

SUBLEASE AVAILABLE



11204 Rush Street

SOUTH EL MONTE, CALIFORNIA

Office / Medical Sublease Opportunity

 6,350 SF AVAILABLE

 \$18.00/SF/YR NNN

 EXISTING FREESTANDING BUILDING



RBA:
6,350 SF



LAND AREA:
13,600 SF



YEAR BUILT:
1956



CLASS:
C



TENANCY:
SINGLE-TENANT

EXECUTIVE SUMMARY

11204 Rush Street | South El Monte, CA
6,350 SF Office / Medical Sublease Opportunity

11204 Rush Street is located in the city of South El Monte within Los Angeles County, California. The property is positioned in the San Gabriel Valley submarket with convenient access to Interstate 10 and Interstate 605, facilitating regional connectivity to Los Angeles and surrounding markets. It is situated in a developed commercial area with proximity to retail services, dining, and professional businesses. The building supports office use with adaptability for medical applications, offering configurations suitable for administrative functions or clinical services. Nearby amenities and transportation corridors provide added accessibility for employees, clients, and visitors.

KEY HIGHLIGHTS

- ✓ Sublease opportunity designed for office users and healthcare professionals
- ✓ Convenient access to I-10 and I-605 for direct connectivity across Los Angeles County
- ✓ Surrounding amenities include pharmacies, dining, and essential services for patient and staff convenience
- ✓ Professional environment within an established commercial corridor of South El Monte
- ✓ Adaptable layout offering potential for exam rooms, private offices, and administrative spaces
- ✓ Freestanding building with dedicated parking

QUICK FACTS

	Available Space 6,350 SF		Building Status	Existing
	Floor/Suite 1st		RBA	6,350 SF
	Use Office/Medical		Floors	1
	Rent \$18.00/SF/Yr NNN		Typical Floor	6,350 SF
	Status Active		Year Built	1956
	2025 Taxes \$2.27/SF/Yr		Tenancy	Single
			Class	C
			Land Area	13,600 SF

PROPERTY HIGHLIGHTS

11204 Rush Street offers a rare sublease opportunity in a well-established commercial corridor of South El Monte with flexible office/medical use potential.



Sublease opportunity designed for office users and healthcare professionals



Convenient access to I-10 and I-605 for direct connectivity across Los Angeles County



Surrounding amenities include pharmacies, dining, and essential services for patient and staff convenience



Professional environment within an established commercial corridor of South El Monte



Adaptable layout offering potential for exam rooms, private offices, and administrative spaces



Freestanding building with dedicated parking



AVAILABLE SPACE:

6,350 SF



ASKING RENT:

\$18.00/SF/YR NNN



BUILDING CLASS:

C



LAND AREA:

13,600 SF



FREESTANDING SINGLE-TENANT BUILDING

QUICK FACTS



6,350 SF
AVAILABLE



\$18.00/SF/YR
NNN



YEAR BUILT
1956



LAND AREA
13,600 SF



CLASS
C



OFFICE / MEDICAL
CONFIGURATION



DEDICATED
PARKING



SOUTH EL MONTE
LOCATION



Location & Connectivity

11204 RUSH STREET
SOUTH EL MONTE, CALIFORNIA



Strategic San Gabriel Valley location



Direct access to I-10 and I-605



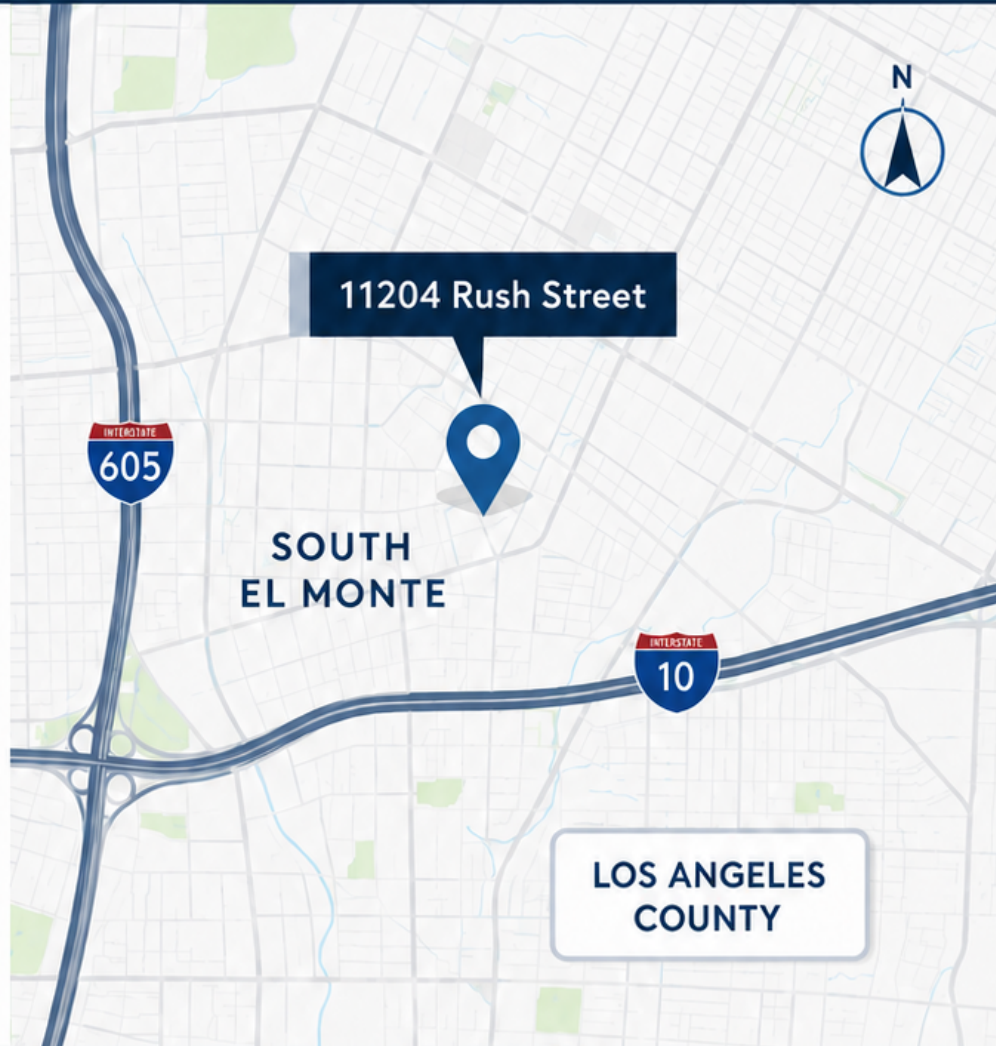
Regional connectivity to Los Angeles and surrounding markets



Nearby retail services, dining, and professional businesses



Suitable for office and medical users



EVOLVE
RETAIL ADVISORS

FOR MORE INFORMATION, CONTACT:

Scott Lifschultz
CA DRE License #01861113
scott@evolveretailadvisors.com
917-575-9894