

AVAILABLE

## FOR LEASE

14,138 SF

11530-11540 4th St.

**APN**

0229-411-05-0000

0229-411-04-0000

0229-411-03-0000

0229-411-02-0000

0229-411-01-0000

**TOTAL BUILDING**

110,000 sf.

**LAND SIZE**

11.56 ac.

**GENERAL PLAN**

21st Century Employment  
District (D)

**ZONING**

Mixed Employment 2 Zone  
(ME2)

**PERMITTED USES**

- General Retail
- Professional Office
- Business
- Service
- Creative Industrial

# SIGNATURE CENTER

## CITY VISION

*Professional office and innovative businesses in a multi-functional environment that has an array of amenities and services, is close to housing, and is conveniently accessible by all modes of transportation.*



### Prime Location

on well traveled 4th St. off  
of Interstate 15 Freeway



### Access

signalized intersections  
with easy east/west traffic  
access to shopping center



### 35,932 Volume

on daily average  
4th St. and Franklin Ave.

