



## 846 E Valley Blvd, San Gabriel, CA

### Offering Memorandum

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KW Commercial



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# EXECUTIVE SUMMARY

This income-generating commercial asset on Valley Blvd presents a prime retail footprint in a highly desirable San Gabriel Valley corridor. The property features a fully leased, two-unit storefront food-related use operating at a 4.65% cap rate, capitalizing on strong local food and beverages consumer spending.

## Key Investment Highlights

- **Long-term Lease & Stable Cash Flow:** Fully leased storefront assets offering immediate, reliable rental income.
- **Premium Yield:** Operational retail investment delivering a stable 4.65% capitalization rate.
- **Prime Location:** High-traffic position on Valley Blvd with a "Very Walkable" Walk Score of 89.
- **Excellent Visibility:** Features 85 feet of prominent street frontage and dedicated signage.





## Property Profile

| Property Address | 846 & 640 E Valley Blvd, San Gabriel, CA                   |
|------------------|------------------------------------------------------------|
| APN              | 5371-004-017, 5371-004-018 & 5371-004-017                  |
| Type             | 2-Unit Retail, Residential, Parking Lot                    |
| Building Size    | +/- 4,700 SF + 905 SF residential unit (unpermitted)       |
| Lot Size         | 5,536 SF + 3,280 SF + 3,739 SF (Total: 12,955 SF, 0.29 AC) |
| Year Built       | 1946                                                       |
| Parking          | 12 spaces                                                  |
| Ownership        | Fee Simple                                                 |



\*\* "The Buyer and Buyer's Brokerage are solely responsible for conducting their own independent investigations, inspections, and due diligence regarding the property."

# Rent Roll & Financial Analysis

| Tenant                  | Size (SF) | Lease Start  | Rent / Mo. (Gross) | Lease End  | Annual Increase | Option            |
|-------------------------|-----------|--------------|--------------------|------------|-----------------|-------------------|
| Happy Family Dining Inc | 2,350     | May 1, 2026  | \$6,000            | 8/31/2031  | 4%              | One 5-year Option |
| Hoa Phat Sandwiches Inc | 2,350     | July 1, 2025 | \$8,240            | 11/30/2030 | 3%              | One 5-year Option |

|                      |          |
|----------------------|----------|
| Storefront Retail SF | 4700     |
| Residential SF       | 905      |
| property tax rate    | 1.34%    |
| Estimated \$/SF Sale | \$472.79 |

## Income

|                         |            |
|-------------------------|------------|
| Family Dining Inc       | \$6,000.00 |
| Hoa Phat Sandwiches Inc | \$8,240.00 |

|                      |                     |
|----------------------|---------------------|
| Residential          | \$0.00              |
| <b>Annual Income</b> | <b>\$170,880.00</b> |

## Expenses

|                        |                    |
|------------------------|--------------------|
| <b>Annual Expenses</b> |                    |
| Insurance              | \$5,177.79         |
| Maintenance (est.)     | \$1,000.00         |
| Property Management    | \$6,000.00         |
| Property taxes         | \$35,468.85        |
| <b>Total Expenses</b>  | <b>\$47,646.64</b> |

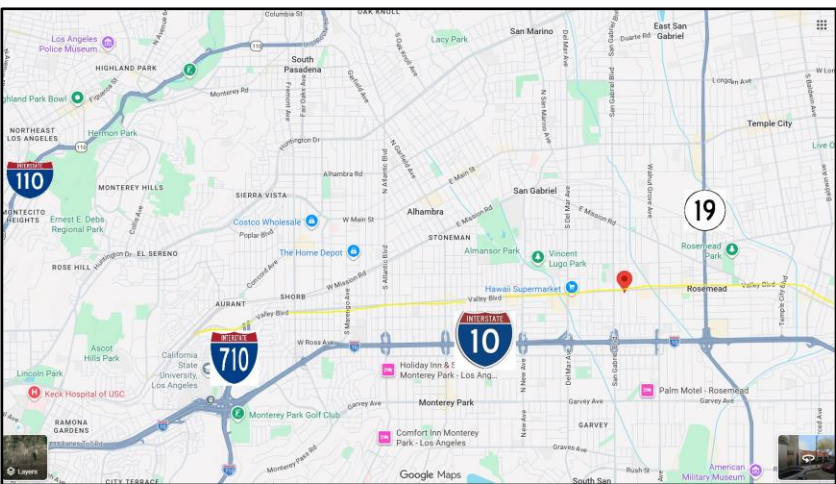
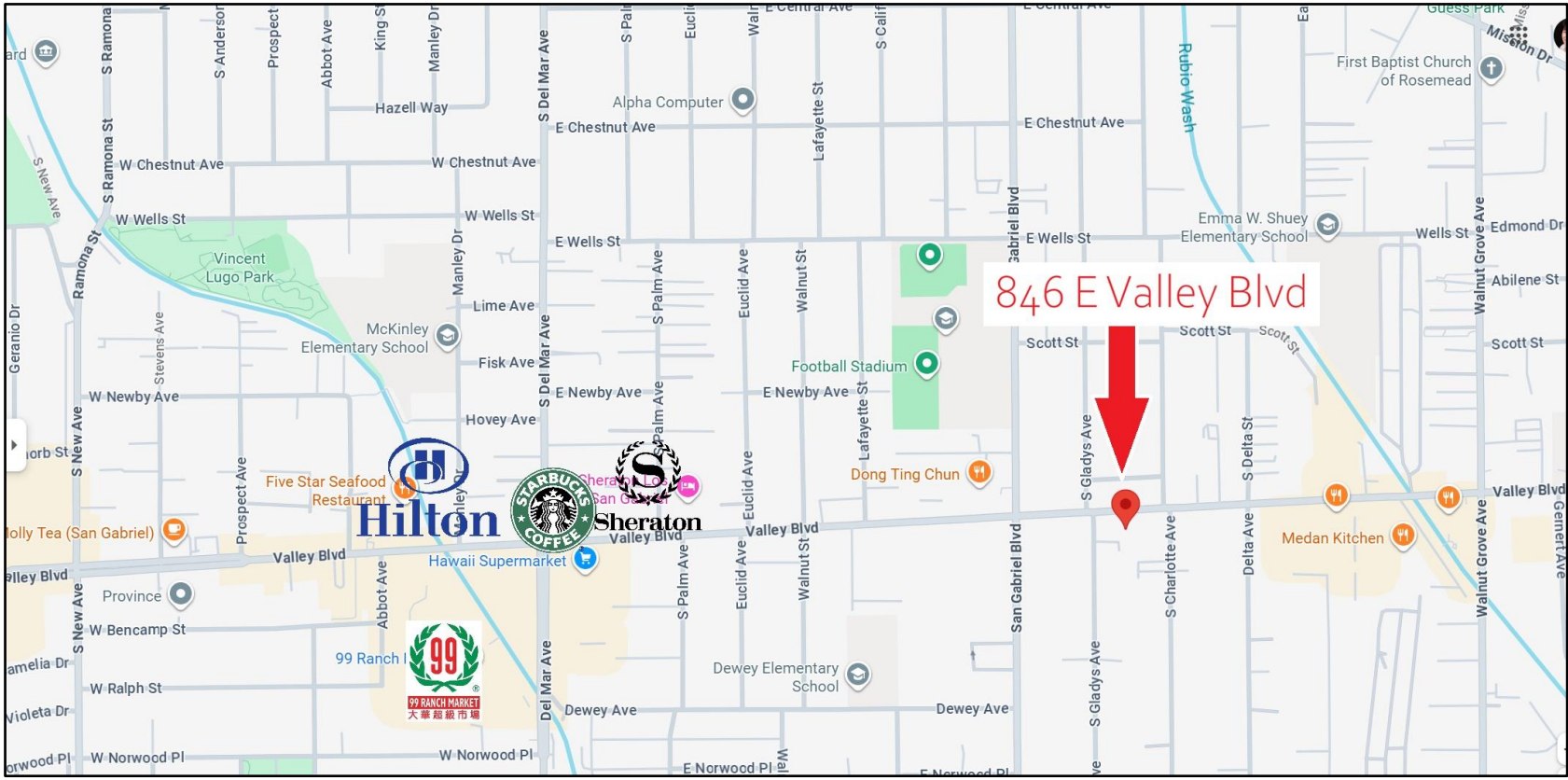
|              |                       |
|--------------|-----------------------|
| <b>Price</b> | <b>\$2,650,000.00</b> |
|--------------|-----------------------|

|                 |                     |
|-----------------|---------------------|
| <b>NOI</b>      | <b>\$123,233.36</b> |
| <b>cap rate</b> | <b>4.65%</b>        |

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# Map



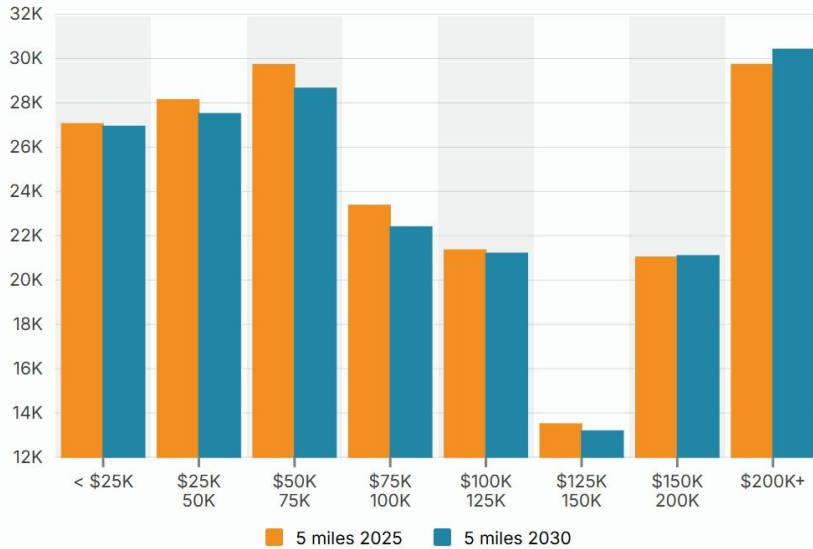
## Traffic

| Collection Street           | Cross Street                  | Traffic Volume | Distance from Property |
|-----------------------------|-------------------------------|----------------|------------------------|
| East Valley Boulevard       | East Valley Boulevard E       | 25,974         | 0.03 mi                |
| East Valley Boulevard       | East Valley Boulevard W       | 25,974         | 0.04 mi                |
| East Valley Boulevard       | South San Gabriel Boulevard E | 42,474         | 0.12 mi                |
| South San Gabriel Boulevard | South San Gabriel Boulevard S | 42,437         | 0.23 mi                |
| East Valley Boulevard       | Valley Boulevard E            | 26,476         | 0.30 mi                |
| Walnut Grove Avenue         | Walnut Grove Avenue N         | 25,758         | 0.38 mi                |
| Marshall St                 | Earle Ave E                   | 6,202          | 0.41 mi                |
| Walnut Grove Ave            | Abilene St S                  | 18,848         | 0.48 mi                |
| Valley Boulevard            | Valley Boulevard E            | 25,891         | 0.48 mi                |
| South San Gabriel Boulevard | South San Gabriel Boulevard N | 5,396          | 0.48 mi                |



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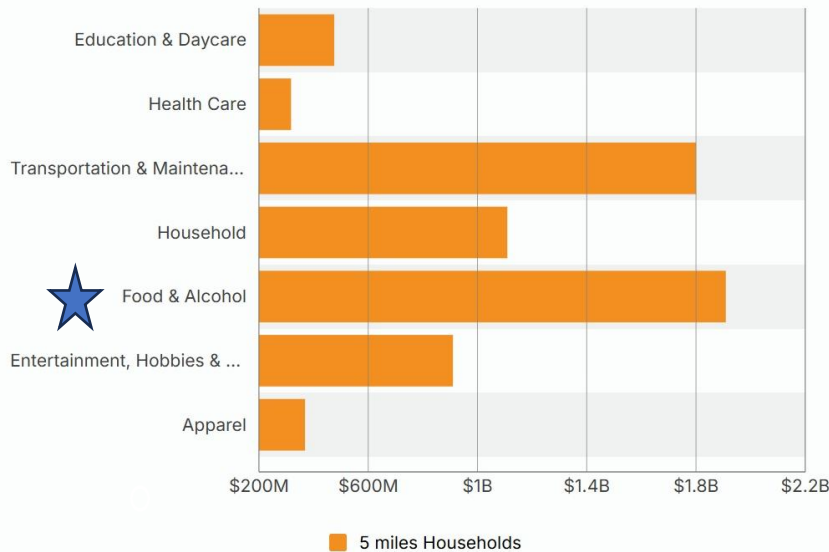
Households By Income



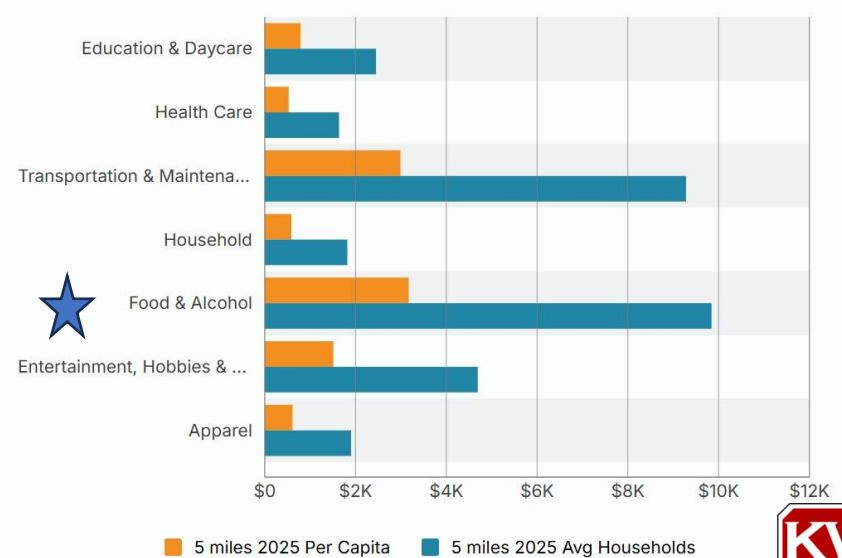
# Demographics

★ San Gabriel has strong **Consumer Spending** and **Per Capita & Avg Household Spending on Food & Alcohol**

Consumer Spending



Per Capita & Avg Household Spending



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