

FOR LEASE

3131 Santa Anita Ave, El Monte CA 91731

El Monte Medical Center

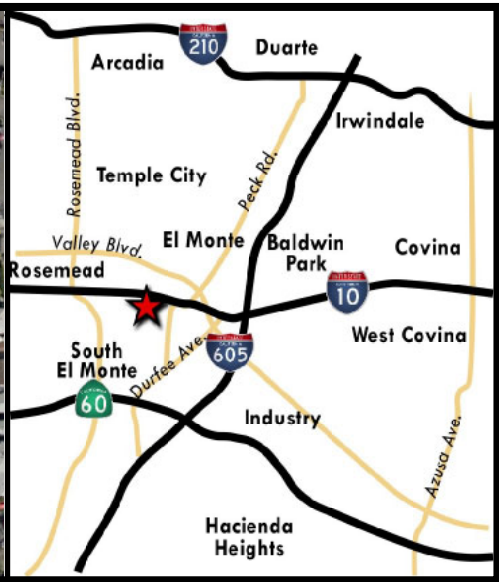
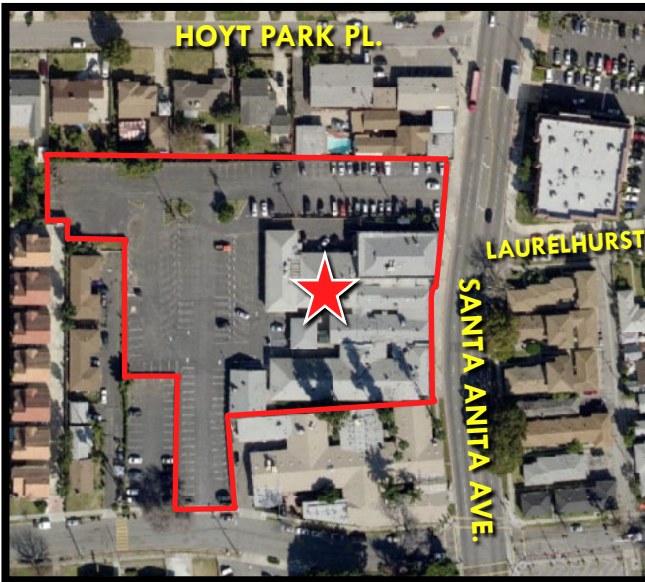


• **Rental Rate:** \$0.80 PSF/ Month/Triple Net (NNN) plus \$0.35 CAM

SUITE	SQ. FT.
100	520
104	11,800
104-01	6,607
107	1,304
112	3,856
114	2,200
202	516

Highlights:

- El Monte Medical Center
- Large Parking Lot
- Flexible Office Layouts
- Prime exposure on Santa Anita Ave. near Garvey Ave.
- 7 Hospital Medical Centers within 5.6 miles
- Immediate access to the 10/605 freeways
- Marquee Signage Available



Property Information:

- Parking: 5/1,000
- Year Built: 1952 (Renovated)
- Building Size: 30,496 SF

Floor Plans Available Upon Request

For More Leasing Information, Please Contact: 562.699.7500

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