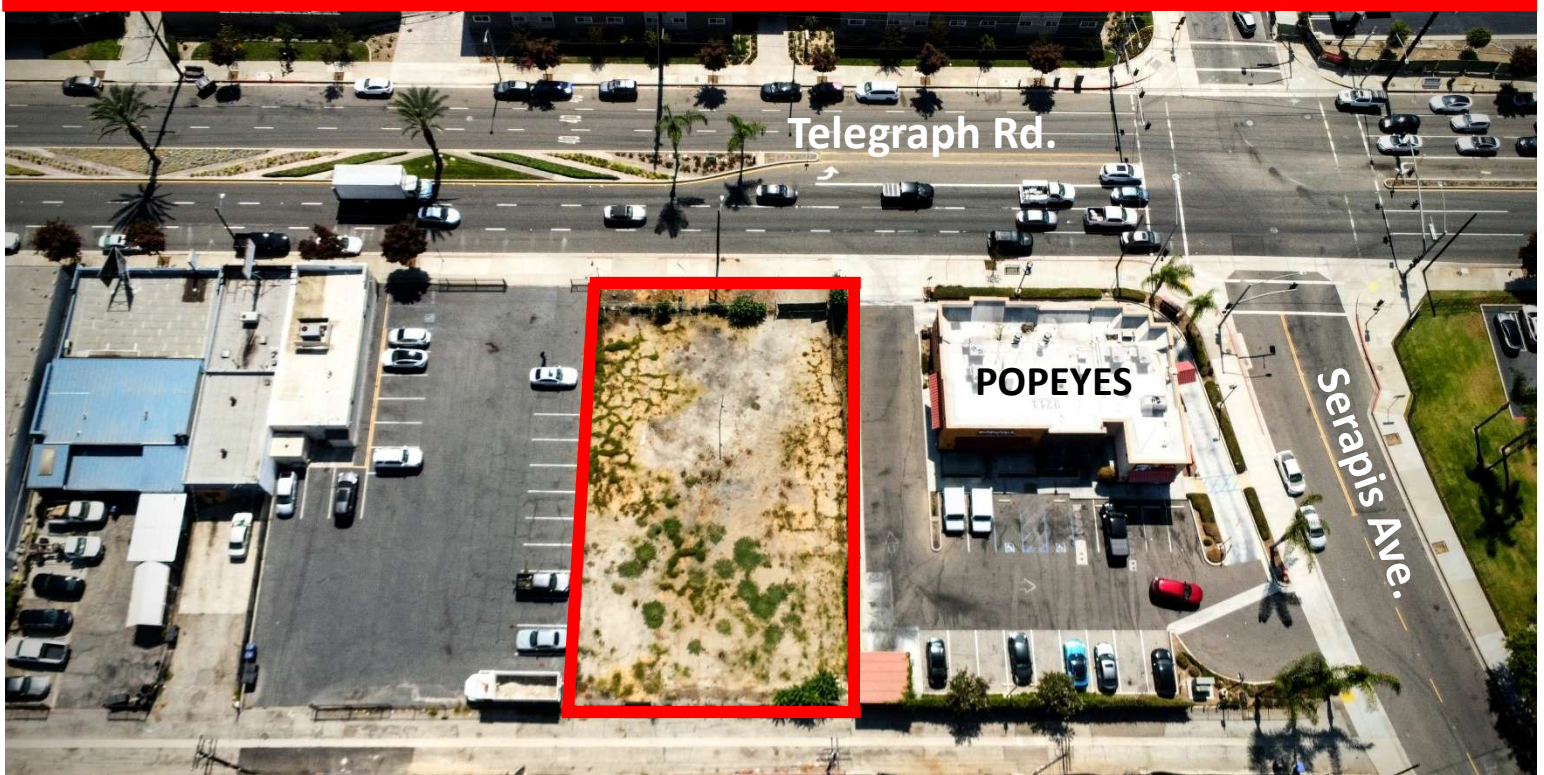




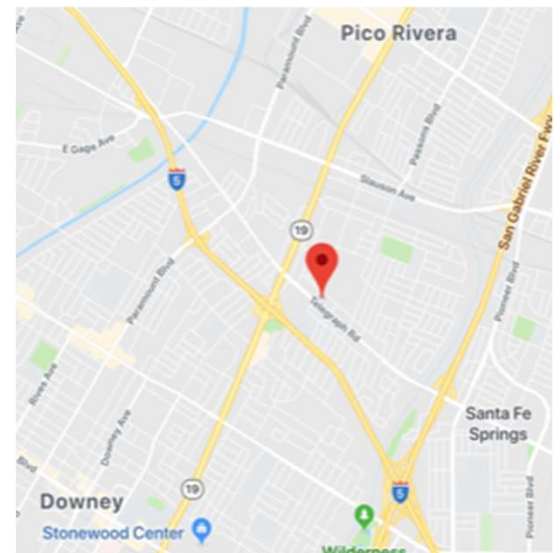
# GROUND LEASE

9219 Telegraph Rd., Pico Rivera



## PROPERTY FEATURES:

- 13,352 SF
- Excellent Street Visibility
- Strategically located along the main arterial of Pico Rivera with convenient access to and from I-605 and I-5 freeways
- Dense residential and daytime populations
- Healthy mix of national and regional credit retailers in the area including 99 Cents only, Target, Starbucks, Wal-Mart, Subway, CVS, Popeyes, and many more...
- Zoned Mixed Use, PRCG (verify with city)



**GROUND LEASE: \$6,000 Monthly**

Your Entrepreneurial Real Estate Partner.  
Building Wealth Together.

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