

Available SF 8,460 SF

Retail For Lease

Building Size 8,460 SF


Address: 11840 Artesia Blvd, Artesia, CA 90701

Cross Streets: Pioneer Blvd/Artesia Blvd

±8,460 SF of commercial space - divisible to ± 3,056 SF. Warehouse storage in rear w/ fenced GL loading. 34 car parking (call broker for additional parking). Prime frontage - ±170' on Artesia Blvd w/ pylon signage. Immediate 91 & 605 Fwy access (±1 mile). Additional land available (11836 Artesia: ±31,500 SF).

Lease Rate/Mo:	\$18,950	Sprinklered:	No	Office SF / #:	755 SF / 2
Lease Rate/SF:	\$2.24	Clear Height:	12'-14'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	8,460 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,460 SF	A: TBD V: O: W:		Include In Available:	No
Prop Lot Size:	0.63 Ac / 27,340 SF	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1962	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	34 / Ratio: 4.0:1/	Vacant:	Yes
Taxes:	\$27,950 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Mixed Use	Market/Submarket:	MidCounties
Zoning:	CG			APN#:	7033-005-013,7033-005-014

Listing Company: Lee & Associates

Agents: [Mattison Behr 818-434-9116](mailto:mbehr@lee-associates.com), [Ron Young 323-767-2106](mailto:ron.young@lee-associates.com)
Listing #: 44017443

Listing Date: 12/15/2025

FTCF: CB400N000S000

Notes: Call brokers for commission information. Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Tenant to obtain business license and confirm zoning and use.