

**FOR SUBLEASE**

**OFFERING MEMORANDUM**



**715-717 and 719 S. Palm Ave., Alhambra, Ca. 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**  
DRE: 02125613

# TABLE OF CONTENT

## I PROPERTY HIGHLIGHTS

- UNIT DESCRIPTION
- UNIT 715-717
- UNIT 719

## II. PROPERTY OVERVIEW

- Subject Property
- Property Profile
- Aerial View
- Location Map

**715-717 and 719 S. Palm Ave., Alhambra, Ca, 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**  
DRE: 02125613

# PROPERTY HIGHLIGHTS:

## UNIT DESCRIPTION: 715-717 & 719

### Flexible Industrial Space for Lease – San Gabriel Valley

Versatile industrial units now available for lease in a prime San Gabriel Valley location. Spaces can be leased individually or combined to fit your business needs:

**Unit 719:** 3,589 sq ft

**Units 715–717:** 5,073 sq ft

**Combined Total:** 8,662 sq ft

This property offers a **functional blend of office and warehouse space**, making it ideal for businesses that need both administrative and operational areas under one roof.

### Key Features:

Flexible unit configurations

Office + warehouse mix

Excellent for storage, equipment, or overflow operations

Convenient access to major Los Angeles markets

Perfect for growing businesses looking for **efficient, cost-effective space** in a high-demand area.



**715-717 & 719 S. Palm Ave., Alhambra, Ca. 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613

# PROPERTY HIGHLIGHTS:

## FUNCTIONAL DESCRIPTION: Unit 715-717

Sublessor offer flexible and cost-effective subleasing options, ideal for cross-border e-commerce, online sales, and logistics businesses seeking quick setup and lower startup costs.

### Key Features:

**Ready for E-commerce & Live Sales:** Two available warehouse spaces with built-in private rooms, suitable for TikTok live streaming, office use, and inventory storage. Minimal to no renovation needed for immediate operation.

**Drop shipping-Friendly:** Spaces can be configured as drop shipping centers, allowing direct shipping to customers without large inventory, reducing costs and operational risk.

**Multi-Platform Use:** Ideal for Amazon sellers, brand websites, trading companies, and cross-border e-commerce operations.



**715-717 & 719 S. Palm Ave., Alhambra, Ca. 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613

# PROPERTY HIGHLIGHTS:

## FUNCTIONAL DESCRIPTION: Unit 719

Unit 719 features approximately ±3,589 square feet with a well-balanced layout that includes three private offices, an open kitchen area, and multiple restrooms, providing a comfortable and practical workspace for administrative and operational teams.

The office areas have been recently updated and painted, allowing for immediate occupancy with minimal tenant improvements required.



715-717 & 719 S. Palm Ave., Alhambra, Ca. 91803

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613

# SUBJECT PROPERTY



**715-717 & 719 S. Palm Ave., Alhambra, Ca. 91893**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**  
DRE: 02125613

# PROPERTY PROFILE

## PROPERTY INFORMATION

Building SQFT:	~ 17,160 sqft
Lot Size:	~ 32,364 sqft
Demographics:	City of Alhambra
Clear Heights:	~16'
Ground Level Doors:	6
Year Build:	1984
Zoning:	ALMPD
Use Code:	WAREHOUSE
Parcel Number:	5324-015-042
Property County:	Los Angeles County

**715-717 & 719 S. Palm Ave., Alhambra, Ca. 91893**

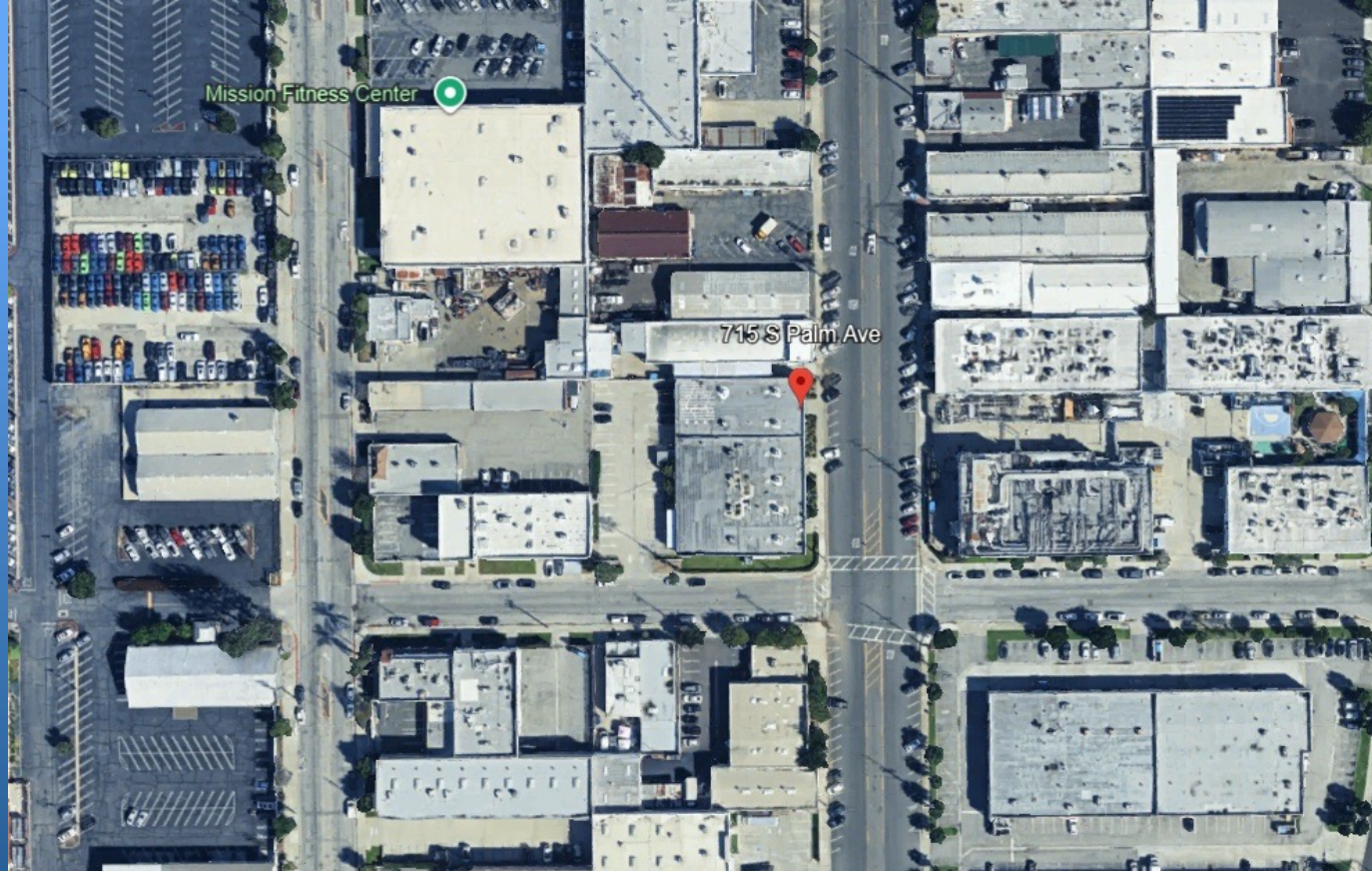
No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613

# AERIAL VIEW

Source: Google Earth Pro



**715-717 and 719 S. Palm Ave., Alhambra, Ca. 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613



## FOR MORE INFORMATION

Agent:

**Calvin Lu**

**Associate Broker, MBA**

Cell: 626-688-2388

[calvinlu@yahoo.com](mailto:calvinlu@yahoo.com)

DRE#01142198



**715-717, & 719 S. PALM AVE., ALHAMBRA, CA. 91803**

No warranty or representation is made to the accuracy of the forgoing information. Term of sale and availability are subject to change or withdraw without notice.

**WeTrust  
Realty**

DRE: 02125613