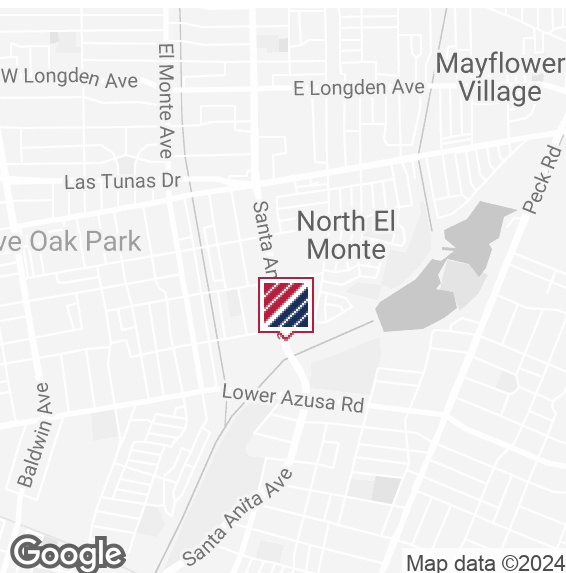




4978

SANTA ANITA AVENUE
TEMPLE CITY | CA



FOR LEASE

OFFICE BUILDING



15,302 SF
AVAILABLE SF



54
PARKING



1990
YEAR BUILT



15,302 SF
BUILDING SIZE

PROPERTY HIGHLIGHTS

- Prime San Gabriel Valley Location
- High-Image Two Story Office Building
- Major Street Frontage
- Approximately 15,302 SF Office Space
- Approximately 15,302 SF Retail Space
- Close proximity to 10 and 605 freeway
- Private Fenced Parking Lot

FOR MORE INFORMATION PLEASE CONTACT:

ALAN MAO

ASSOCIATE

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CADRE #02106206

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

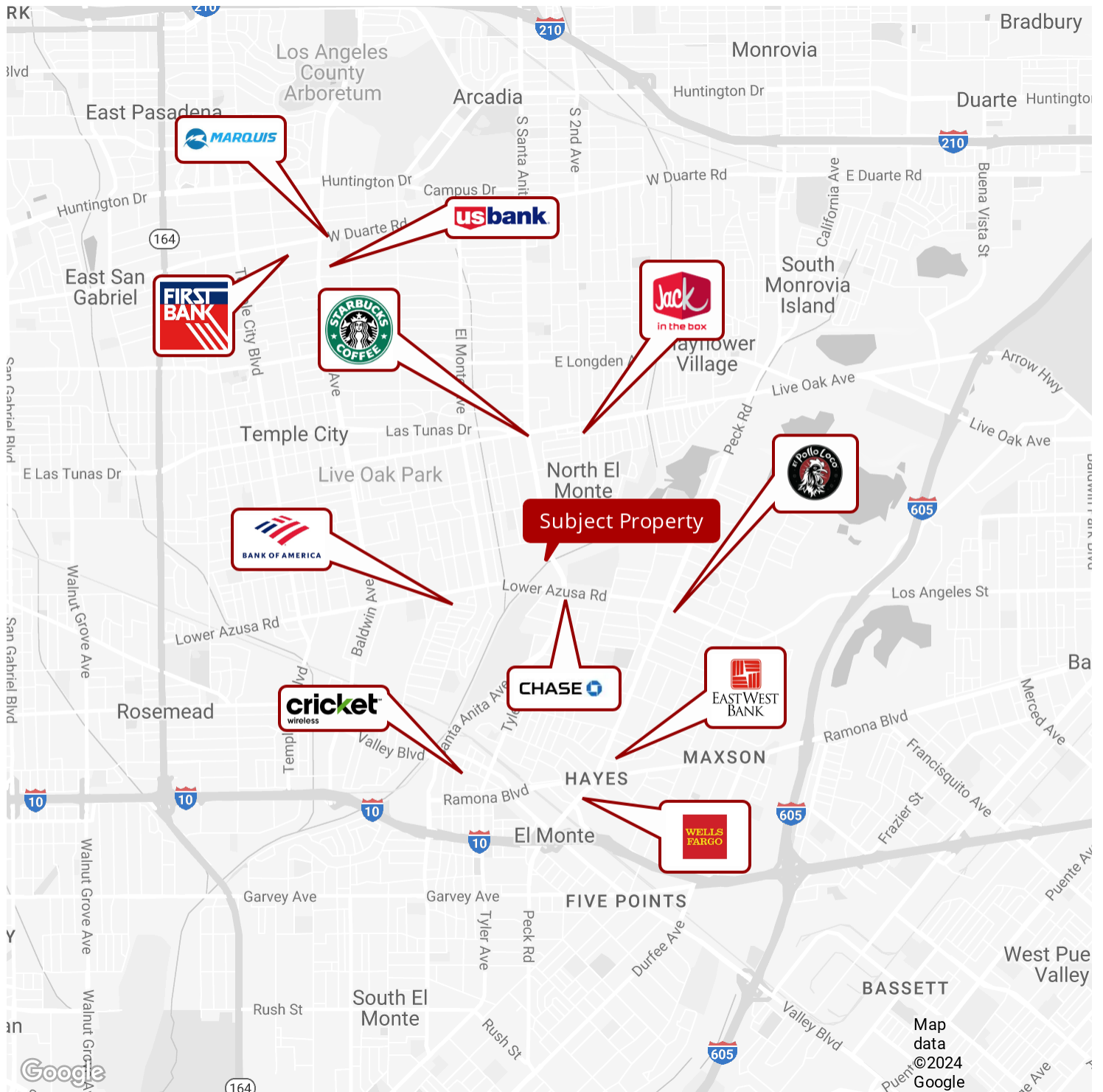
DAUM
COMMERCIAL REAL ESTATE SERVICES

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FOR LEASE

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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SANTA ANITA AVENUE
TEMPLE CITY | CA

FOR LEASE

OFFICE BUILDING



PROPERTY DESCRIPTION

- Prime San Gabriel Valley City Location
- High-Image Two Story Office Building
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- Approximately 15,302 SF Office Space
- Close proximity to 10 and 605 freeway
- Private Fenced Parking Lot

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	15,302 SF
Lot Size:	35,284 SF
Building Size:	15,302 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	670	2,377	8,103
Total Population	1,958	7,327	26,446
Average HH Income	\$60,241	\$68,390	\$84,751

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