



Opportunity

Suite 101 - 3,800 SF former bank branch located on the end-cap with layout including teller line, walk-in vault with safety deposit boxes, private offices, conference room, private customer area, breakroom, and ADA restroom

Asking \$2.75/SF plus \$0.91/SF, NNN

Suite 201B - 1,500 SF second floor offering multiple private offices and open work area

Asking \$2.75/SF plus \$0.91/SF, NNN

Suite 202 - 1,730 SF second floor offering multiple private offices and open work area

Asking \$2.75/SF plus \$0.91/SF, NNN

Suite 203 - 1,720 SF second floor offering multiple private offices and open work area

Asking \$2.75/SF plus \$0.91/SF, NNN

Parking

- Three levels of gated underground parking plus 24 ground level spaces totaling 74 parking spaces which is over a 4.0/1,000 parking ratio

Occupancy

- Suite 101 Available Now
- Suites 201B, 202 and 203 are vacant

Location

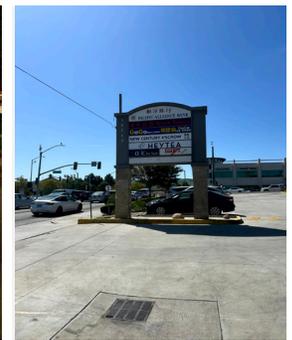
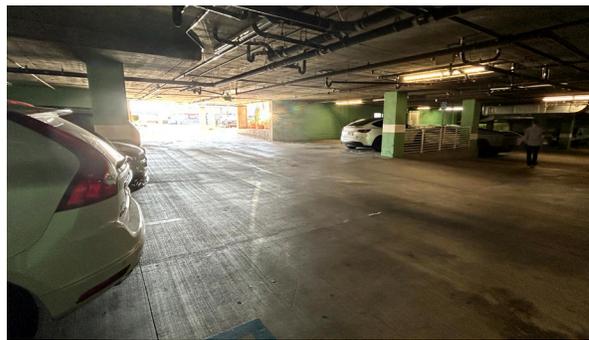
- On the signalized hard corner intersection of Colima Rd and Fullerton Rd with over 60k cars per day

Kristen Sullivan, Associate
D 213 471 7316
kristen.sullivan@avisonyoung.com
DRE License 02022484

Hayden C. Eaves IV, Principal
D 213 471 7318
hayden.eaves@avisonyoung.com
DRE License 00964951

Available

18253 Colima Road
Rowland Heights, CA



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avisonyoung.com

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