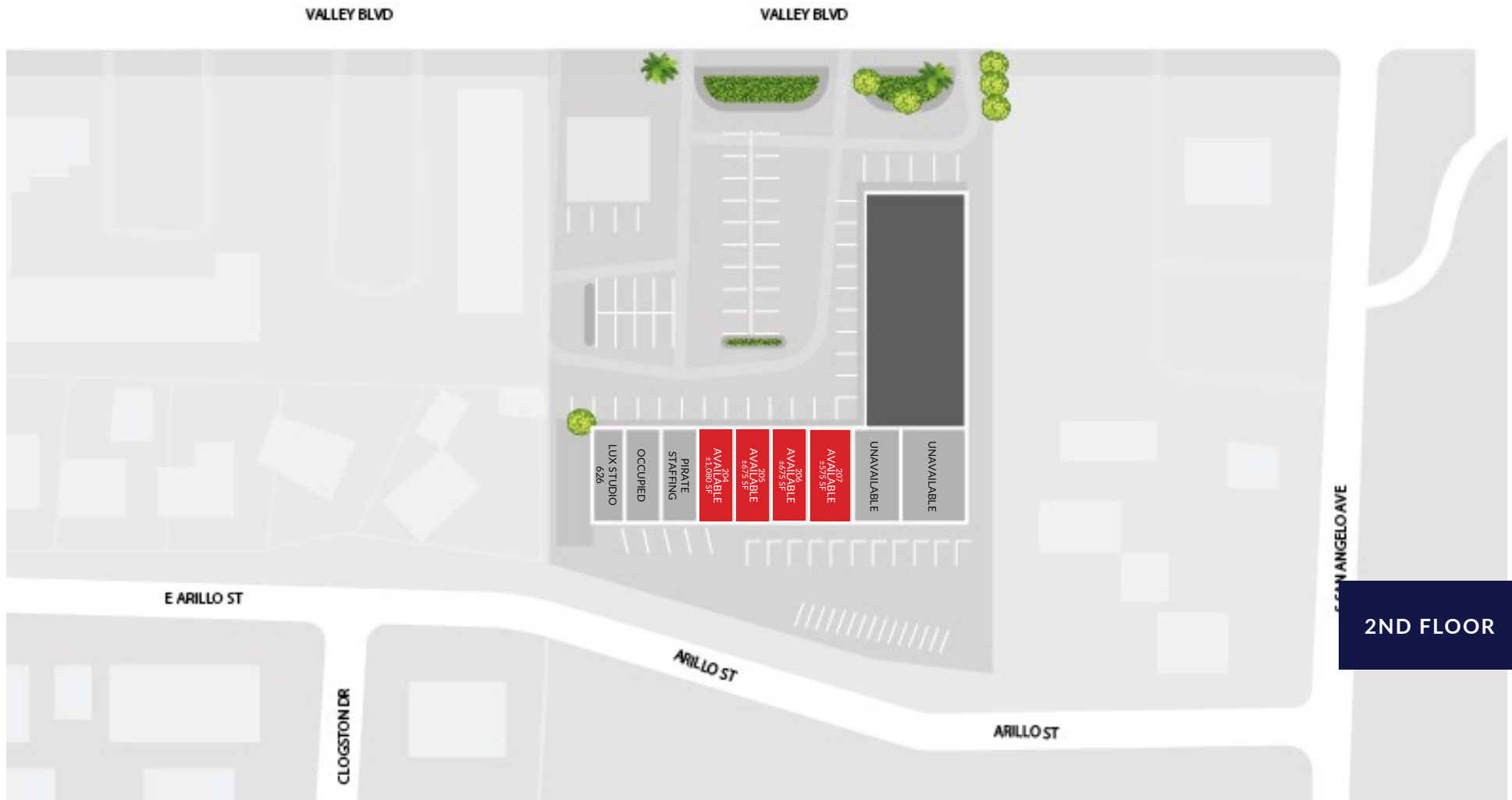
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