

# RETAIL/OFFICE FOR SALE

## 9553 LAS TUNAS DR., TEMPLE CITY 91780

CALL FOR MORE INFORMATION AND TO SCHEDULE A TOUR!



### OFFERING SUMMARY

PRICE:	\$1,350,000
BUILDING SIZE:	1,700 SF
OCCUPANCY:	Single
LOT SIZE:	3,668 SF
PARKING:	Public Lots in Rear
TRAFFIC COUNT:	Las Tunas & Temple City Blvd W Measured 24,501 in 2022
SIGNAL INT:	Temple City Blvd. and Las Tunas Dr.
YEAR BUILT:	1928
ZONING:	TCC1*

### PROPERTY OVERVIEW

This single-tenant retail/office building is ideally situated near the bustling intersection of Las Tunas Blvd. and Temple City Blvd., offering excellent visibility and accessibility. With ample public parking conveniently located at the rear of the property, it's perfectly suited for businesses seeking a central, high-traffic location. Currently leased and utilized as office space, this building provides a stable investment opportunity.

Do not disturb tenants. For more information about this property or to schedule a tour, please call our office at (626) 303-1818



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