

INDUSTRIAL PROPERTY FOR SUBLEASE

±20,000 SF Paved Yard + ±1,234 SF Office

Yard Divisible to ±11,000 SF and ±9,000 SF



**5588 ALHAMBRA AVE
LOS ANGELES, CA 90032**



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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

5588 ALHAMBRA AVE, LOS ANGELES, CA 90032

Property Highlights

- Paved and gated yard for sublease:
Portion A: $\pm 11,000$ SF
Portion B: $\pm 9,000$ SF
- $\pm 1,234$ SF office with private restroom and break room available:
5 offices, 2 restrooms, 2 sinks, and dedicated break room, lounge, and meeting areas
- Ideal for parking, storage, contractor's yard, etc.
- Close proximity to the 10, 710 and 5 freeways

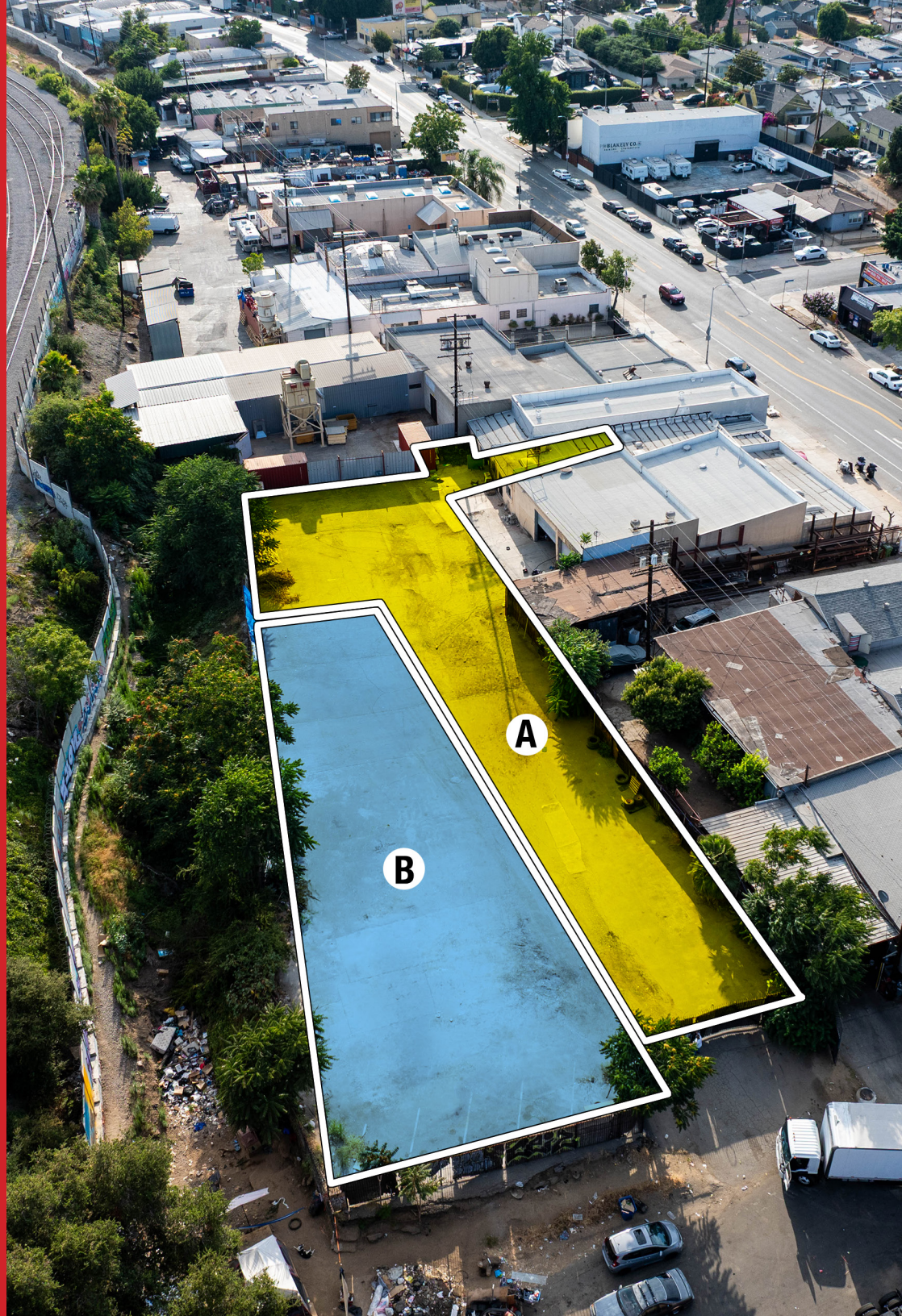
Property Details

Yard Sizes Available:	$\pm 11,000$ SF and $\pm 9,000$ SF
Office Area:	$\pm 1,234$ SF
Zone:	LA PF-1
Land Use:	Industrial Lot
APN:	5220-028-014
Term:	2+ Years

Yard A: \$7,500 Per Month (\$0.68 Per SF Per Month)

Yard B: \$6,200 Per Month (\$0.68 Per SF Per Month)

Office: \$1,234 Per Month (\$1.00 Per SF Per Month)





Yard Entrance Off Lowell Ave



Yard Facing East



Yard Facing Rear Building



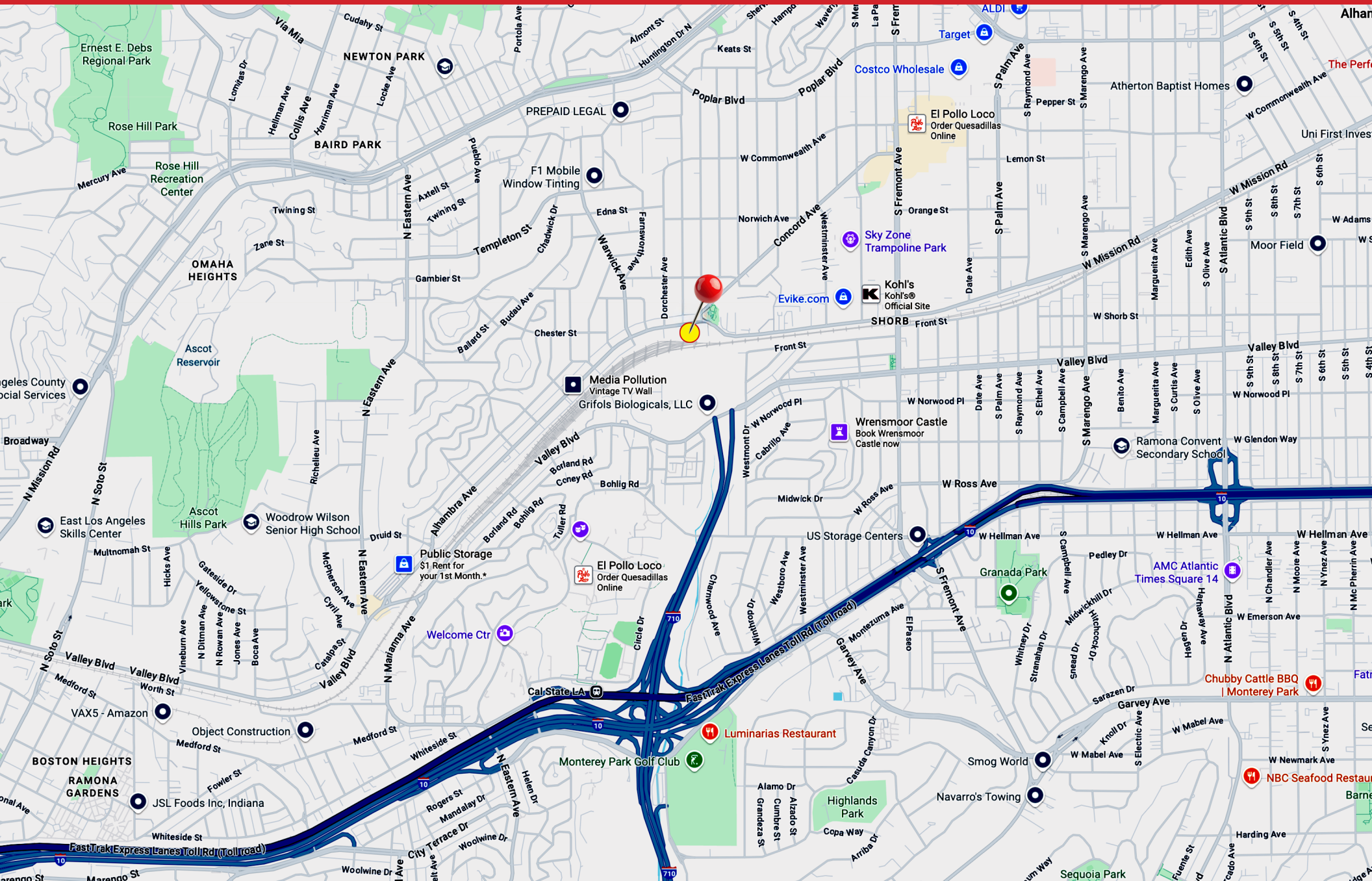
Yard Facing Lowell Ave

AERIAL PHOTO



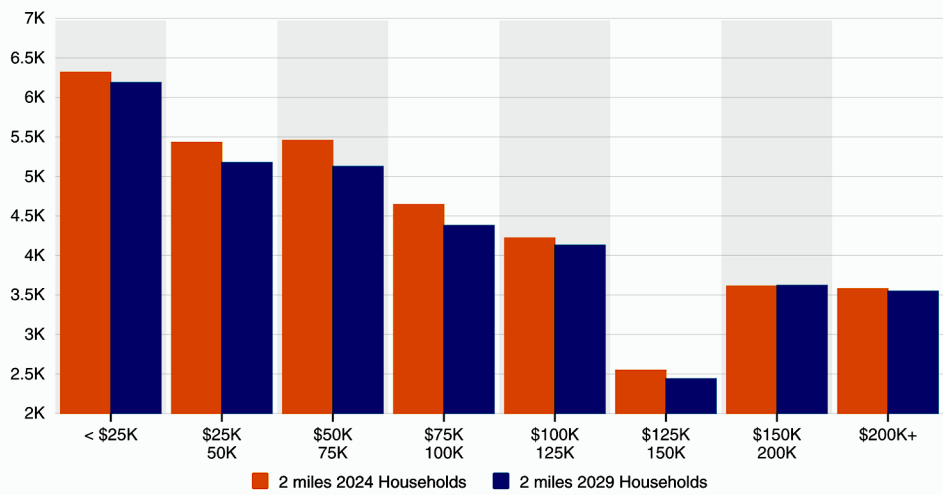
SUBJECT PROPERTY

AREA MAP

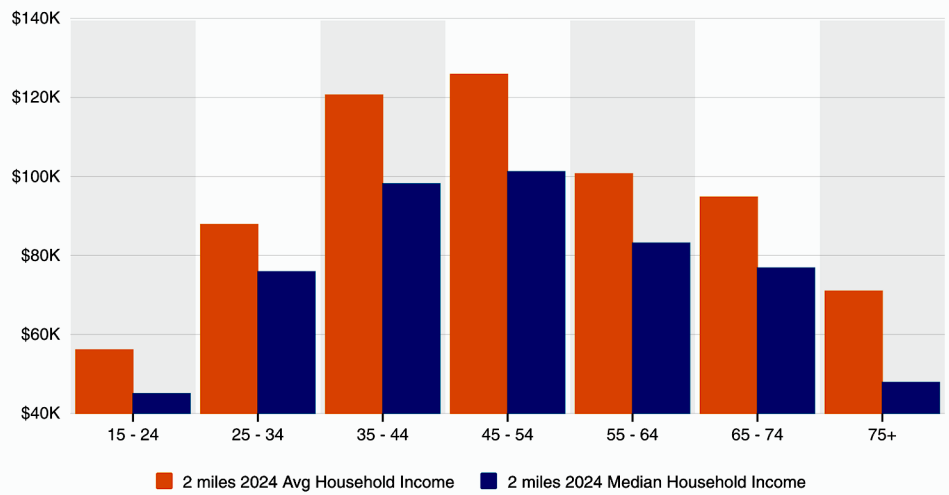


NEIGHBORHOOD DEMOGRAPHICS

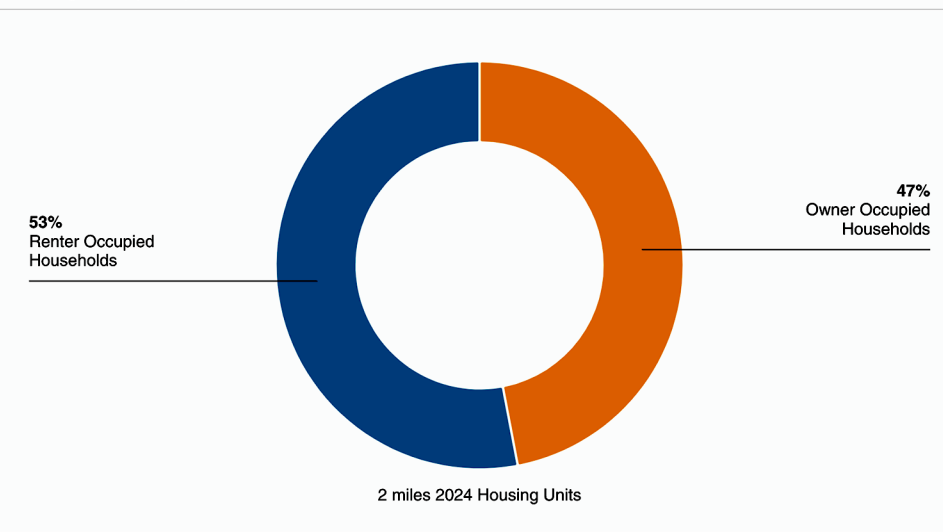
Household Income



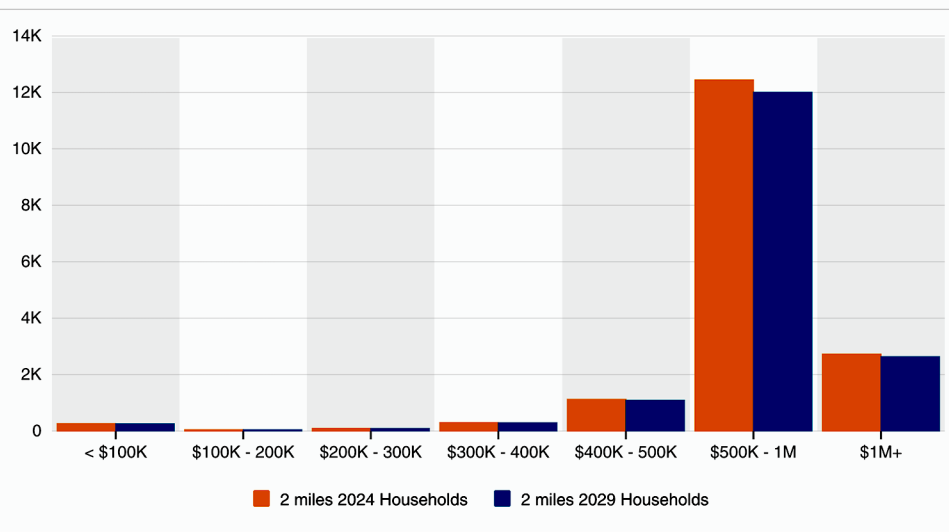
Household Income By Age



Housing Occupancy



Home Values



FOR SUBLEASE

5588 ALHAMBRA AVE, LOS ANGELES

INDUSTRIAL PROPERTY

±20,000 SF Paved & Gated Yard

Divisible to ±11,000 SF and ±9,000 SF

Includes ±1,234 SF Office With Restroom

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



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