## **RETAIL PROPERTY AVAILABLE FOR SALE**

9569 EAST LAS TUNAS DRIVE, TEMPLE CITY, CA 91780 CALL FOR MORE INFORMATION AND TO SET UP A TOUR





## **OFFERING SUMMARY**

PRICE:	\$3,575,000
PRICE / SF:	\$650
BUILDING SF:	5,500
LOT SIZE:	5,395
OCCUPANCY:	Single Tenant
PARKING:	Public Parking
SIGNAL INT:	Las Tunas Dr. & Temple City Blvd.
YEAR BUILT:	1940
ZONING:	TCC1

## CIBA REAL ESTATE 316 W. Foothill Boulevard

Monrovia , CA 91016



ALFREDO MEJIA, CCIM Principal office: (626) 841-0599 cell: (626) 841-0599 alfredo@cibare.com 01340251, California **PROPERTY OVERVIEW** 

Available for the first time in 20 years, this single-tenant retail building is located near the bustling intersection of Las Tunas Dr. and Temple City Blvd. in the heart of downtown Temple City. This property can be purchased as either an owner user or an investment. There is ample public parking conveniently located at the rear of the property, it's perfectly suited for businesses seeking a central, high-traffic location.

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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