

# PRIME RETAIL FOR LEASE

*Arleta Plaza*

13439 OSBORNE STREET, UNIT 11, ARLETA, CA 91331



**INLINE SPACE WITH GREAT EXPOSURE & SIGNAGE  
CAN ACCOMMODATE RETAIL OR SERVICE USES  
MAIN STREET IDENTITY & HIGH TRAFFIC COUNT  
BUSY INTERSECTION OF ARLETA & OSBORNE  
POPULATED AREA NEAR I-5 ON/OFF RAMPS  
NO CANNABIS USES PERMITTED  
**REDUCED ASKING PRICE****

Unit	Size (SF)	Rent PSF/mo.	Lease Type	Lease Term	Comments
# 11	960	<b>\$2.60</b>	modified gross	2-5 Years	<b>Available Immediately.</b> Inline Space / Great for Retail use.

Note: All information herein have been obtained from sources deemed reliable but cannot be guaranteed / All sizes and measurements are approximate.

For further information please contact:

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The information herein has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.