



# BUILD-TO-SUIT FOR LEASE

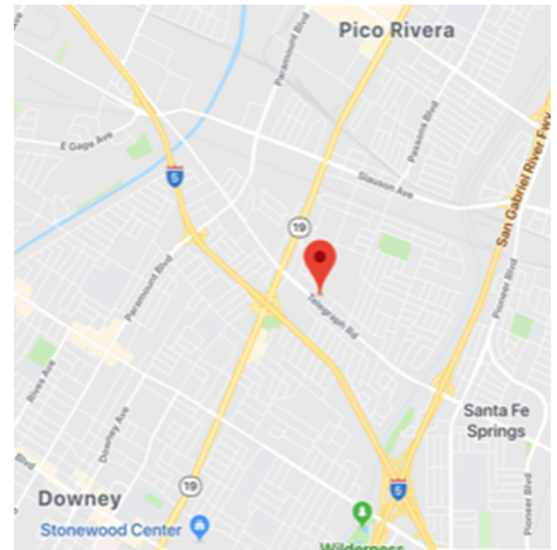
9219 Telegraph Rd., Pico Rivera



## PROPERTY FEATURES:

- **Build-To-Suit for Lease**
- 13,352 SF
- Excellent Street Visibility
- Strategically located along the main arterial of Pico Rivera with convenient access to and from I-605 and I-5 freeways
- Dense residential and daytime populations
- Healthy mix of national and regional credit retailers in the area including 99 Cents only, Target, Starbucks, Wal-Mart, Subway, CVS, Popeyes, and many more...
- Zoned Mixed Use, PRCG (verify with city)

**LEASE RATE: \$0.65 psf**



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