

3,000 SF. FLEX SPACES  
AVAILABLE FOR LEASE

FOR LEASE  
1915 & 1917 SANTA ANITA AVE.  
SOUTH EL MONTE, CA 91733



## FEATURES:

- **1915 Santa Anita – a 3,000 SF. STREET FRONT FLEX SPACE AVAILABLE FOR LEASE. (Approx. 300 sf. Office Area and 2,700 sf. Warehouse Area)**
- **1 Ground Roll-Up Door (11' x 11').**
- **12' Clearance Heights.**
- **Tenant pays All Utilities (Electric, Gas, Water and Trash). Separate Meters.**
- **Secure Complex with Automatic Gate Access.**
- **Excellent Access to Freeway 10 and 60**
- **Ample Power and Parking Spaces.**



For more information:

Kevin Lee | Real Estate Agent | DRE: 01720786 | 15038 Clark Ave., Hacienda Heights, CA 91745  
Cell: (626) 975-2521 | Direct: (626) 986-5619, Ext. 111 | Fax: (626) 986-5626 | Email: [Kevin.Lee@Coldwellbanker.com](mailto:Kevin.Lee@Coldwellbanker.com)



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## AVAILABLE FLEX SPACES:

Space #:

Size:

Rent Rate:

**1915 (Front Unit)** 3,000 SF. \$1.00 PSF/Mo. (IG Lease)  
(Move-In Special Promotion: Year 1 at \$1.00 per sf. and Year 2 Rent  
Rate will adjust to \$1.55 per sf.)

**1917 (Middle Unit)** 3,000 SF. \$1.00 PSF/Mo. (IG Lease)  
(Move-In Special Promotion: Year 1 at \$1.00 per sf. and Year 2 Rent  
Rate will adjust to \$1.45 per sf.)



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