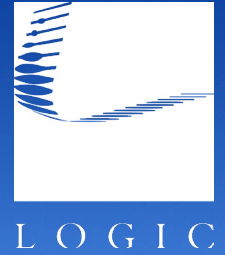


For Sale or Lease

Shea at Spring Mountain



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Listing Snapshot



\$885,000
Sale Price



± 1,160 - 2,320 SF
Available Square Footage



Chinatown
Submarket



\$1.85 PSF NNN
Lease Rate



CP
Commercial Professional Zoning



**163-14-514-022 &
163-14-514-024**
APN(s)

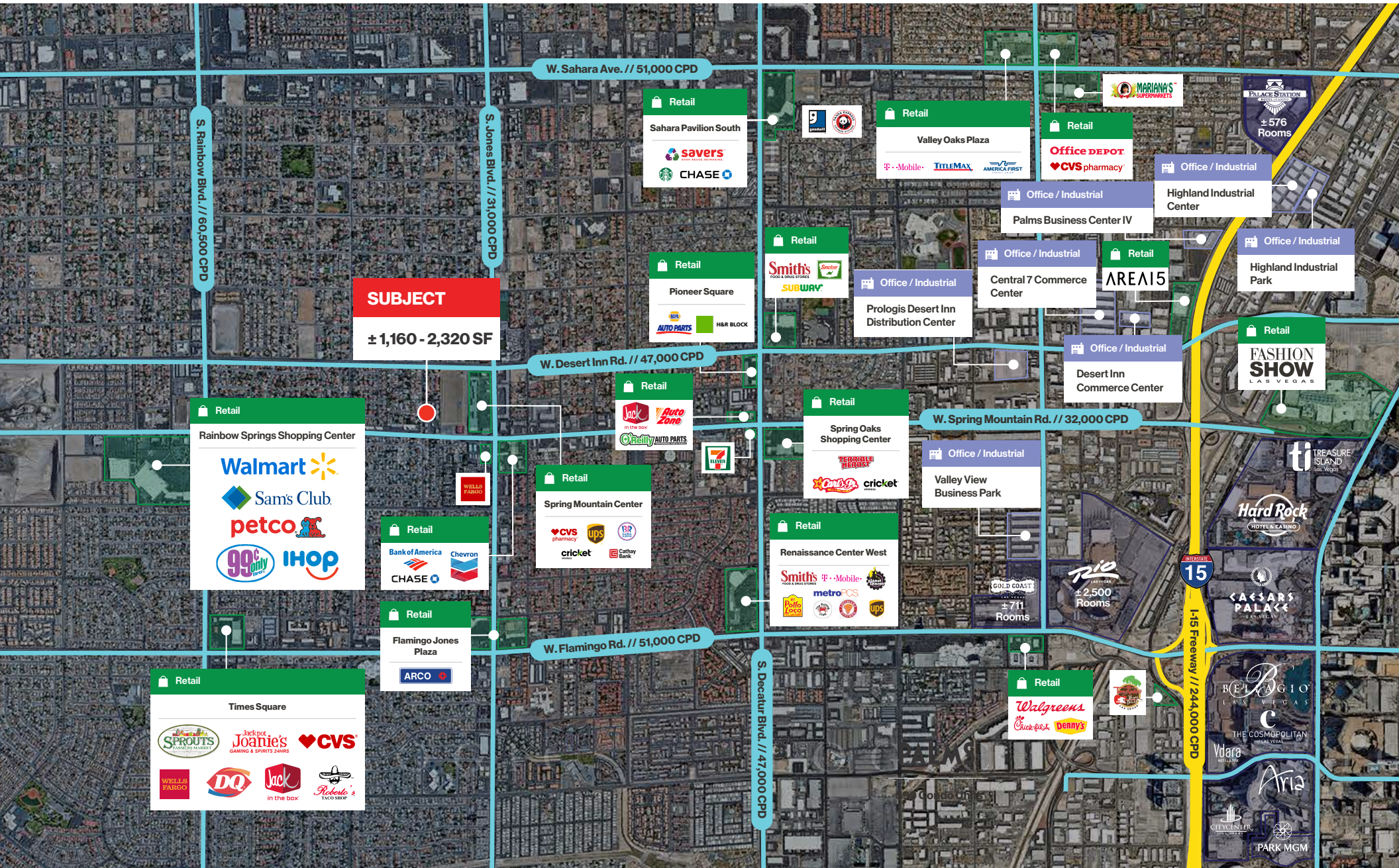
Property Highlights

- ± 1,160 - 2,320 SF single-story office building located in Chinatown at Shea at Spring Mountain
- Conveniently positioned between Rainbow Blvd. and Jones Blvd. with 32,000 CPD
- Dual-design layout originally configured as two (2) suites with two (2) reception areas
 - Two (2) central HVAC units (one for each side)
 - Conference rooms for meetings and presentations
 - Four (4) separate office spaces
 - Two (2) restrooms
 - IT/Storage rooms for equipment and files
 - Abundant parking with both covered and uncovered options
 - Two separate entrances for flexible access
- Ideal for professional uses including medical, dental, attorney, insurance, and real estate offices

Demographics

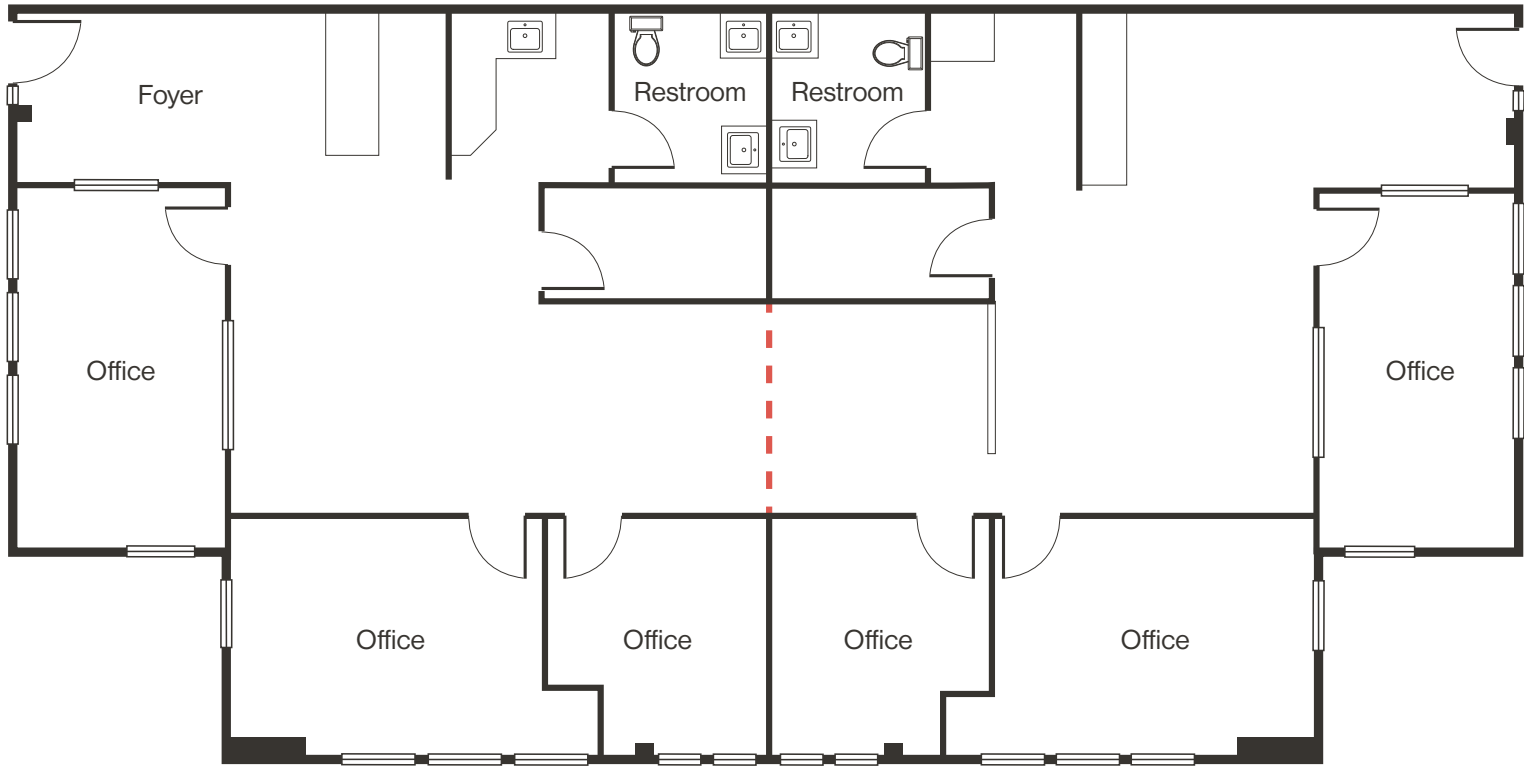
	1-mile	3-mile	5-mile
2026 Population	13,422	180,476	448,428
2026 Average Household Income	\$113,354	\$93,600	\$99,808
2026 Total Households	5,185	73,853	188,012



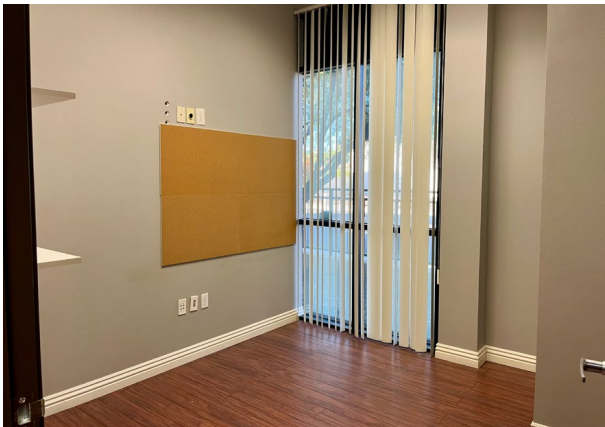








Property Photos



Property Photos



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