



FOR LEASE

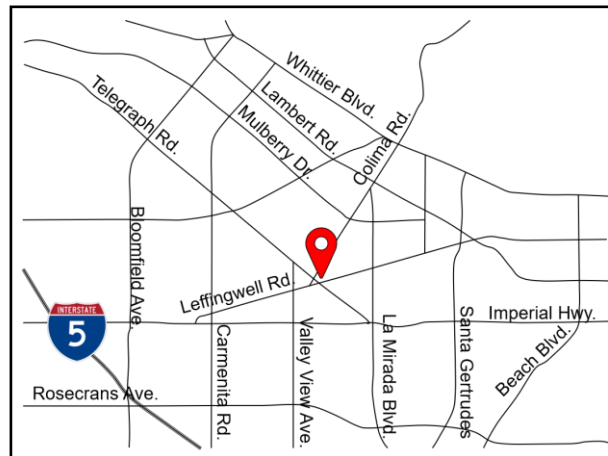
14561 Leffingwell Rd., Whittier, CA 90604

Availability: ± 850 – 2,550 SF (units can be combined)

Asking Rate: \$1.35/sf + NNN

- Features:**
- Excellent signage and street exposure
 - Pylon signage
 - Corner location
 - Plenty of parking
 - Open floorplans
 - Private restrooms
 - Competitive lease rates

- Zoning:**
- C-2 (general commercial)
 - Unincorporated LA County
 - General retail permissible (verify)



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Chantel Nuñez-Aguilar

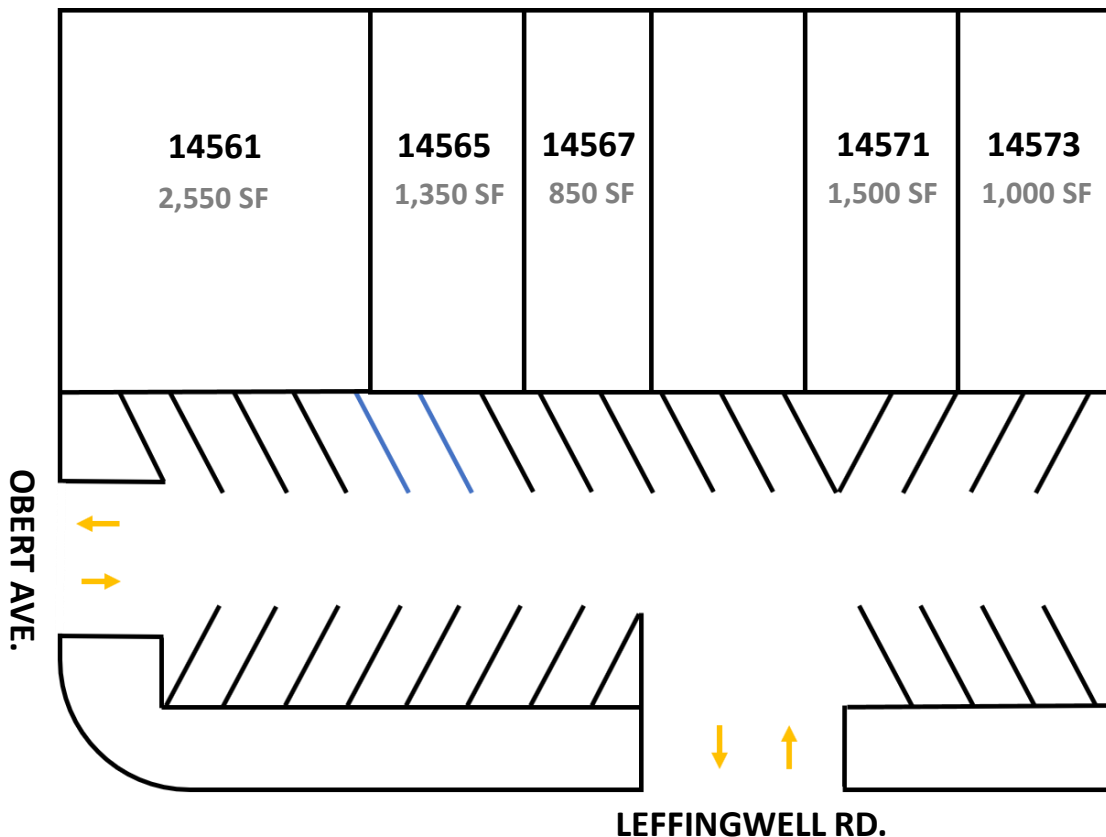
(562) 447-0665

chantel@ashwillassociates.com

CORP DRE#01291393/01972085

AVAILABILITY

Suite 14561	± 2,550 SF	\$3,768/mo.	<ul style="list-style-type: none"> • (2) large open spaces • (2) Private restrooms • Breakroom and storage • Window line facing Leffingwell • Can be demised (~ 1,275 SF each)
Suite 14565	± 1,350 SF	\$2,148/mo.	<ul style="list-style-type: none"> • Open floorplan • Private restroom • Window line facing Leffingwell • Pylon signage
Suite 14567	± 850 SF	\$1,473/mo.	<ul style="list-style-type: none"> • Generally open floorplan • Private restroom • Window line facing Leffingwell • Pylon signage
Suite 14571	± 1,500 SF	\$2,350/mo.	<ul style="list-style-type: none"> • Built out for juice/tea/coffee bar • Private restroom • Window line facing Leffingwell • Pylon signage • Can be combined with suite 14573
Suite 14573	± 1,000 SF	\$1,675/mo.	<ul style="list-style-type: none"> • Private restroom • Shower in place • Excellent signage and street visibility • Can be combined with suite 14571



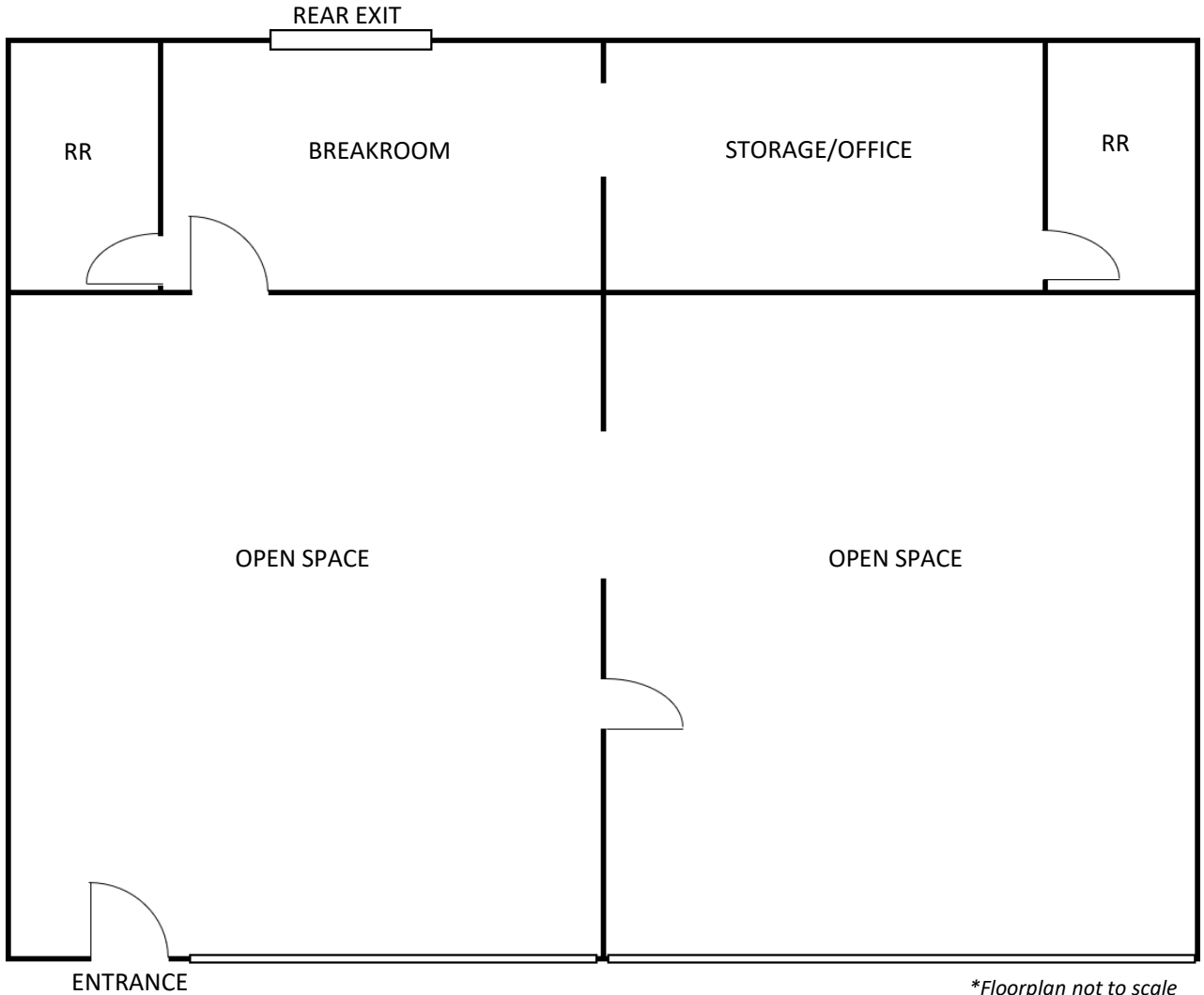
14561 Leffingwell Ave. | ± 2,550 SF

Suite 14561

± 2,550 SF

\$3,768/mo.
(\$1.35/sf + NNN)

- (2) large open spaces
- (2) Private restrooms
- Breakroom and storage
- Window line facing Leffingwell
- Can be demised (~ 1,275 SF each)



*Floorplan not to scale

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14565 Leffingwell Ave. | ± 1,350 SF

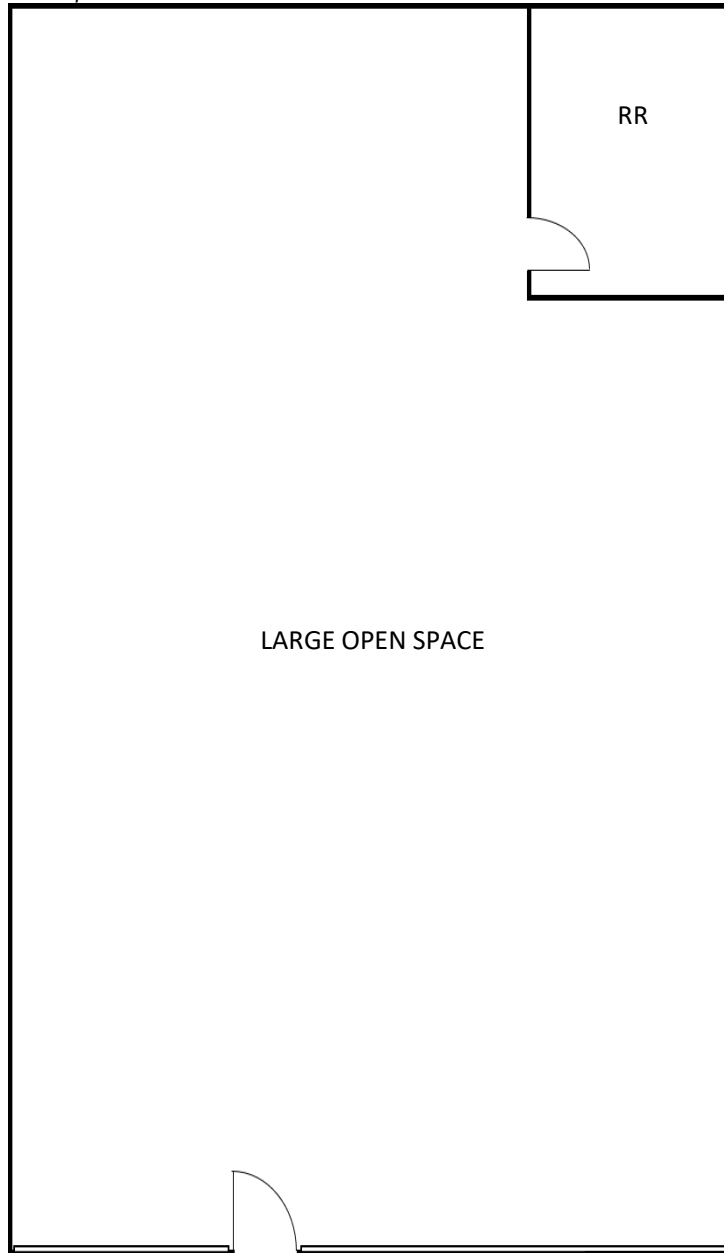
Suite 14565

± 1,350 SF

\$2,148/mo.
(\$1.35/sf + NNN)

- Open floorplan
- Private restroom
- Window line facing Leffingwell
- Pylon signage

**Floorplan not to scale*



ENTRANCE

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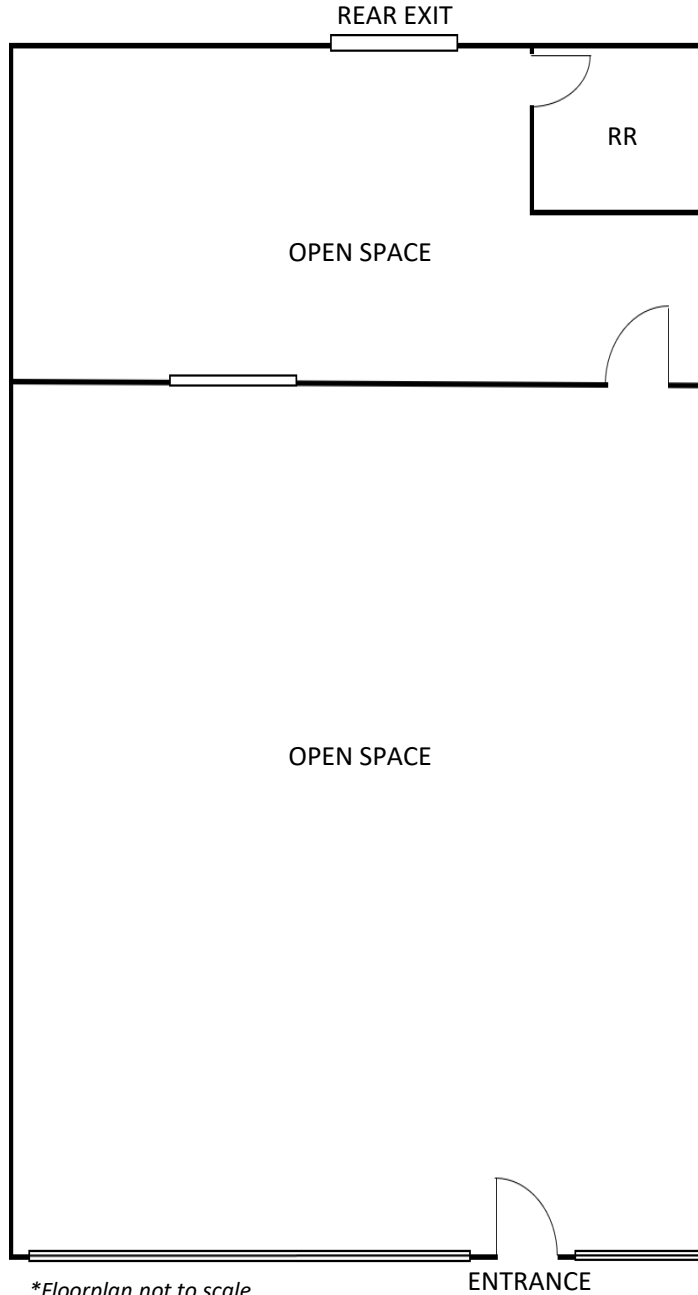
14567 Leffingwell Ave. | ± 850 SF

Suite 14567

± 850 SF

\$1,473/mo.
(\$1.35/sf + NNN)

- Generally open floorplan
- Private restroom
- Window line facing Leffingwell
- Pylon signage



**Floorplan not to scale*

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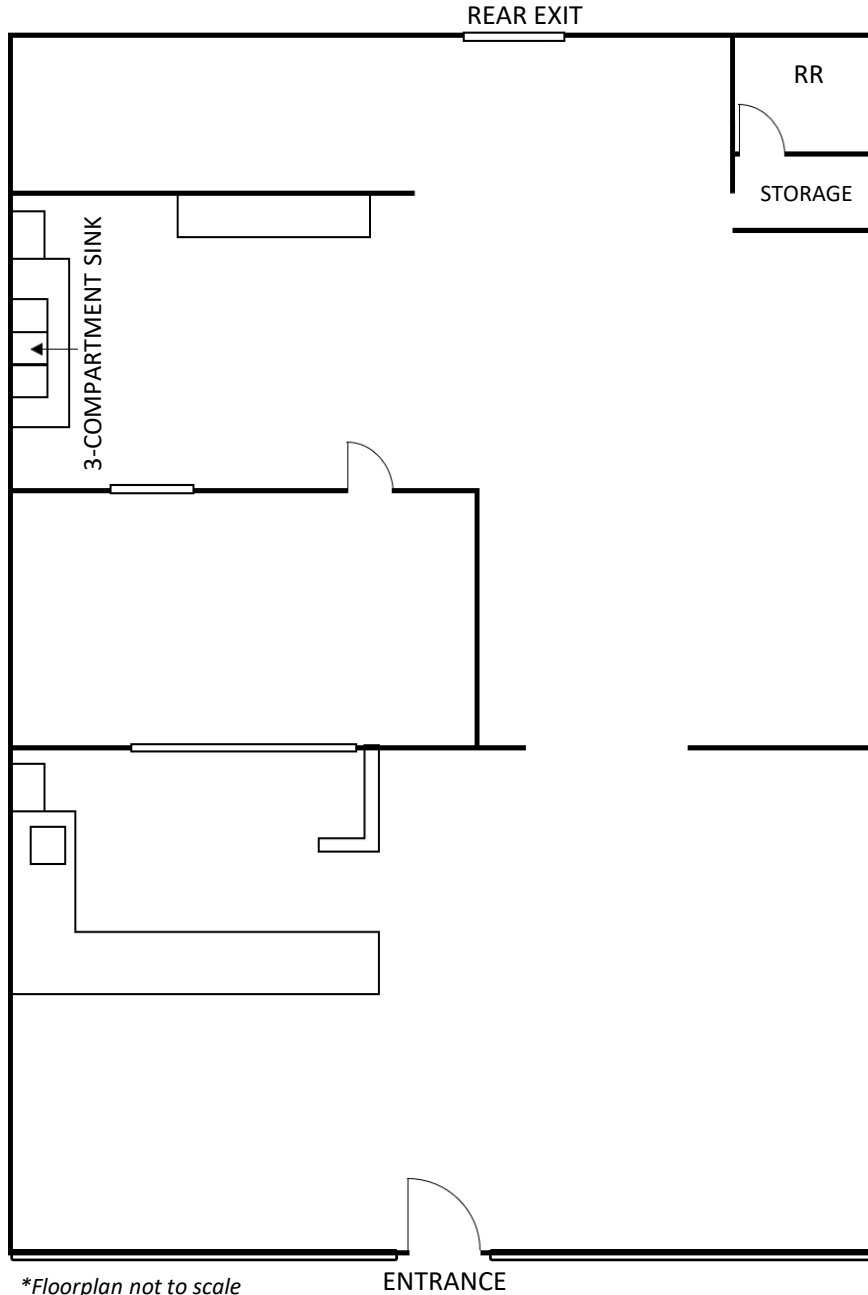
14571 Leffingwell Ave. | ± 1,500 SF

Suite 14571

± 1,500 SF

\$2,350/mo.
(\$1.35/sf + NNN)

- Built out for juice/tea/coffee bar
- Private restroom
- Window line facing Leffingwell
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*Floorplan not to scale

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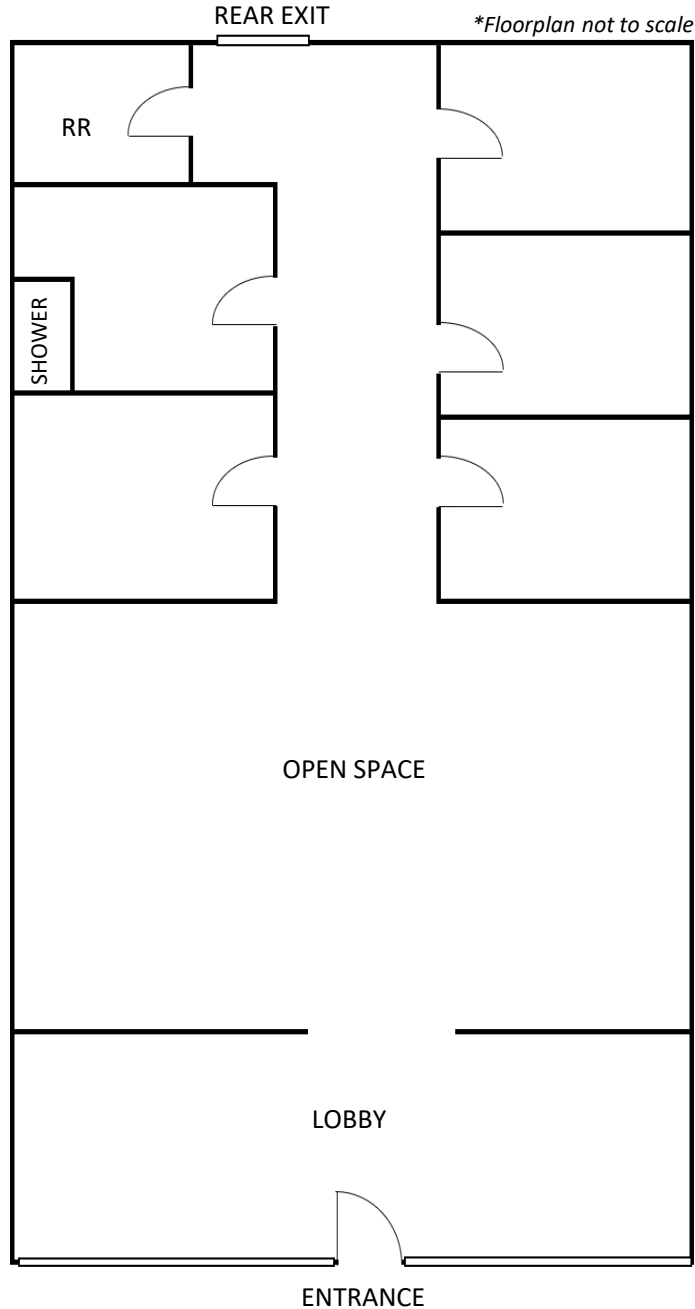
14573 Leffingwell Ave. | ± 1,000 SF

Suite 14573

± 1,000 SF

\$1,675/mo.
(\$1.35/sf + NNN)

- Private restroom
- Shower in place
- Excellent signage and street visibility
- Can be combined with suite 14571



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