



# Retail Space Available August 2025

| LOCATION                           | SF Available | Date Available | Rate       | Broker/ Representative | Brokerage or Firm   | Telephone    | Comment                       |
|------------------------------------|--------------|----------------|------------|------------------------|---------------------|--------------|-------------------------------|
| 14608 Ramona Rd.                   | 850          | Now            | \$2.00 NNN | David Shaby            | NAI Capital         | 310-878-6910 |                               |
| 13905 Francisquito Avee. #B        | 1,000        | Now            | \$3.10 NNN | Dustin Wheelan         | GM Properties       | 562-762-3120 | Can be combined to 2,000 SF   |
| 13905 Francisquito Avee. #C        | 1,000        | Now            | \$3.10 NNN | Dustin Wheelan         | GM Properties       | 562-762-3120 | Can be combined to 2,000 SF   |
| 1624-1642 Puente Ave. #201         | 1,200        | Now            | \$1.25 NNN | Simon Shamtub          | Bobby Babai         | 310-210-4058 | Gateway Center                |
| 14503 Ramona Blvd. F-4             | 1,200        | Now            | Negotiable | Dan Baccani            | Lee & Associates    | 626-242-7790 | Park Plaza on Main            |
| 14101-14155 Ramona Blvd. #D        | 1,200        | Now            | \$1.50 NNN | Mardtin Ceja           | Real Property Mgmt. | 626-688-8014 | El Super Marketplace          |
| 14607 Ramona Blvd. #               | 1,300        | Q4 2025        | \$2.25 NNN | Stefan Neumann         | NAI Capital         | 310-532-9080 | Can be combined to 3,300 sf   |
| 14550 Dalewood St.                 | 1,300        | Now            | Negotiable | Bryan Norcott          | Newmark             | 213-298-3595 | Auto dealership + Land        |
| 14503 Ramona Blvd. N-2             | 1,400        | Now            | Negotiable | Dan Baccani            | Lee & Associates    | 626-242-7790 | Park Plaza on Main            |
| 14600 Ramona Rd. #B                | 1,400        | Now            | \$2.00 NNN | David Shaby            | NAI Capital         | 310-878-6910 |                               |
| 4124 Maine Ave.                    | 1,400        | Now            | Negotiable | Cristina Hsieh         | Sperry              | 909-967-9588 |                               |
| 1624-1642 Puente Ave. #B           | 1,431        | Now            | \$2.25 NNN | Simon Shamtub          | Bobby Babai         | 310-210-4058 | Gateway Center                |
| 12819 Garvey Ave.                  | 1,500        | Now            | Call       | Greg Jones             | Jones RE            | 562-697-3333 | Metal building with yard      |
| 1842 Puente Ave.                   | 1,630        | Now            | \$1.45 NNN | Edward Kim             | Realtyland          | 213-252-0073 |                               |
| 13414 Ramona Blvd.                 | 1,800        | Now            | \$2.00 NNN | Dan Baccani            | Lee & Associates    | 626-242-7790 | Former restaurant - divisible |
| 14607 Ramona Blvd. #E              | 2,000        | Q4 2025        | \$2.25 NNN | Stefan Neumann         | NAI Capital         | 310-532-9080 | Can be combined to 3,300 sf   |
| 2060 Baldwin Park Blvd.            | 2,300        | Now            | \$3.00 NNN | Steve Bernier          | Newmark             | 213-596-2281 | Sierra Center                 |
| 14510 Baldwin Park Towne Cntr. #G4 | 2,322        | Now            | Call       | David Maling           | Avison Young        | 213-453-1770 | BP Towne Center               |
| 14503 Ramona Blvd. B-9             | 2,340        | Now            | Negotiable | Dan Baccani            | Lee & Associates    | 626-242-7790 | Park Plaza on Main            |
| 14510 Baldwin Park Towne Cntr. #E  | 3,100        | Now            | Call       | David Maling           | Avison Young        | 213-453-1770 | BP Towne Center               |
| 14510 Baldwin Park Towne Cntr. #D1 | 3,100        | Now            | Call       | David Maling           | Avison Young        | 213-453-1770 | BP Towne Center               |
| 4753 Maine Ave.                    | 8,084        | now            | Call       | Brent Baskin           | Graystone CA        | 949-942-6200 |                               |
| 14503 Ramona Blvd. B-12            | 8,500        | Now            | Negotiable | Dan Baccani            | Lee & Associates    | 626-242-7790 | Park Plaza on Main            |
| 14431 Ramona Blvd.                 | 9,300        | Now            | Negotiable | James Rodriguez        | Colliers            | 213-532-3284 | Park Plaza on Main            |

**Total Retail Space Available      60,657 SF      NNN = Triple Net    MG = Modified Gross    FS = Full Service**

## Baldwin Park Office Space Available August 2025

| LOCATION                | SF Available | Date Available | Rate         | Broker/ Representative | Brokerage or Firm | Telephone    | Comment                  |
|-------------------------|--------------|----------------|--------------|------------------------|-------------------|--------------|--------------------------|
| 14135 Francisquito #201 | 1,000        | Now            | \$1.25 NNN   | Simon Shamtub          |                   | 626-888-1624 | 2 <sup>nd</sup> Floor    |
| 13111 Brooks #B         | 1,720        | Now            | \$1.35/sf/mo | Dustin Wheelan         | GM Properties     | 562—762-3120 | Baldwin Business Park    |
| 13111 Brooks #A         | 1,728        | Now            | \$1.35/sf/mo | Dustin Sheelan         | GM Properties     | 562—762-3120 | Office/ Industrial       |
| 14135 Francisquito #207 | 2,300        | Now            | \$1.25 NNN   | Simon Shamtub          |                   | 626-888-1624 | 2 <sup>nd</sup> Floor    |
| 13916 Ramona Blvd. #3   | 3,539        | Now            | \$1.50/sf/mo | Jason Briggs           | Illi Commercial   | 818-697-9365 | Office/Retail Space      |
| 14834 Ramona Blvd.      | 6,400        | Now            | \$6,400,000  | Henry Loh              | RE/MAX            | 626-975-8702 |                          |
| 365 Cloverleaf Dr. #D2  | 6,584        | Now            | \$1.75/sf/mo | William Kim            | Colliers          | 626-548-2741 | Cloverleaf Commerce Cnt. |

**Total Office Space Available**      **23,271 SF**      NNN = Triple Net   MG = Modified Gross   FS = Full Ser

## Baldwin Park Industrial Space Available August 2025

| LOCATION                | SF Available | Date Available | Rate         | Broker/ Representative | Brokerage or Firm  | Telephone    | Comment                    |
|-------------------------|--------------|----------------|--------------|------------------------|--------------------|--------------|----------------------------|
| 5042 Calmview Ave.      | 1,530        | Now            | \$1.37 Gross | Todd Launchbaugh       | Lee and Associates | 909-373-2911 |                            |
| 13111 Brookjs #C        | 1,720        | Sept. 25       | \$1.65/sf/mo | Dustin Wheelan         | GM Properties      | 562—762-3120 | Baldwin Business Park      |
| 13111 Brooks #J         | 1,800        | Now            | \$1.65/sf/mo | Dustin Wheelan         | GM Properties      | 562—762-3120 | Baldwin Business Park      |
| 15132 Arrow Hwy         | 1,852        | Now            | \$3.25/sf/mo | Avetis Koshkaryarn     | Galstar Realty     | 818-521-3840 |                            |
| 51116 Maine St.         | 2,000        | Now            | \$5,500/mo   | Avetis Koshkaryarn     | Galstar Realty     | 818-521-3840 |                            |
| 15225-15237 Nubia st.   | 2,550        | Now            | \$1.25/sf/mo | Michael Cirrito        | ITRG Commercial    | 626-255-4255 |                            |
| 5148 Bleecker St. #A    | 3,769        | Now            | Call         | Charles Johnson        | Daum Commercial    | 562-695-7244 | For Sale                   |
| 315 Cloverleaf Dr. #H   | 5,490        | Now            | \$1.75/sf/mo | William Kim            | Colliers           | 626-548-2741 | Cloverleaf Commerce Center |
| 5148 Bleecker St. #B    | 5,929        | Now            | Call         | Charles Johnson        | Daum Commercial    | 562-695-7244 | For Sale                   |
| 315 Cloverleaf Dr. #J   | 6,047        | Now            | \$1.75/sf/mo | William Kim            | Colliers           | 626-548-2741 | Cloverleaf Commerce Center |
| 4820 Littlejohn St. #B  | 6,500        | Now            | \$1.85 MG    | Alpha Liu              | Iconic Investments | 818-321-0123 |                            |
| 15232 Arrow Hwy.        | 8,400        | Now            | Call         | Marshal Solis          | KW Commercial      | 714-917-9233 | For Sale Fully Leased      |
| 14506 Arrow Hwy.        | 10,476       | Now            | Negotiable   | Jonathan fan           | IRES Partners      | 626-900-1336 | Arrow Business center      |
| 315 Cloverleaf Dr. #H/J | 11,537       | Now            | \$1.75/sf/mo | William Kim            | Colliers           | 626-548-2741 | Cloverleaf Commerce Center |
| 365 Cloverleaf Dr. #D   | 12,482       | Now            | \$1.75/sf/mo | William Kim            | Colliers           | 626-548-2741 | Cloverleaf Commerce Center |
| 14924-14930 Arrow Hwy.  | 17,434       | Now            | \$5,600,000  | Mitch Zehner           | Voit               | 714-935-2307 | For Sale Fully Leased      |
| 14832 Arrow Hwy         | 18,590       | Now            | \$1.50/sf/mo | Linda Vidov            | Top Realty         | 626-399-3715 |                            |
| 13462 Brooks Dr.        | 20,677       | Now            | Call         | Tai Ngo                | Lee and Associates | 562-568-2016 |                            |
| 12793 Garvey Ave.       | 20,874       | Now            | Call         | Ron Mgrublian          | Lee and Associates | 562-354-2537 | For sale divisible         |
| 14010 Live Oak Ave.     | 21,285       | Now            | Call         | Justin Chiang          | Lee and Associates | 626-701-2401 |                            |
| 5051 Commerce Dr.       | 30,655       | Now            | \$1.55 NNN   | Trauger Ralston        | Lee and Associates | 562-234-1027 |                            |

**Total Industrial Space Available**

**211,597 SF**

**NNN = Triple Net MG = Modified Gross FS = Full Service**