

# 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

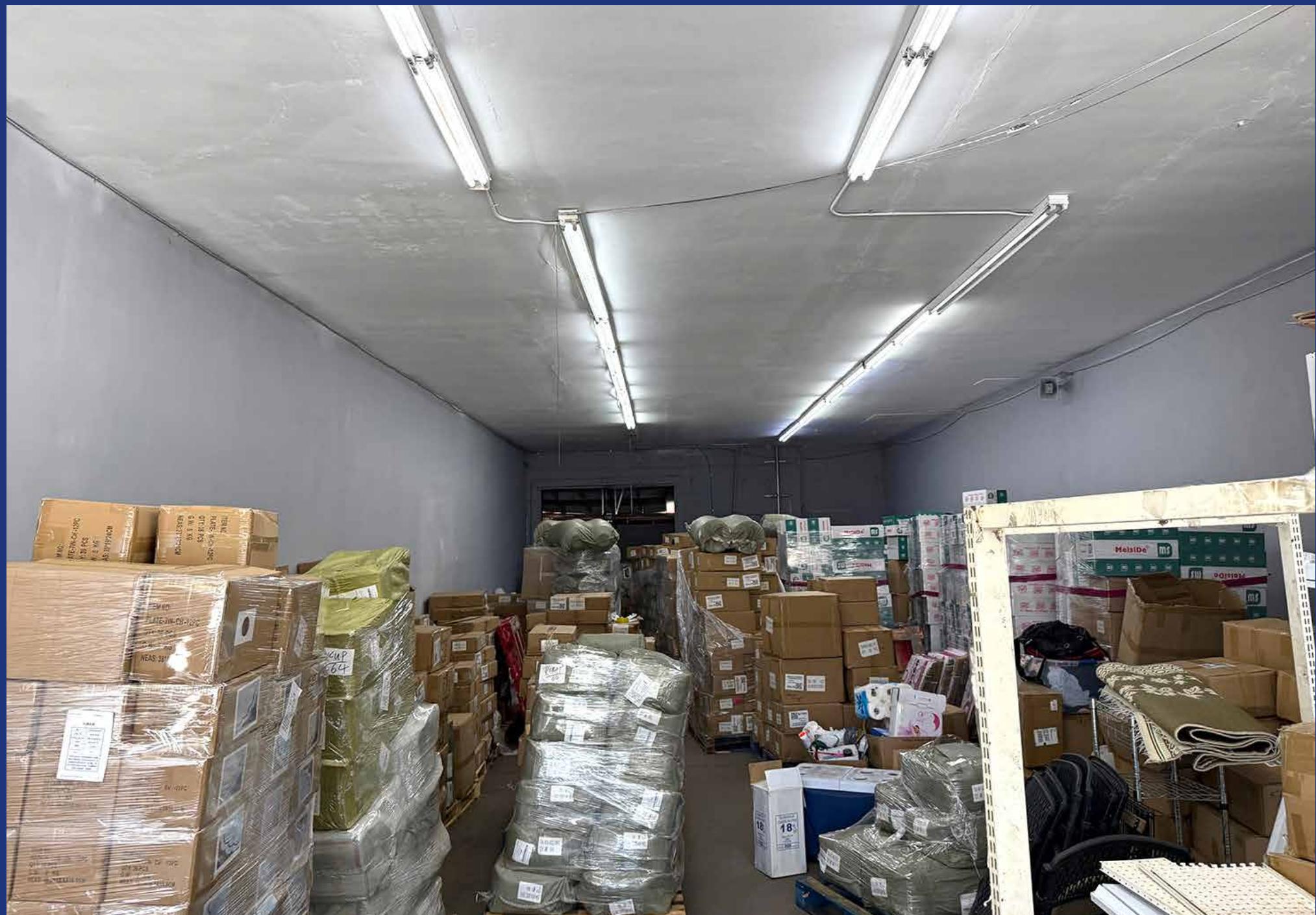
Asking Rent:	\$3,200 Per Month (\$1.57 Per SF)
Proposed Term:	3-5 Years
Annual Escalations:	3.5%

### 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



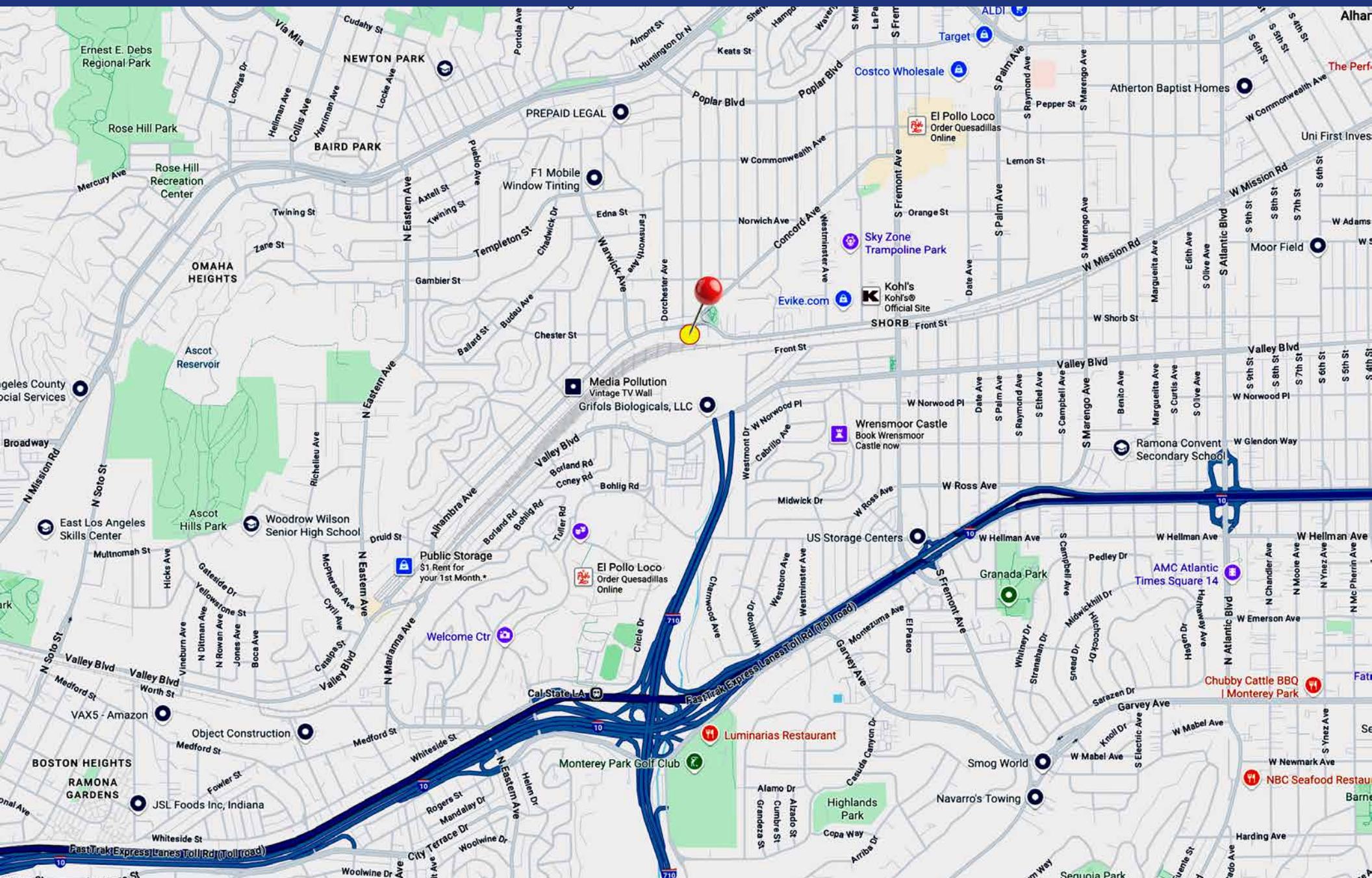
# 5574 ALHAMBRA AVE



# AERIAL PHOTO



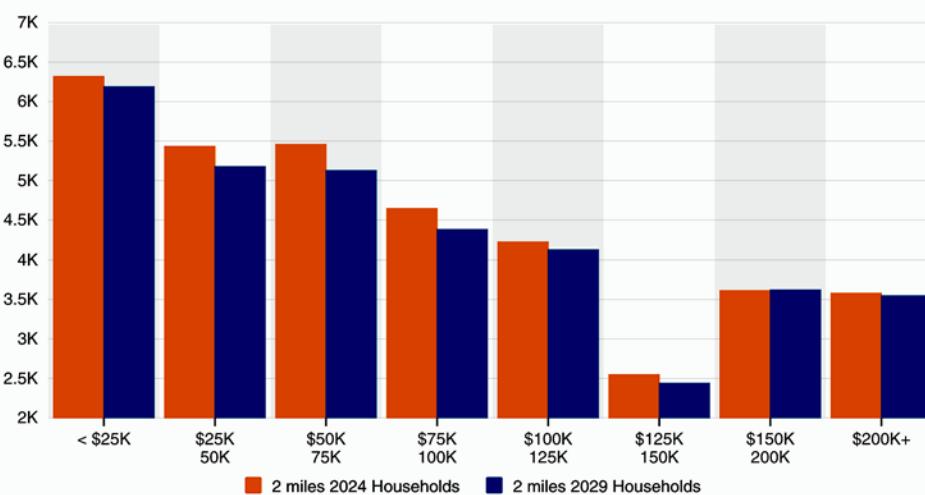
# AREA MAP



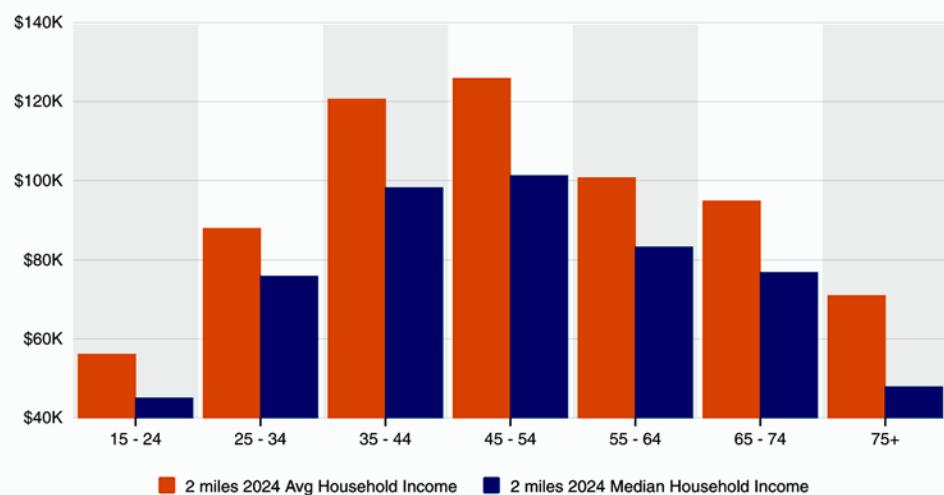
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# NEIGHBORHOOD DEMOGRAPHICS

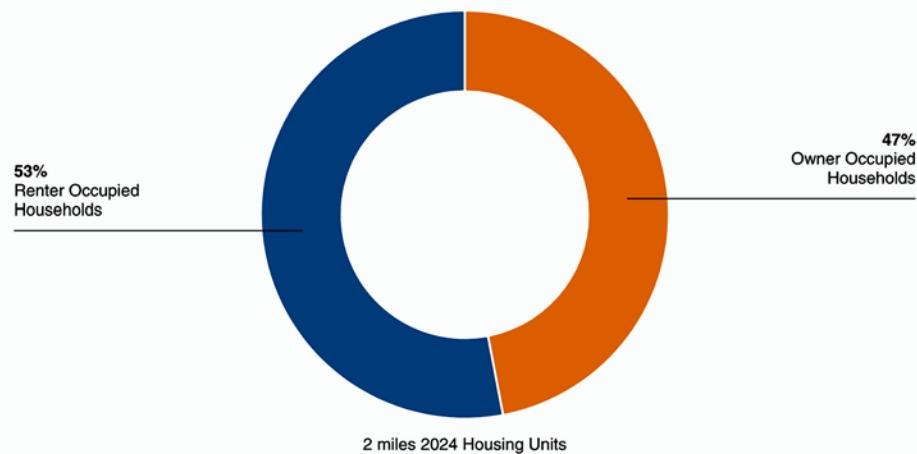
Household Income



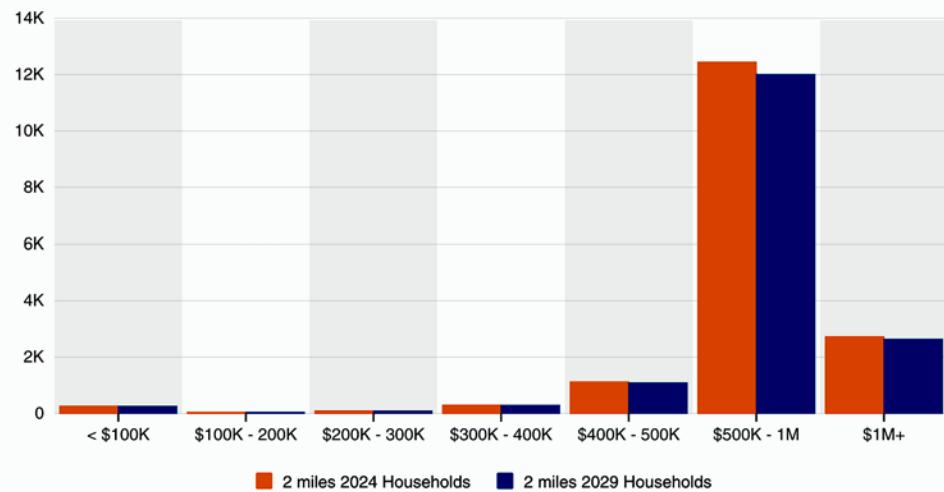
Household Income By Age



Housing Occupancy



Home Values



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