



# 11840 ARTESIA BLVD

ARTESIA • CA 90701

**±8,460 SF COMMERCIAL BUILDING**

**ON ±26,925 SF OF LAND**

**\*DIVISIBLE: ±5,404 SF & ±3,056 SF**

## PROPERTY HIGHLIGHTS

- ±8,460 SF Commercial Building For Lease
- Divisible Down to: ±5,404 SF & ±3,056 SF Units
- Total Land SF - ±26,925 SF (Zoned "CG")
- 34 Car Parking (4 Car Parking / 1,000 SF)  
(Call Broker Regarding Additional Parking)
- Prime Frontage - ±170' on Artesia Blvd w/ Pylon Signage
- Excellent Location - 1 Property East from Pioneer Blvd
- Immediate 605 FWY & 91 FWY Access (<1 Mile)
- Immediate Occupancy Possible - Contact Broker
- 11836 Artesia Also Available (±31,466 SF of Additional Land)
- Lessee to Verify if Use is Permitted Prior to Lease Execution

**LEASE RATE**

**\$19,000/Mo Gross**  
(\$2.24 PSF)

FOR MORE INFORMATION, PLEASE CONTACT



**MATTISON BEHR**

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**RON S. YOUNG**

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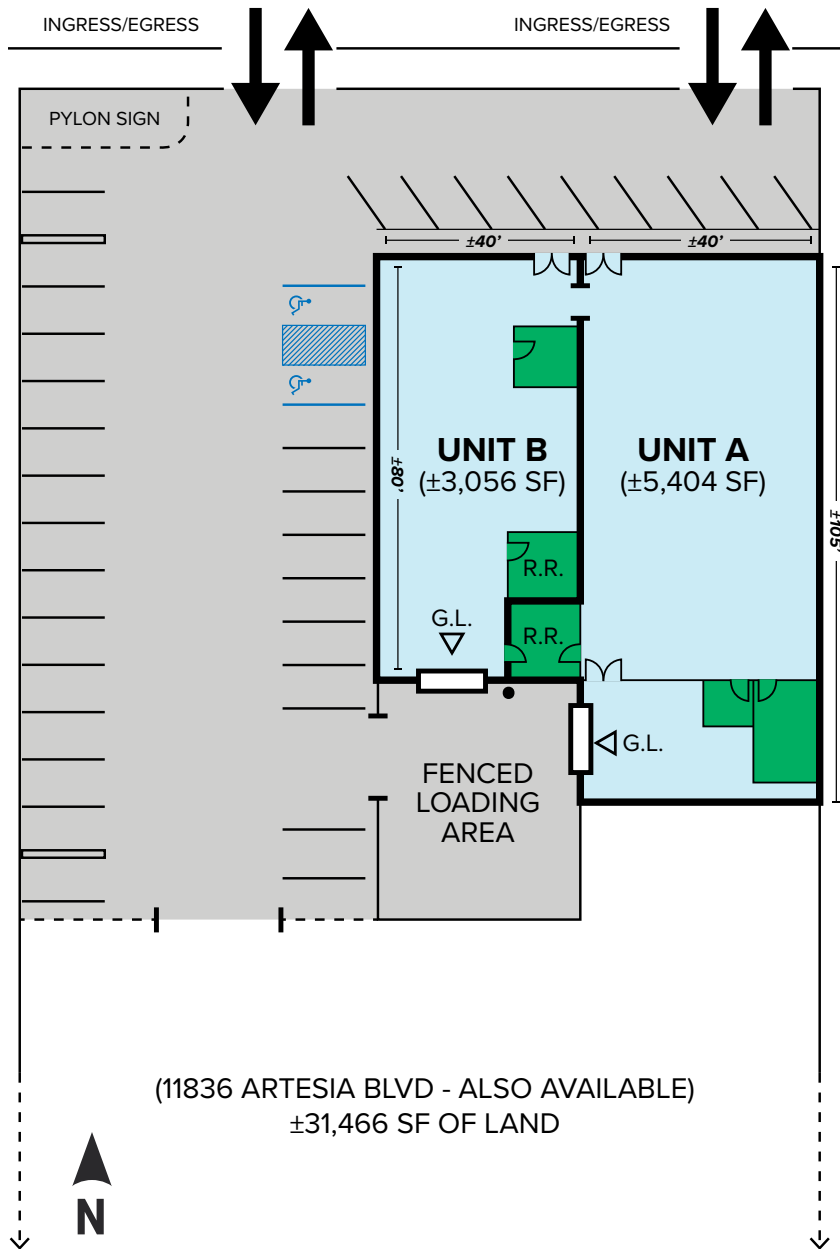
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## ARTESIA BLVD



### PROPERTY SUMMARY

TOTAL BUILDING SF	±8,460 SF (Divisible)
TOTAL LAND SF	±26,925 SF of Land
OFFICE / RRs	±755 SF / 2 RRs
PARKING	34 Spaces (5:1,000 Possible)
CLEAR HEIGHT	12'-13.5' Clear
LOADING DOORS	2 - Ground Level
POWER	TBD (Verify) - 2 Meters
ZONING	ATCG - General Commercial
CONSTRUCTION	Concrete Block
YEAR BUILT	1962
APN	7033-005-013

### INFORMATION LINKS

#### ARTESIA 'CG' ZONING

Principal Permitted Uses - Artesia "CG"

➤ [Visit Website](#)

Principal Permitted Uses- Artesia "C-S-P"  
(Also Permitted in "CG" Zone)

➤ [Visit Website](#)

Conditional Use Permitted Uses - Artesia "CG"

➤ [Visit Website](#)

Conditional Use – Auto Service Stations

➤ [Visit Website](#)

Artesia Planning Department

➤ [Visit Website](#)

18747 Clarkdale Ave, Artesia, CA 90701  
(562) 865-6262 ext. 243

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify

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