

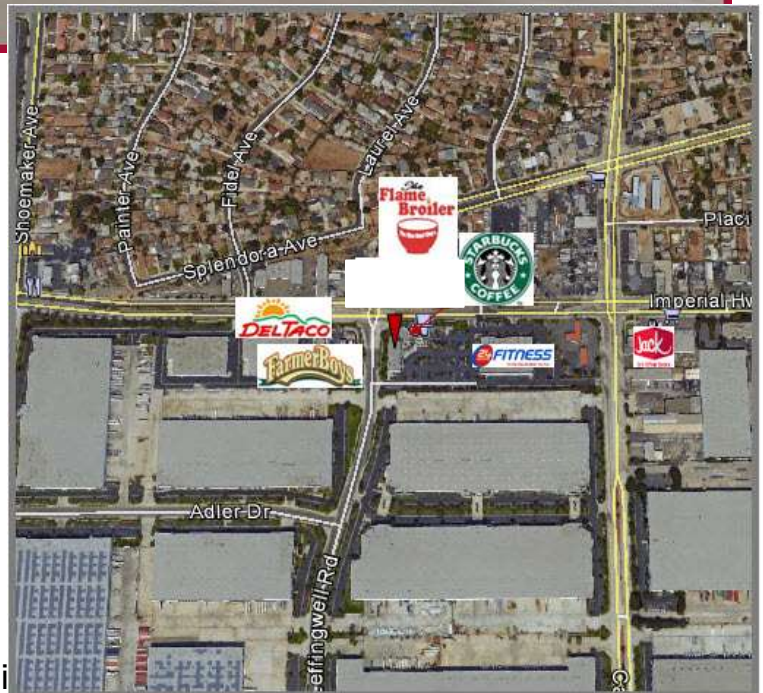


For Lease Office

13244 Imperial Hwy, Santa Fe Springs CA
Signalized Corner Imperial & Leffingwell



	1 Mile	3 Miles	5 Miles
2020 Est. Population	18,136	206,197	588,149
Daytime Population	13,524	210,841	592,194
Household Income	\$70,549	\$79,938	\$84,131



Features:

- ① Join National & Regional Tenants
 - ① 24 Hour Fitness
 - ① Starbucks
 - ① Flame Broiler
 - ① Simply Poke
 - ① Busy Signalized & Visibility intersection with high density daytime traffic
 - ① Surrounded by a 5 million square foot Office Park
 - ① Ample Parking and Large Monument Sign
 - ① 3 Private Offices, 1 Conference Room, Private Restroom and Open Floor Area
 - ① 1,145sf –Former Staffing Agency
- \$2.25 psf plus NNN



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