



FOR LEASE

601-603 N. Azusa Ave., Azusa, CA 91702



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Property Highlights

- Approx. 3,877 SF Retail Space Available For Lease on an Approx. 7,700 SF Lot
- Two Retail Units Available, or Can Combine into One
- Asking Price is \$1.85/SF Modified Gross
- Unit 601 is Approx. 2,352 SF, and Unit 603 is Approx. 1,525 SF
- Year Built: 1950
- Units Include: Two ADA Restrooms on Each Side, Concrete Floors, 11 Foot Ceilings, Good Amount of Natural Light, and Modular Walk-In Refrigerator (Available if Desired)
- Great Corner Visibility in Historic Downtown Azusa
- Located Across the Street from The Orchard, a Brand New 163 Unit Luxury Residential Development
- Amenities Nearby Include Congregation Ale House, Max's Mexican Restaurant, Pressed & Flower Coffee Boutique, Wells Fargo, and Dog Haus (Coming Soon)
- Both Street Parking In Front of the Building and a Large Public Parking Lot at the Rear of the Building are Available
- Less than 1.5 Miles from Azusa Pacific University, and Walking Distance to Metro Gold Line Stop
- Ideal Location for Restaurants and Artisan Market & Shop

Shown by appointment only. Please
call listing office to
schedule an appointment.

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