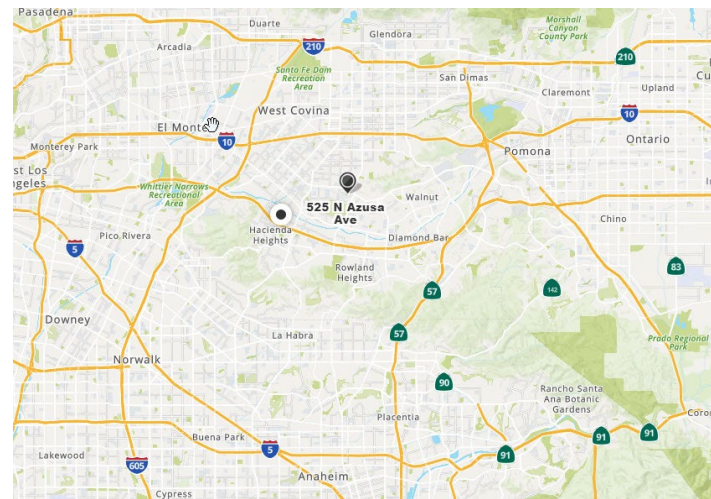




PROPERTY HIGHLIGHTS:

- **** MOVE-IN SPECIAL RATE for 1st - 4 months based on minimum 3 years lease term.**
- **AZUSA BUSINESS CENTER is a neighborhood retail and office development located in La Puente. Centralize location between cities of Rowland Heights and West Covina (Los Angeles County).**
- **Free Standing and Inline Office/Retail spaces available.**
- **Ample Free Parking Spaces.**
- **Convenient access to and located just North of the 60 Fwy, South of the 10 Fwy via Azusa Avenue exit.**
- **Traffic Volume on Azusa Ave.: approx. 81,156 cars per day (North and South)**



For more information:



Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: KevinLee@kmpmgroup.com

AVAILABLE SPACE FOR OFFICE or RETAIL

Space #:	Size:	Rent Rate:
#111 (1st FL) (Private Restroom)	<u>780 SF.</u>	<u>\$1.70 PSF/Mo. + NNN</u>
#202 (2nd FL) (Rent rate increase to \$1.65 per sf. on month 5)	<u>496 SF.</u>	<u>\$1.00 PSF/Mo. + NNN</u>
#212 (2nd FL) (Rent rate increase to \$1.65 per sf. on month 5)	<u>780 SF.</u>	<u>\$1.00 PSF/Mo. + NNN</u>

**** MOVE-IN SPECIAL AVAILABLE. CALL FOR DETAILS ****

NNN's = \$0.45/SF/Mo as of 1/1/2026



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