

**CITY OF BALDWIN PARK  
AVAILABLE COMMERCIAL OPPORTUNITIES  
SEPTEMBER 2017**



<b>AVAILABLE RETAIL SPACE</b>			
Location	Bldg/Unit sf	Features/Amenities	Contact Information
<a href="#">14312 Ramona Blvd.</a> Unit B	400	Located in the city's downtown area, on major thoroughfare, near the city's Metrolink station	Tim Nguyen, (626) 378-4564
<a href="#">1846 Puente Ave.</a>	880	Located near 10 fwy, renovations to building expected to be completed at end of January 2017	Edward Kim, (213) 252-0073 <a href="mailto:ekim@realtyland.com">ekim@realtyland.com</a>
<a href="#">14101 Francisquito Ave.</a>	1,200	Formerly a drugstore site, the retail space was subdivided into three retail spaces, easy access from the 10 fwy	Erick Marchena, (310) 432-5484 <a href="mailto:Erick@charles-company.com">Erick@charles-company.com</a>
<a href="#">14001 Ramona Blvd.</a> Unit A	1,250	For lease, located in the Parkway Plaza, possible party supply store, UPS store, uniform store or men's clothing store, on major city thoroughfare, at signaled corner	Annie Lee, (310) 422-0033 <a href="mailto:annaberna5@yahoo.com">annaberna5@yahoo.com</a>
<a href="#">1632 Puente Ave.</a>	1,350	For lease, located in Gateway Center, ideal for restaurant or retail, plenty of parking, center includes Starbucks, Subway & Dollar Tree	Simon Shamtub, (626) 888-1624 <a href="mailto:shamtub@yahoo.com">shamtub@yahoo.com</a>
<a href="#">4138 Maine Ave.</a> Suite N4	1,368	Located in the Park Plaza On Maine Center, anchored by Superior Grocer, near the city's Metrolink station	Greg Giacopuzzi, (818) 710-6100 <a href="mailto:ggiacopuzzi@newmarkmerrill.com">ggiacopuzzi@newmarkmerrill.com</a>
<a href="#">3119 Baldwin Park Blvd.</a> Unit B	1,512	Located in the Baldwin Park Promenade, center anchored by Smart & Final, with Co-Tenants: CVS, Starbucks, FedEx, Dentist, Wingstop, Chinese Food, Subway, and IHOP, near 10 fwy	Erick Marchena, (310) 432-5484 <a href="mailto:Erick@charles-company.com">Erick@charles-company.com</a>
<a href="#">14417 Ramona Blvd.</a> Suite B9, B10	2,340	Located in the Park Plaza On Maine Center, anchored by Superior Grocer, near the city's Metrolink station	Greg Giacopuzzi, (818) 710-6100 <a href="mailto:ggiacopuzzi@newmarkmerrill.com">ggiacopuzzi@newmarkmerrill.com</a>
<a href="#">3060 Baldwin Park Blvd.</a> Unit E-100	2,340	For lease in the Sierra Center, part of 220,766 sf regional center, anchors: Target & Food 4 Less, located directly off 10 fwy	Bryan Norcutt, (213) 553-3862 <a href="mailto:bnorcott@savills-studley.com">bnorcott@savills-studley.com</a>
<a href="#">14101 Francisquito Ave.</a>	2,605	Formerly a drugstore site, the retail space was subdivided into three retail spaces, easy access from the 10 fwy	Erick Marchena, (310) 432-5484 <a href="mailto:Erick@charles-company.com">Erick@charles-company.com</a>
<a href="#">1842 Puente Ave.</a>	2,750	Located near 10 fwy, former grocery store that has a cooking area, possible restaurant use, renovations to building expected to be completed at end of January 2017	Edward Kim, (213) 252-0073 <a href="mailto:ekim@realtyland.com">ekim@realtyland.com</a>
<a href="#">4120 Maine Ave.</a>	5,300	Located in the Park Plaza On Maine Center, anchored by Superior Grocer, near the city's Metrolink station	Greg Giacopuzzi, (818) 710-6100 <a href="mailto:ggiacopuzzi@newmarkmerrill.com">ggiacopuzzi@newmarkmerrill.com</a>
<a href="#">14635 Baldwin Park Town Center</a>	8,500	For lease, restaurant use, located off 10 fwy, less than quarter mile from off ramp, 217,000 residents within 3 miles, adjacent to a Marriot, other tenants in center: Home Depot, Starbucks & Denny's	Mark Baziak, (949) 608-2049 <a href="mailto:mbaziak@ngkf.com">mbaziak@ngkf.com</a>
<a href="#">14200 Ramona Blvd.</a>	9,680	Free standing, ground floor 6,580 sf with 3,100 sf 2 <sup>nd</sup> floor office, pylon sign, ample parking	Erick Marchena, (310) 432-5484 <a href="mailto:Erick@charles-company.com">Erick@charles-company.com</a>
<a href="#">1640 Puente Ave.</a>	16,000	For lease, former Fresh & Easy site, equipped with the following: Energy efficient refrigerator system, air handlers, HVAC system, shelving, network cabling, day & night security services. Ideal for a community super market	Homan Sefaradi, (310) 435-5535 <a href="mailto:Homan310@yahoo.com">Homan310@yahoo.com</a>
<a href="#">13550 E. Ramona Blvd.</a>	17,762	For sale or lease, Ramona is a main artery, signaled lighted corner with bus stop, located near 10 and 605 fwy	Eric J. Ramirez, (909) 223-9540 <a href="mailto:EricR@milleniaCommercial.com">EricR@milleniaCommercial.com</a>
<a href="#">3060 Baldwin Park Blvd.</a>	23,500	For lease in the Sierra Center, part of 220,766 sf regional center, anchors: Target & Food 4 Less, located directly off 10 fwy	Bryan Norcutt, (213) 553-3862 <a href="mailto:bnorcott@savills-studley.com">bnorcott@savills-studley.com</a>

<b>VACANT LAND</b>			
Location	Lot sf	Features/Amenities	Contact Information
<a href="#">13057-13065 Garvey Ave.</a>	24,197	Three city-owned parcels for sale, zoned Industrial Commercial, near the intersection of the 10 & 605 fwys, close to 10 fwy Frazier St. on and off ramps, visibility from the 10 fwy with proper signage	Victor Viramontes, (626) 960-4011 ex. 495, <a href="mailto:vviramontes@baldwinpark.com">vviramontes@baldwinpark.com</a>
<a href="#">12971 Garvey Ave.</a>	32,951	Ground lease available, zoned Freeway Commercial, excellent access to 10 & 605 fwys	Leo Avila, (310) 383-6970 <a href="mailto:leoavilarealtor@gmail.com">leoavilarealtor@gmail.com</a>

<b>AVAILABLE OFFICE SPACE</b>			
Location	Bldg/Unit sf	Features/Amenities	Contact Information
<a href="#">14540 Ramon Blvd.</a>	137-2,396	Various office configurations available, 2 <sup>nd</sup> floor suites, private offices available, near the city's Metrolink station	Michelle Dotre, (323) 583-9600 <a href="mailto:mngmtoofficeinfo@gmail.com">mngmtoofficeinfo@gmail.com</a>
<a href="#">4341 Maine Ave.</a>	710	For lease, unit has own bathroom, 2 <sup>nd</sup> floor unit, on major city thoroughfare	Tomasa Sanchez, (626) 337-7432 <a href="mailto:sanchezthomasa@hotmail.com">sanchezthomasa@hotmail.com</a>

<a href="#">14135 Francisquito Ave.</a> Unit 205	850	For lease, 2 <sup>nd</sup> floor suite with window, facing Puente Ave., located in the Gateway Center, center includes Starbucks, Subway & Dollar Tree	Simon Shamtub, (626) 888-1624 <a href="mailto:shamtub@yahoo.com">shamtub@yahoo.com</a>
<a href="#">14135 Francisquito Ave.</a> Unit 215	1,250	For lease 2 <sup>nd</sup> floor suites with window view of Puente Ave., private office, ideal site for medical or legal office, center includes Starbucks & Subway	Simon Shamtub, (626) 888-1624 <a href="mailto:shamtub@yahoo.com">shamtub@yahoo.com</a>
<a href="#">14135 Francisquito Ave.</a> Unit 202	1,800	2 <sup>nd</sup> floor suites with window view, private offices, open space layout with kitchen, bathrooms, conference area	Simon Shamtub, (626) 888-1624 <a href="mailto:shamtub@yahoo.com">shamtub@yahoo.com</a>
<a href="#">14650 Pacific Ave.</a> Space 1	2,300	Medical/dental office, includes 10 exam rooms, reception area, on major city thoroughfare	Sam Wu, (800)763-8888 <a href="mailto:sam@idealproperty.com">sam@idealproperty.com</a>
<a href="#">4070 Sterling Way</a>	5,743	For sale or lease, several uses (medical, legal, real estate, or insurance), reception areas, one story building, near city's downtown area	Leon Gershkovich, (323) 428-4668 <a href="mailto:Leon6868@yahoo.com">Leon6868@yahoo.com</a>
<a href="#">14131 Ramona Blvd.</a>	6,000	Located in the Value Plus Center, walk-up office with 6,000 sf of divisible office space, center anchored by El Super Grocery & 99 Cent Only	Esteban Felix, (626) 792-7500 ext. 1003 <a href="mailto:esteban@insigniapmg.com">esteban@insigniapmg.com</a>

AVAILABLE INDUSTRIAL SPACE			
Location	Bldg/Unit sf	Features/Amenities	Contact Information
<a href="#">3928 Downing Ave.</a> Unit I	1,000	Unit for lease, multi-tenant industrial building, Near the city's Metrolink station	Brent Haskell, (562) 762-3112 <a href="mailto:brent@gmpropertiesinc.com">brent@gmpropertiesinc.com</a>
<a href="#">1453 Virginia Ave.</a>	1,485	Unit for lease, multi-tenant industrial building, close to 10 & 605 fwys	Mark White, (909) 373-2727 <a href="mailto:mwhite@lee-assoc.com">mwhite@lee-assoc.com</a>
<a href="#">5010 Calmview Ave.</a>	4,130	For sale, automotive repair center, 3 hoists, area for storage of auto parts, large client base	Alfred Saiz, (626) 354-0764 <a href="mailto:Alfred@allencompassrealty.com">Alfred@allencompassrealty.com</a>
<a href="#">15004 Arrow Hwy.</a>	5,600	For lease, 800 sf office, 2 ground level doors, large fenced, paved & secure yard, close to 605 10 & 210 fwys	Mark White, (909) 373-2727 <a href="mailto:mwhite@lee-assoc.com">mwhite@lee-assoc.com</a>
<a href="#">418 Cloverleaf Dr.</a>	10,000	For lease, warehouse built in 1988, large storage and office space, close to 10 & 605 fwy	Mike Chou, (626) 271-0369 <a href="mailto:mike@teamchou.com">mike@teamchou.com</a>
<a href="#">4266 Puente Ave.</a>	10,032	For lease, clear span building, flow through with 2 doors either side, on 18,252 lot	Sam Fong, (562) 568-2041 <a href="mailto:sfong@lee-associates.com">sfong@lee-associates.com</a>
<a href="#">3928 Downing Ave.</a>	10,701	For sale, perfect for owner-user, cell tower income, 90% occupancy, short term/mtm leases, block building built 1983	Daniel Bahr, (323) 646-5938 <a href="mailto:Daniel@core-cre.com">Daniel@core-cre.com</a>
<a href="#">5161 Commerce Dr.</a>	22,585	For lease, Class "A" building, 2,020 sf office, 24' clearance height, 3 dock high & 1 ground level loading door, near 605 210 & 10 fwys	William Kim, (626) 283-4563 <a href="mailto:Will.kim@colliers.com">Will.kim@colliers.com</a>
<a href="#">5151 Commerce Dr.</a>	38,509	For lease, 9,228 sf office, 24' clearance height, 3 dock high & 2 ground level loading doors, near 605 210 & 10 fwys	William Kim, (626) 283-4563 <a href="mailto:Will.kim@colliers.com">Will.kim@colliers.com</a>
<a href="#">5119 Azusa Canyon Road</a>	97,945	For sale, approved new construction project, single tenant/divisible, lot size 4.84 AC, expected completion 1st quarter 2017	Kurt Yacko, (562) 692-7876 <a href="mailto:Kurt.yacko@daumcommercial.com">Kurt.yacko@daumcommercial.com</a>

CITY CONTACT

Victor Viramontes  
Management Analyst  
(626) 960-4011 ext. 495  
[vviramontes@baldwinpark.com](mailto:vviramontes@baldwinpark.com)