

LA TOLTECA

FOODS BUILDING

321 N. Azusa Avenue ■ Azusa, CA

REDUCED PRICE



- **PRICE:** \$950,000
- **Building Size:** 9,780 Sq. Ft.
- **Lot Size:** 20,992 Sq. Ft.
- Built In 1965
- Alley Access
- 35 Parking Spaces and 4 Loading Doors
- Previously La Tolteca Foods
- 8,884 Cars Per Day, Traveling North-Bound on Azusa Ave., North of Foothill Blvd.
- City Incentives may be Available for Restaurant or Other Sales Tax Driven Use
- Includes Hoods with Suppression Systems
- High Visibility Building in an Underserved Market
- Many New Tenants in the Area Including, Target, Starbucks, Subway, AT&T, and CVS
- Acceptable Uses May Include: Restaurant, Martial Arts, Dance Studio, Live/Work, General Retail, Bank, Medical, & Office, Commercial Kitchen
- Hwy 39 to Crystal Lake Now Open



For information, please contact your exclusive listing agents:



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NAI Capital

Commercial Real Estate Services, Worldwide.

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Aerial



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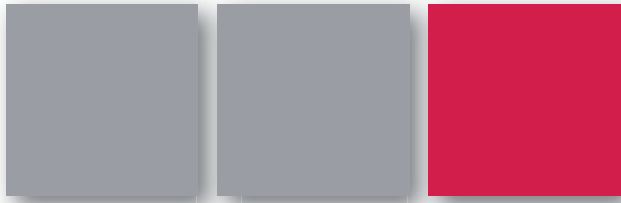


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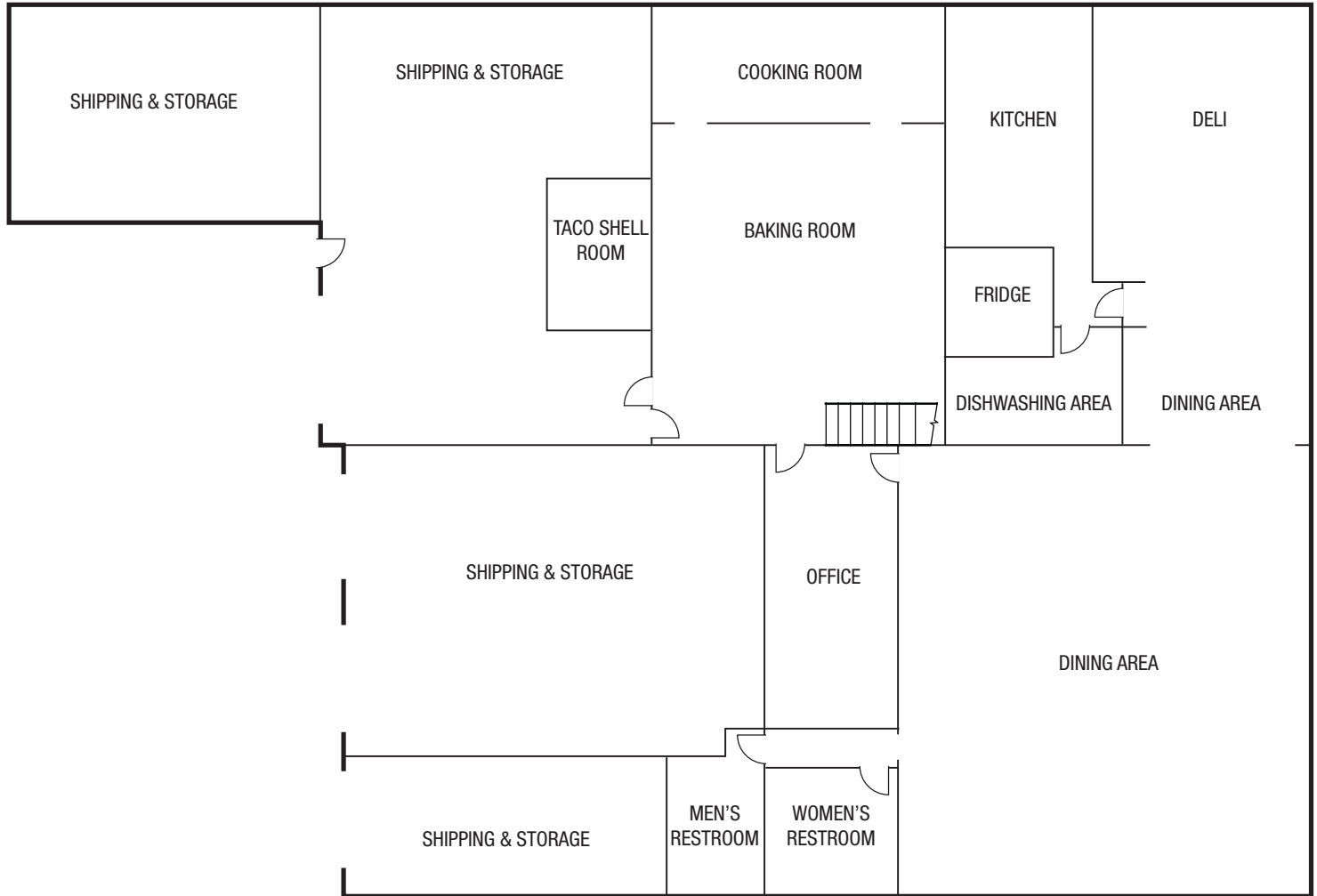


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First Floor Plan



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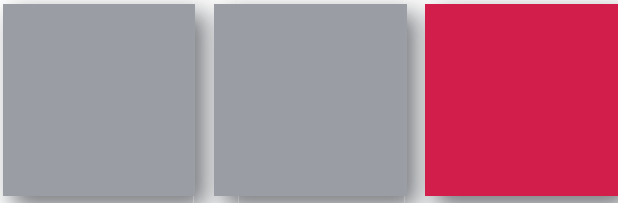


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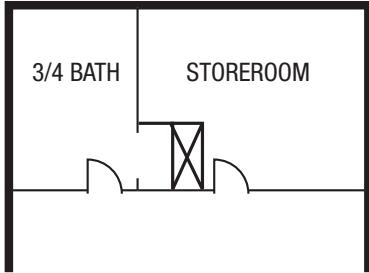
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FOODS BUILDING

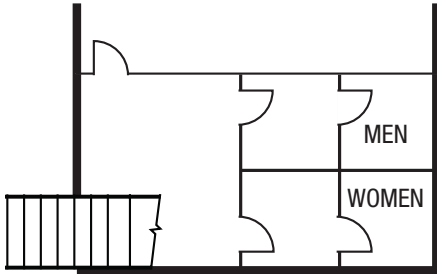
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Second Floor Plan

Photos



OFFICE



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