

AVAILABLE



BALDWIN PARK FLEX SPACE FOR LEASE

13916 Ramona Blvd., Baldwin Park, CA 91706



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PROPERTY FEATURES

13916 Ramona Blvd., Baldwin Park, CA 91706







APPROX. 3,539 SF

RETAIL SPACE AVAILABLE

- ✓ Unit in shell condition
- ✓ Excellent versatility and customization options
- ✓ Ideal for a wide range of uses
- ✓ First floor ceiling heights: approx 11ft
- ✓ Dedicated parking lot (24 spaces)
- ✓ Gated parking is also available

AREA AMENITIES

- ✓ Center is adjacent to a dense residential community
- ✓ Adjacent to Vallarta Supermarket
- ✓ Strong demographics

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	36,365	183,578	512,821
 Avg. HH Income	\$89,808	\$97,585	\$99,387
 Daytime Pop	33,895	167,503	473,647
 Traffic Count	± 22,999 CPD ON RAMONA BLVD		

FLEX SPACE
BALDWIN PARK, CA

INTERIOR PHOTOS

13916 Ramona Blvd., Baldwin Park, CA 91706



FLEX SPACE
BALDWIN PARK, CA

SITE PLAN

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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.



AERIAL MAP



COMMERCIAL
REAL ESTATE

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