

CROSSROADS RETAIL COURT

FOR LEASE 7,500 SQ. FT. RETAIL BUILDING WITH FLEXIBLE UNIT SIZES

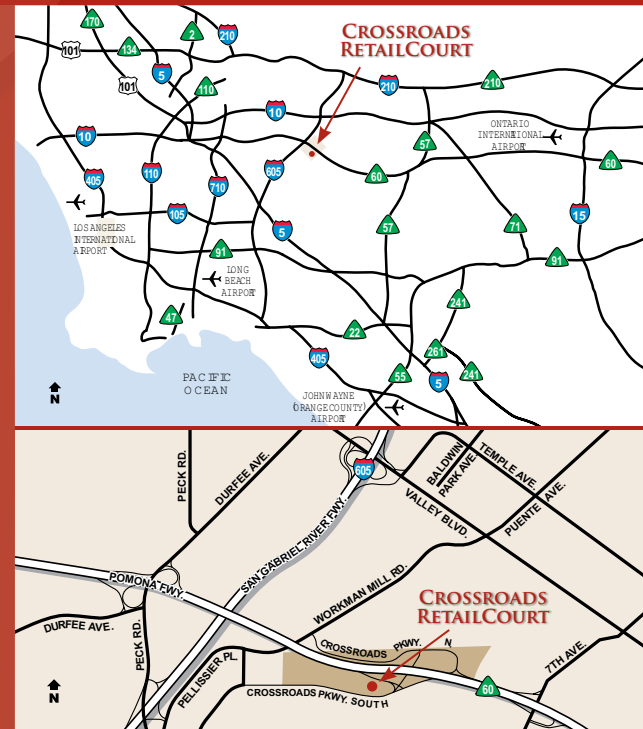


13131 CROSSROADS PARKWAY SOUTH, CITY OF INDUSTRY, CA

FEATURES

- Located in the prestigious Crossroads Business Park, a 110 acre master, 1 million square foot planned office, retail, and flex building business park in the City of Industry employing over 2,000 full-time working professionals
- 200,000 SF of flex buildings have been recently completed directly to the west of the retail site
- An additional 200,000 SF and 40,000 SF office buildings are being planned with the Crossroads Business Park
- Prime freeway identity with immediate access to the Pomona I-60 and the San Gabriel River I-605 freeways
- Two colleges are within 2 miles of the site that have an enrollment of over 20,000 full and part time students
- Labor pool of over 3 million people within a 20 minute drive
- Drive thru unit available
- Color LED Freeway Pylon Sign
- 60 Freeway Traffic Count: 515,000 cars pass Crossroads daily
- Population

	2 Mile Radius	3 Mile Radius	5 Mile Radius
	44,508	133,457	514,580



For leasing information, contact:



MAJESTIC REALTY CO.
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David Bui
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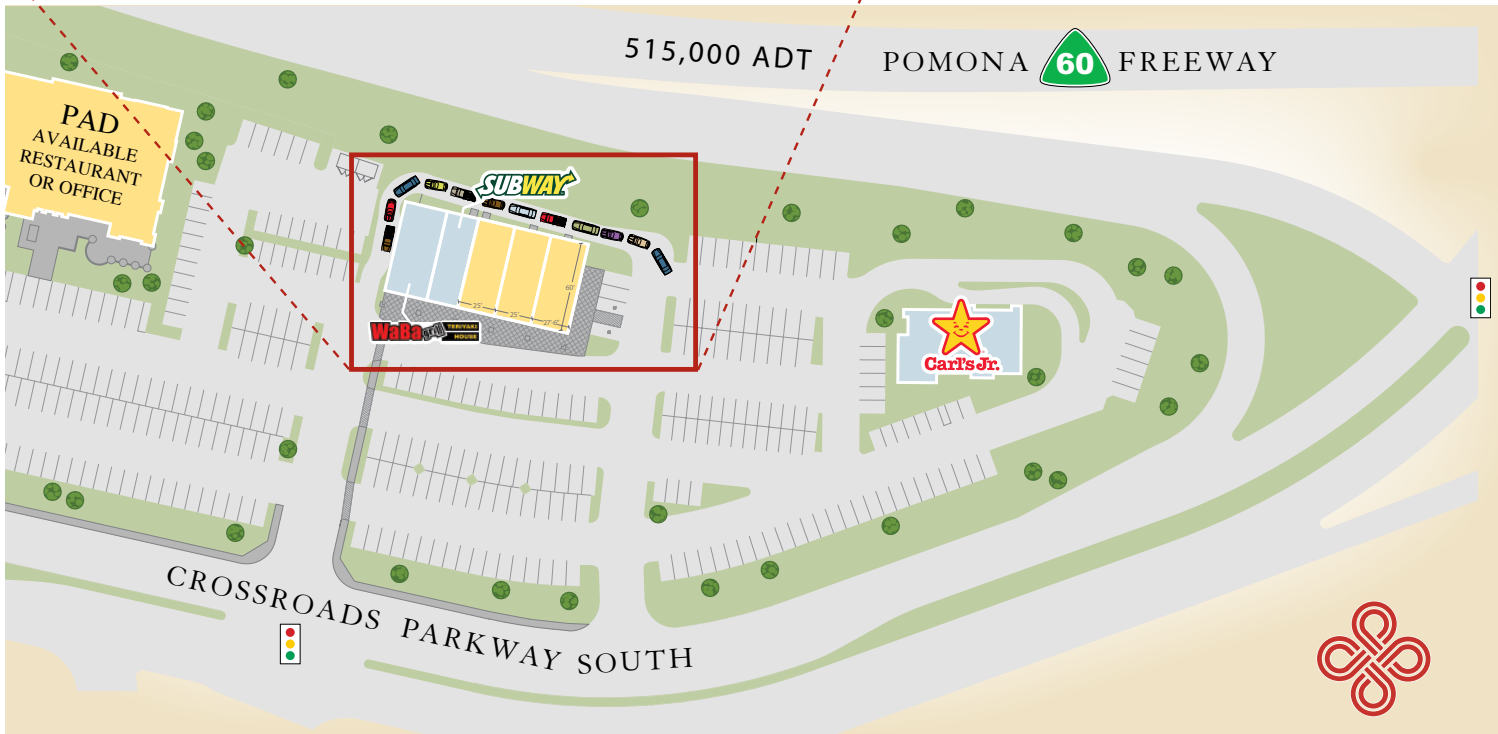
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