

INDUSTRIAL PROPERTY FOR LEASE

2,037± SF Unit + 5,468± SF Unit



5570 & 5574 ALHAMBRA AVE, LOS ANGELES, CA 90032

5570 & 5574 ALHAMBRA AVENUE LOS ANGELES, CA 90032

Property Highlights

- 2 industrial buildings available for lease
- Ideal for warehouse, light manufacturing, etc.
- Available separately or together
- Located on the south side of Alhambra Avenue just west of Concord Avenue
- Situated between Valley Blvd and Huntington Drive
- Close proximity to the 10, 710 and 5 freeways
- Adjacent to Lincoln Heights, Alhambra, Monterey Park, and South Pasadena

Property Details

5570 ALHAMBRA AVENUE

Building Area:	2,037± SF
Land Area:	2,650± SF
Year Built:	1948
Clear Height:	16'
Zone:	LA MR1-1VL
Land Use:	Light Industrial
APN:	5220-028-005

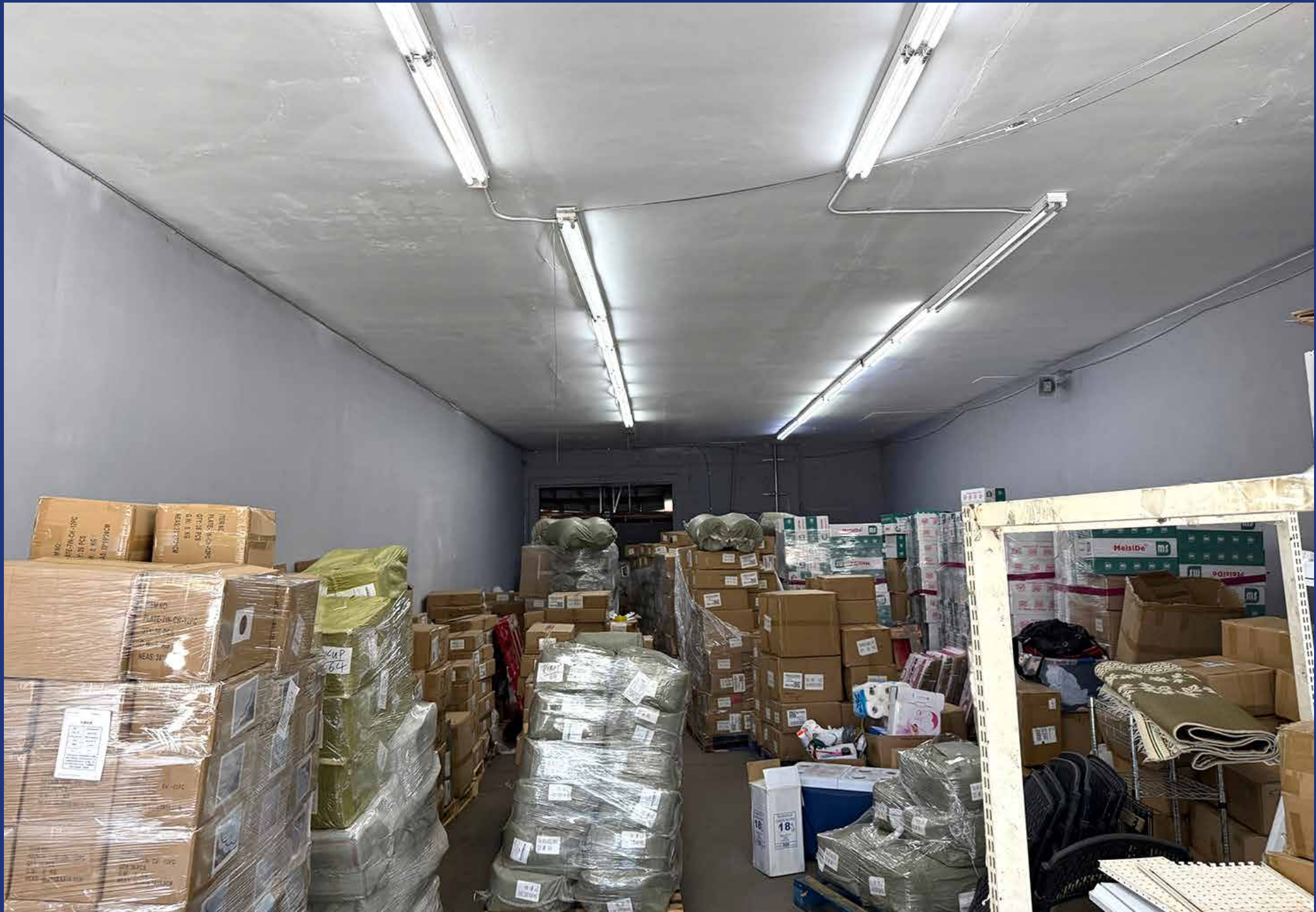
Asking Rent:	\$3,200 Per Month (\$1.57 Per SF)
Proposed Term:	3-5 Years
Annual Escalations:	3.5%

5574 ALHAMBRA AVENUE

Building Area:	5,468± SF
Land Area:	5,303± SF
Year Built:	1954
Zone:	LA MR1-1VL
Land Use:	Light Industrial
APN:	5220-028-007

Asking Rent:	\$7,655 Per Month (\$1.40 Per SF)
Proposed Term:	3-5 Years
Annual Escalations:	3.5%

5570 ALHAMBRA AVE



5574 ALHAMBRA AVE



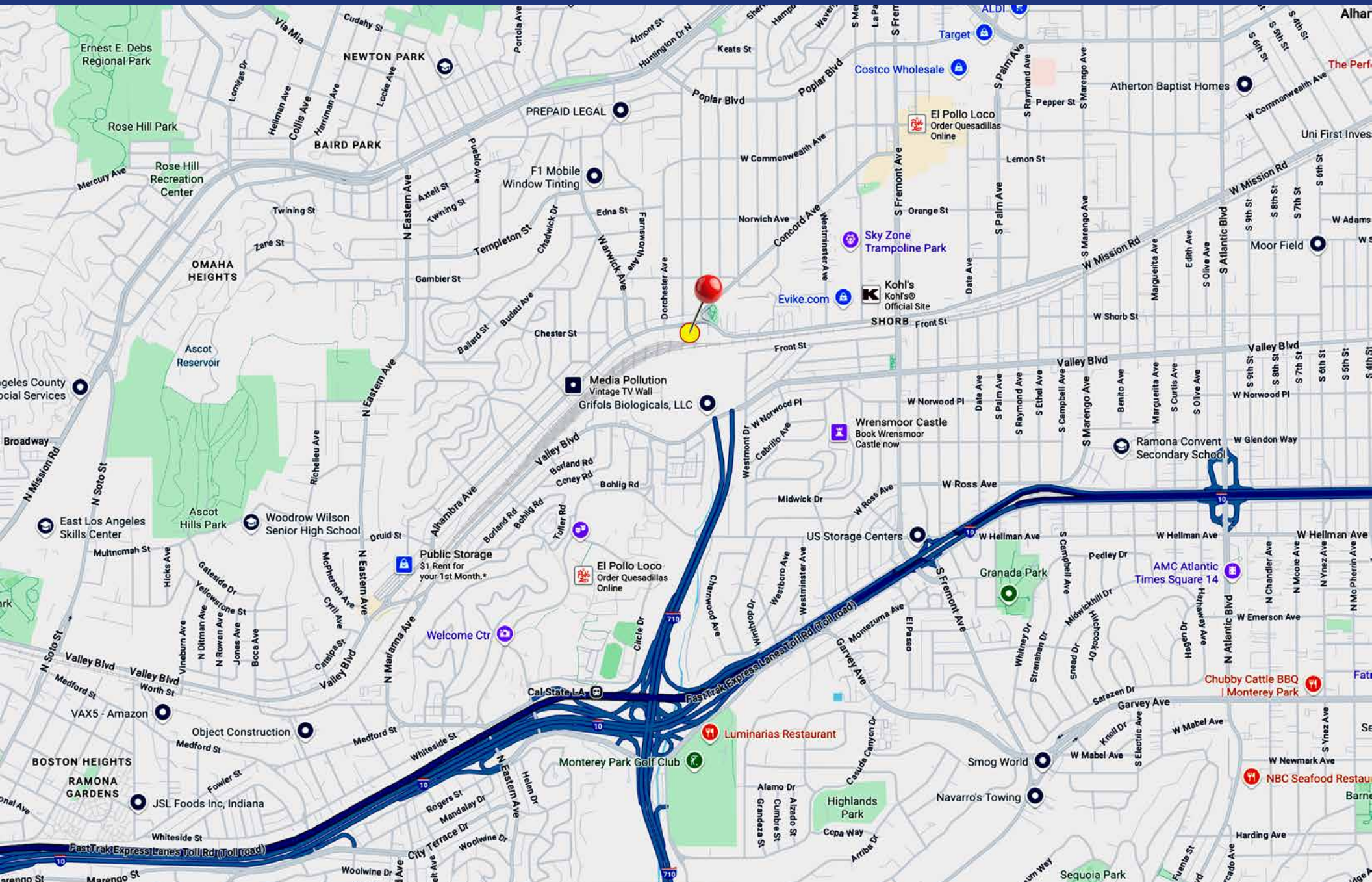
AERIAL PHOTO

5574 ALHAMBRA AVE
5,468± SF Industrial Building
Available For Lease at
\$7,655 Per Month Gross

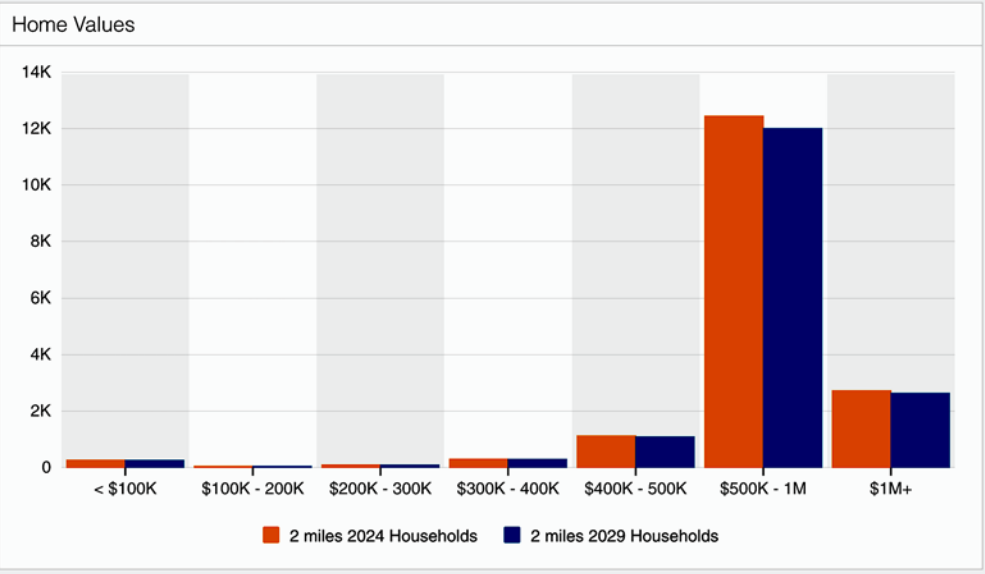
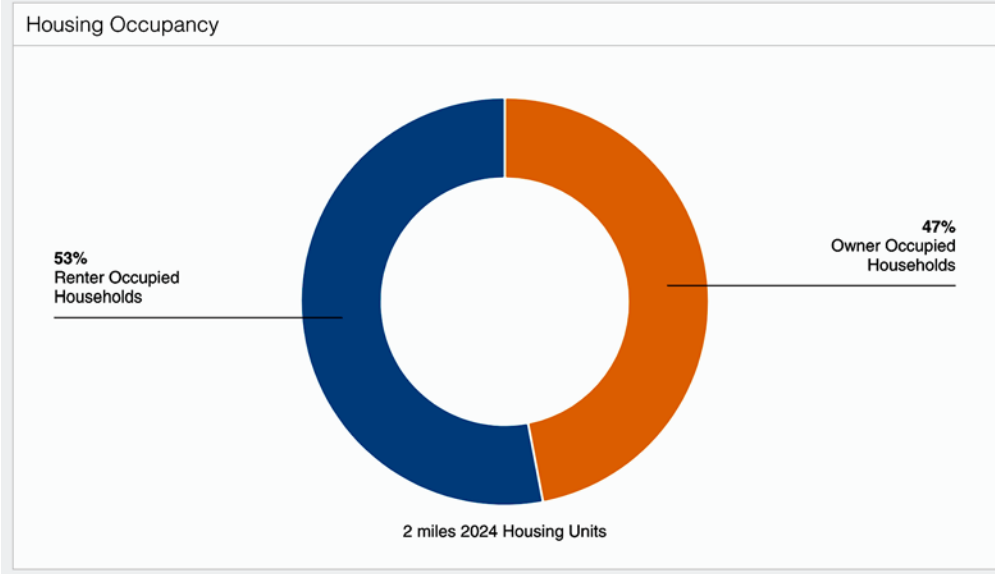
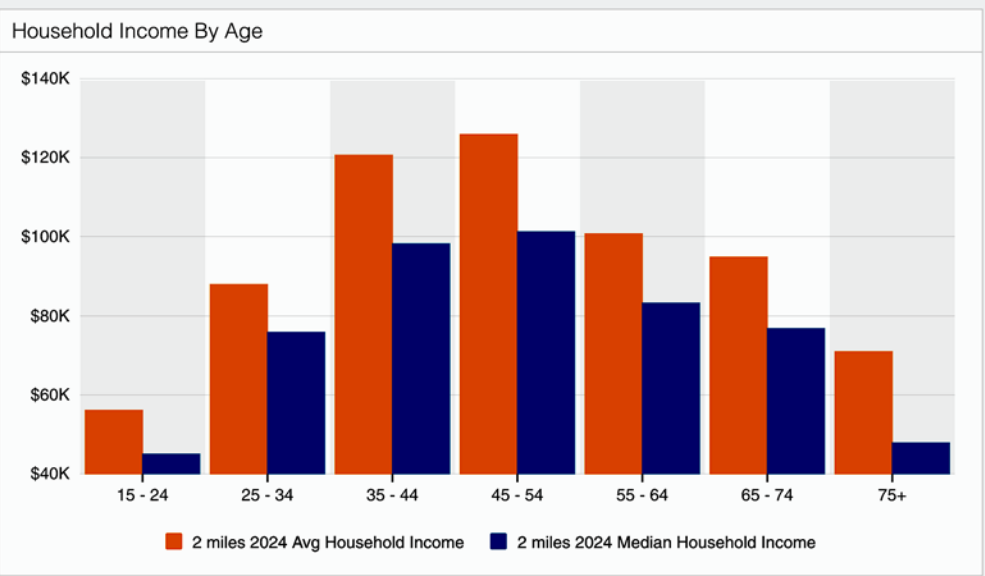
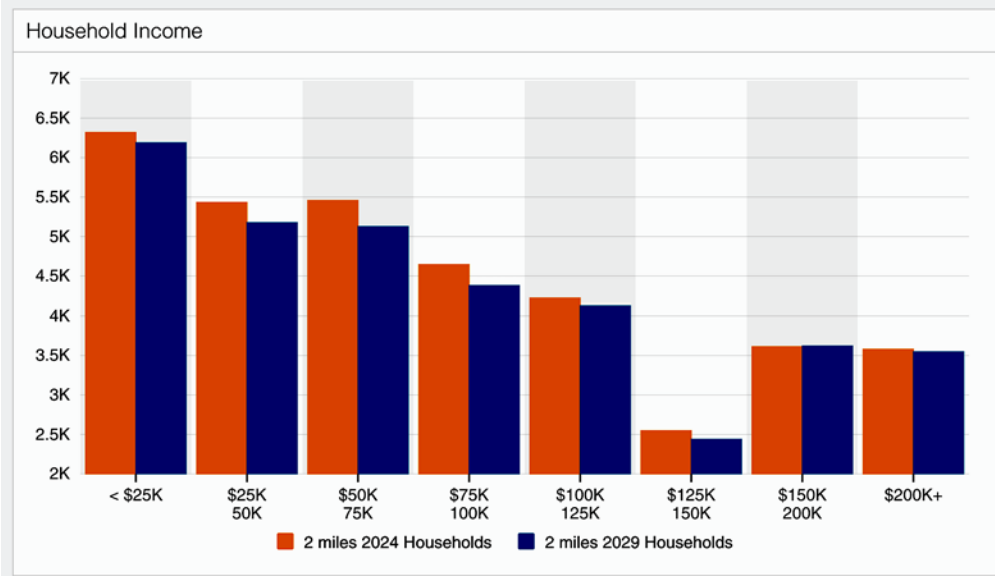
5570 ALHAMBRA AVE
2,037± SF Industrial Building
Available For Lease at
\$3,200 Per Month Gross

Alhambra Avenue

AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR LEASE

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Exclusively offered by



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