



FOR LEASE

843 E. Valley Blvd., San Gabriel, CA 91776



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Property Highlights

- Approx. 4,615 SF Retail/Commercial Building Available
- Located on an Approx. 7,666 SF Lot
- Lease Rate: \$1.85/SF Modified Gross
- Zoning: C-3 (MU-C)
- 10 Parking Spaces & Fenced Rear Yard
- Features Include: 12x12 Ground Level Door, 13'6" Clear Height, Fully Sprinklered, 2 Single Restrooms, Upgraded Lighting and Small Storage Room
- Limited HVAC
- Great Frontage on Busy Valley Blvd.
- Near Many Restaurants & Amenities
- Less than 1 Mile from 10 Freeway

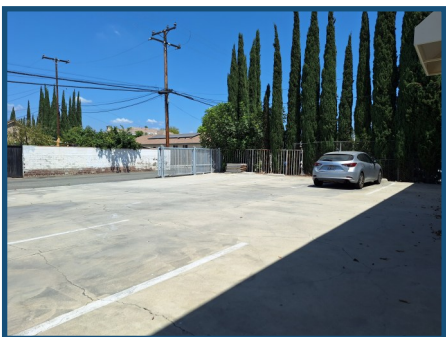
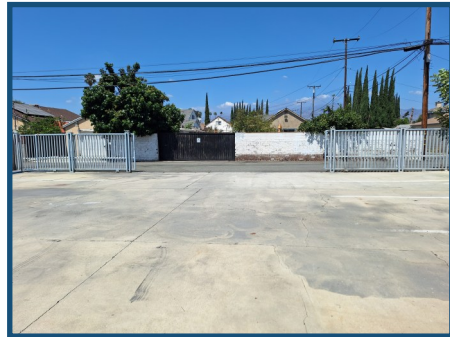
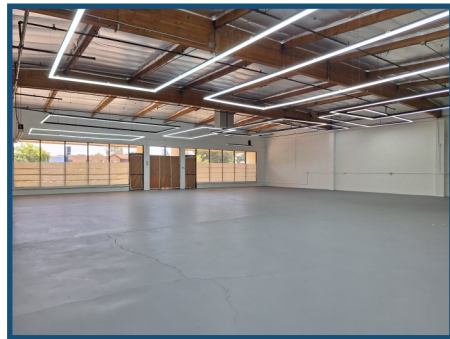
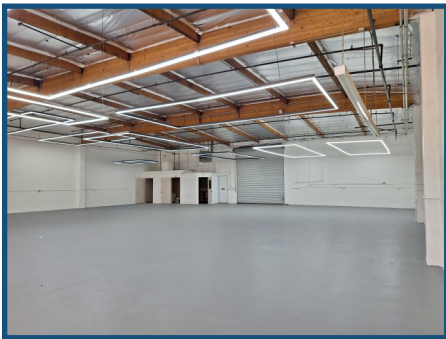
Shown by appointment only. Please
call listing office to
schedule an appointment.

3D Tour Link: <https://my.matterport.com/show/?m=SERbQhJehdt>



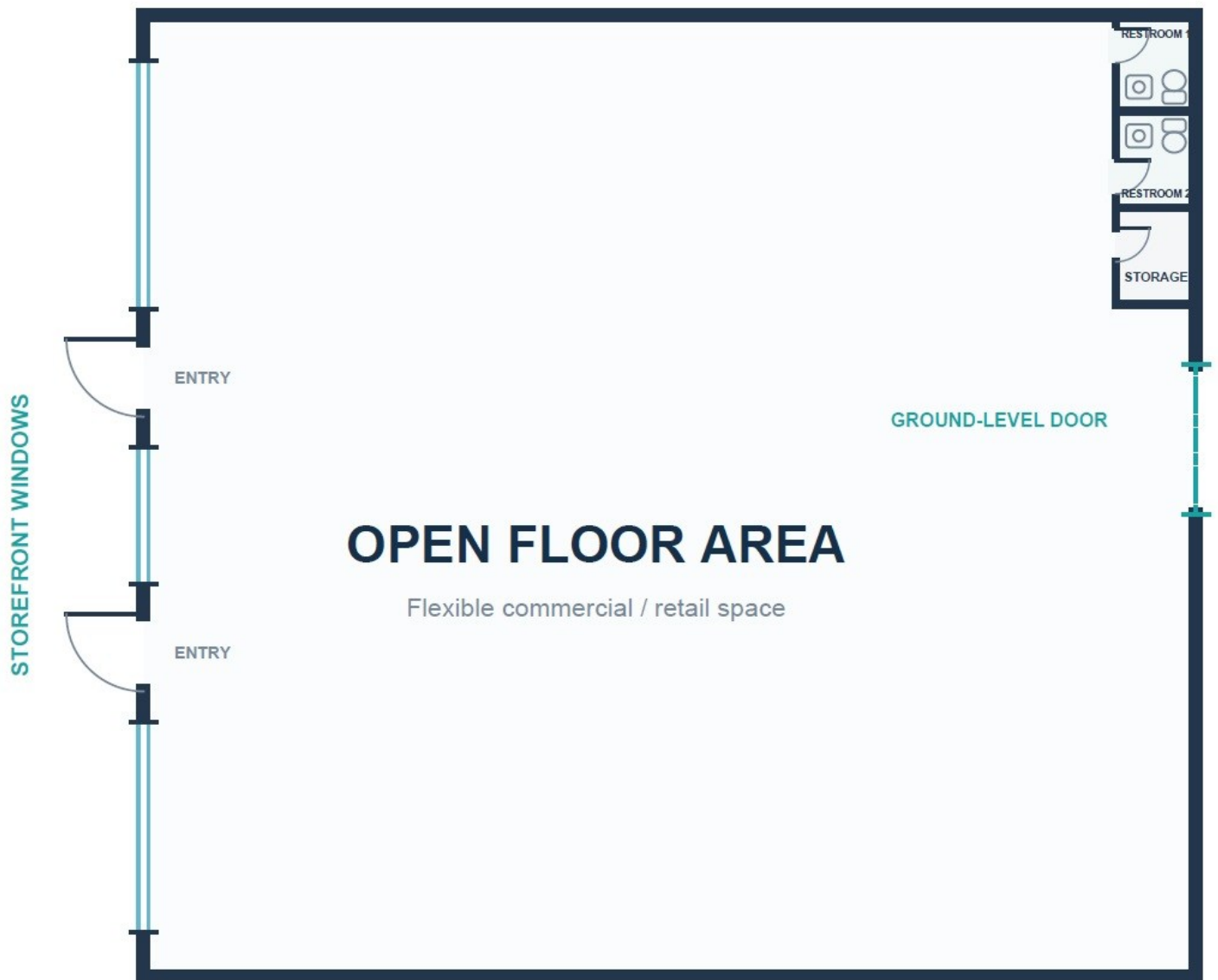
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PICTURES



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FLOOR PLAN



Diagrammatic plan only. Dimensions, fixtures, wall locations, and door swings must be field verified.

NOT TO SCALE



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MAPS

