

AVAILABLE



BALDWIN PARK FLEX SPACE FOR LEASE

13916 Ramona Blvd., Baldwin Park, CA 91706



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CoStar®
POWERBROKER™

MEMBER OF
RETAIL BROKERS
SERVING COMMUNITIES

PROPERTY FEATURES

13916 Ramona Blvd., Baldwin Park, CA 91706



APPROX. 960 - 3,530 SF

RETAIL SPACE AVAILABLE

- ✓ Units in shell condition
- ✓ An additional 2,260 SF available on the second floor for a rate of \$0.50psf/mo.
- ✓ Excellent versatility and customization options
- ✓ Ideal for a wide range of uses
- ✓ First floor ceiling heights: approx 11ft
- ✓ Dedicated parking lot (24 spaces)
- ✓ Gated parking is also available





AREA AMENITIES

- ✓ Center is adjacent to a dense residential community
- ✓ Adjacent to Vallarta Supermarket
- ✓ Strong demographics

RENTAL RATE

SUITE 2: ± 960 SF | \$2.40/SF - MODIFIED GROSS

SUITE 3: ± 1,270-3,530 SF | \$2.25/SF - MODIFIED GROSS

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	36,365	183,578	512,821
 Avg. HH Income	\$89,808	\$97,585	\$99,387
 Daytime Pop	33,895	167,503	473,647
 Traffic Count	± 22,999 CPD ON RAMONA BLVD		

FLEX SPACE
BALDWIN PARK, CA

INTERIOR PHOTOS

13916 Ramona Blvd., Baldwin Park, CA 91706



SITE PLAN

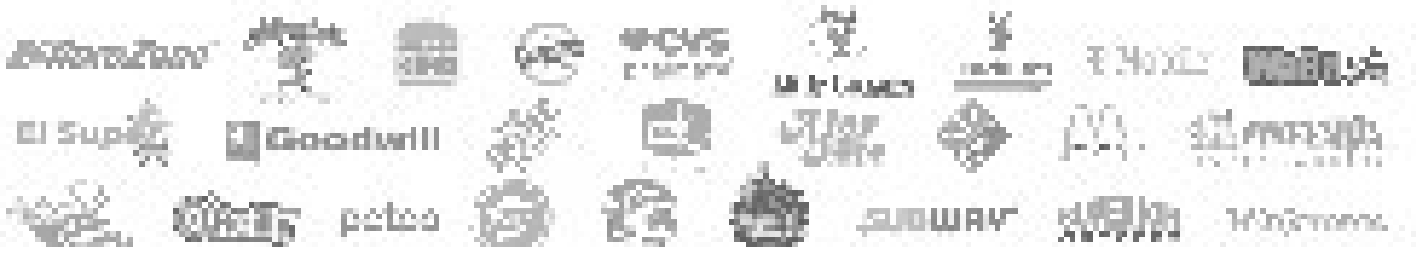
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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