

FOR SALE

508 W Las Tunas Dr, San Gabriel, CA 91776

OFF-MARKET OPPORTUNITY
ENTITLED LAND
TO BUILD +/-97,669 SF MEDICAL OFFICE



STEVEN RHEE, MBA

Vice President | DRE# 01894583

(626) 733-6688

srhee@remaxcre.net

842 E. Valley Blvd, Alhambra, CA 91801

RE/MAX
COMMERCIAL®

RE/MAX Elite Realty
Commercial Division

RE/MAX Premier Properties
Commercial Division

EDDY HO, CCIM

Senior Broker Association | DRE# 01328486

(626) 831-1556

eddyho@ccim.net

224 N. Lake Ave., Pasadena, CA 91101

FOR SALE

508 W Las Tunas Dr, San Gabriel, CA 91776

CONFIDENTIALITY AGREEMENT

RE/MAX Elite Realty - Commercial Division and RE/MAX Premier Properties - Commercial Division, (hereinafter "RE/MAX") have been retained as the exclusive advisor and broker regarding the sale of the Property located at 508 W Las Tunas Dr, San Gabriel, CA 91776.

This Offering has been prepared by RE/MAX for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by RE/MAX, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by RE/MAX or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RE/MAX, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and RE/MAX each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. RE/MAX is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or RE/MAX, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or RE/MAX, and (v) to return it to RE/MAX immediately upon the request of RE/MAX or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT THE REPRESENTATIVE AGENTS FOR MORE DETAILS.

STEVEN RHEE, MBA

Vice President | DRE# 01894583

(626) 733-6688

srhee@remaxcre.net

842 E. Valley Blvd, Alhambra, CA 91801



RE/MAX Elite Realty
Commercial Division

RE/MAX Premier Properties
Commercial Division

EDDY HO, CCIM

Senior Broker Association | DRE# 01328486

(626) 831-1556

eddyho@ccim.net

224 N. Lake Ave., Pasadena, CA 91101

Executive Summary

Development Property

Welcome to 508 W Las Tunas Dr, San Gabriel, CA, 91776 - a prime investment opportunity!

This property comes with a pending approval for a remarkable 97,669+ SF Class A medical office, perfectly aligned with the local demand for top-tier medical facilities. Unlike most medical buildings in the San Gabriel Valley, which are Class C and averages over 50 years old. Medical buildings in the San Gabriel Valley market ranges from built years of 1911 to 2009, this property is set to elevate the standard of medical services in the area for a new generation of medical service providers and the next generation of patients who desire Class A medical buildings.

Medical Usage Approved:

Please note that this property has received approval for medical usage. This makes it a rare find, as it provides a seamless transition for medical professionals and healthcare institutions looking to establish a state-of-the-art facility in a high-demand area.

Location Advantages:

Strategically situated next to San Gabriel Valley Hospital, this property benefits from its central location, attracting a significant flow of patients and professionals. The hospital represents the largest employment hub within the City of San Gabriel, making it an ideal locale for healthcare-related ventures.

Investing in this property means tapping into a growing demographic that seeks modern, high-quality medical services. Don't miss the chance to be a part of the healthcare revolution in San Gabriel Valley with this Class A medical building opportunity.



STEVEN RHEE, MBA

Vice President | DRE# 01894583

srhee@remaxcre.net (626) 733-6688

RE/MAX ELITE REALTY



EDDY HO, CCIM

Senior Broker Association | DRE# 01328486

eddyho@ccim.net (626) 831-1556

RE/MAX PREMIER PROPERTIES

City of San Gabriel

San Gabriel, located in California, is a vibrant city known for its rich history, diverse culture, and welcoming community. With a mix of residential neighborhoods, commercial districts, and cultural attractions, San Gabriel offers a balanced blend of suburban living and urban conveniences.

Historical significance is deeply ingrained in the city, evident through its charming architecture and preserved landmarks. The Mission San Gabriel Arcángel, a historic site founded in 1771, stands as a testament to the area's Spanish colonial heritage.

Residents enjoy a range of amenities and services, including a variety of dining options reflecting the city's multicultural population. San Gabriel's reputation as a culinary destination is well-deserved, with its bustling food scene drawing food enthusiasts from far and wide. The city is renowned for its vibrant Asian food offerings, particularly along Valley Boulevard, where you can savor delectable dim sum, flavorful pho, and authentic Taiwanese cuisine. From bustling markets to hidden gems, San Gabriel's dining landscape is a celebration of global flavors.

Shopping centers, local markets, and boutiques contribute to the city's dynamic economy. Whether you're looking for unique finds in boutiques or exploring the bustling San Gabriel Square, a hub of Asian culture and commerce, the city provides a diverse shopping experience.

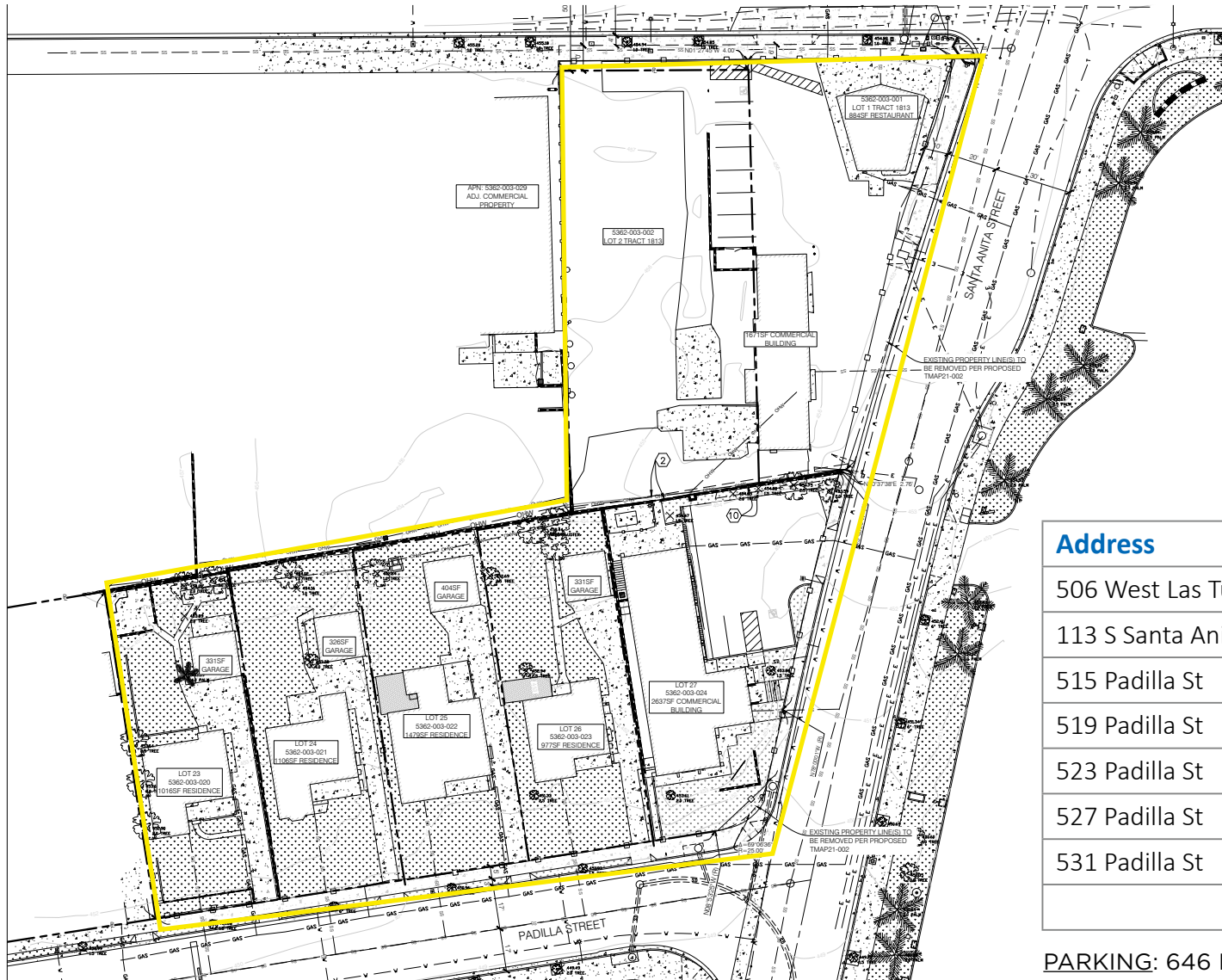
San Gabriel is also recognized for its commitment to education, boasting reputable schools and educational institutions that provide a solid foundation for students. Parks, recreational facilities, and community events cater to active lifestyles and offer spaces for relaxation and social interaction.

Nestled within the Los Angeles metropolitan area, San Gabriel provides easy access to the wider region's cultural, employment, and entertainment opportunities. The city's blend of historical charm, cultural diversity, and modern amenities make it an appealing place to call home. Whether you're exploring its historic landmarks, savoring its diverse culinary offerings, or engaging in community events, San Gabriel offers a vibrant and enriching lifestyle.



NO WARRANTY OF REPRESENTATION IS MADE TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. BUYER TO CONFIRM ALL INFORMATION. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

Parcel Maps



Address	APN	Lot Sq.Ft.
506 West Las Tunas Dr	5362-003-002	12,737
113 S Santa Anita St	5362-003-001	10,369
515 Padilla St	5362-003-024	9,107
519 Padilla St	5362-003-023	6,648
523 Padilla St	5362-003-022	6,664
527 Padilla St	5362-003-021	6,609
531 Padilla St	5362-003-020	6,589
	Total:	58,723

PARKING: 646 Parking Spaces (127,000 SF)



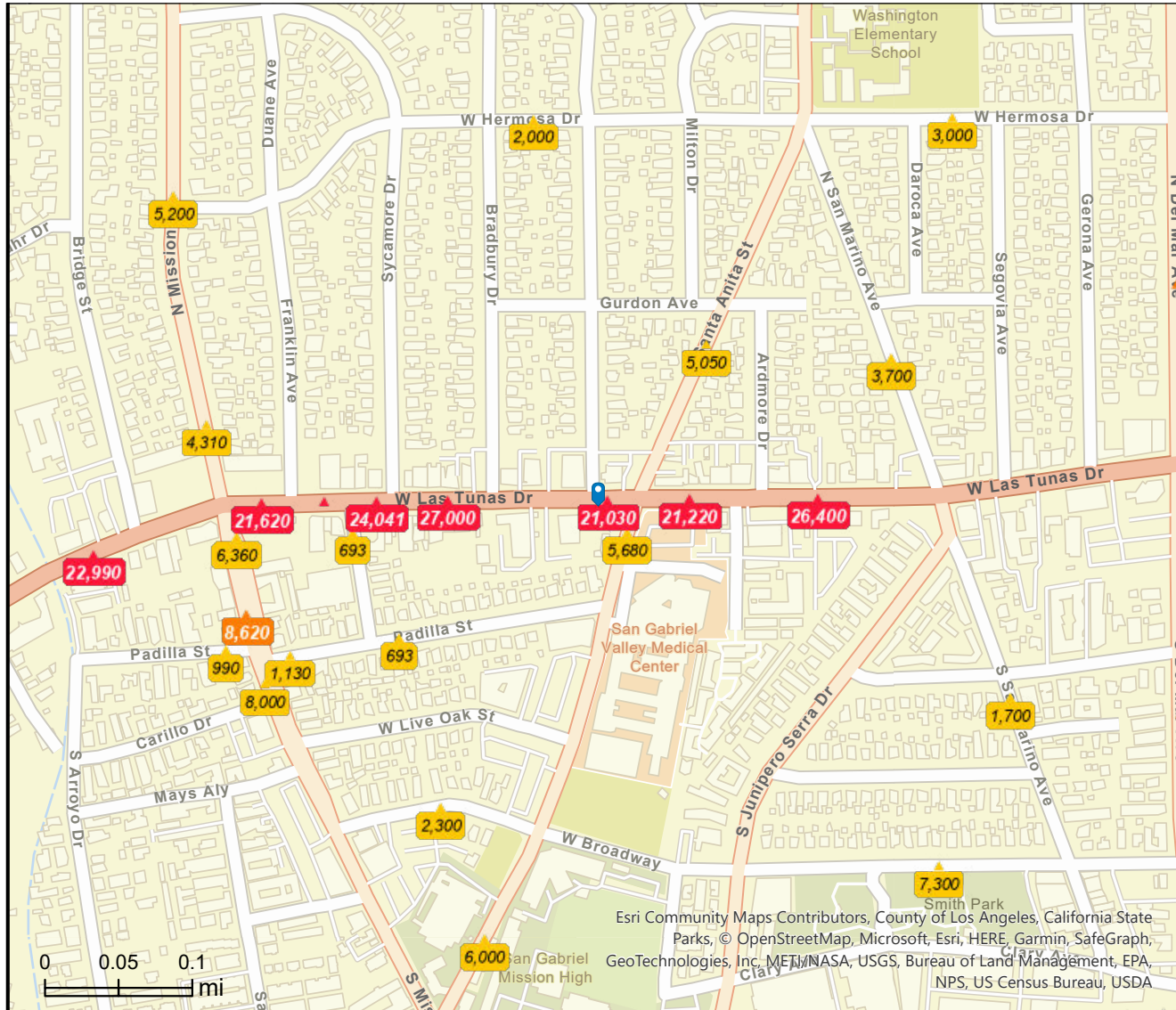
Existing Entitlements



NO WARRANTY OF REPRESENTATION IS MADE TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. BUYER TO CONFIRM ALL INFORMATION. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.



Traffic Count Map



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

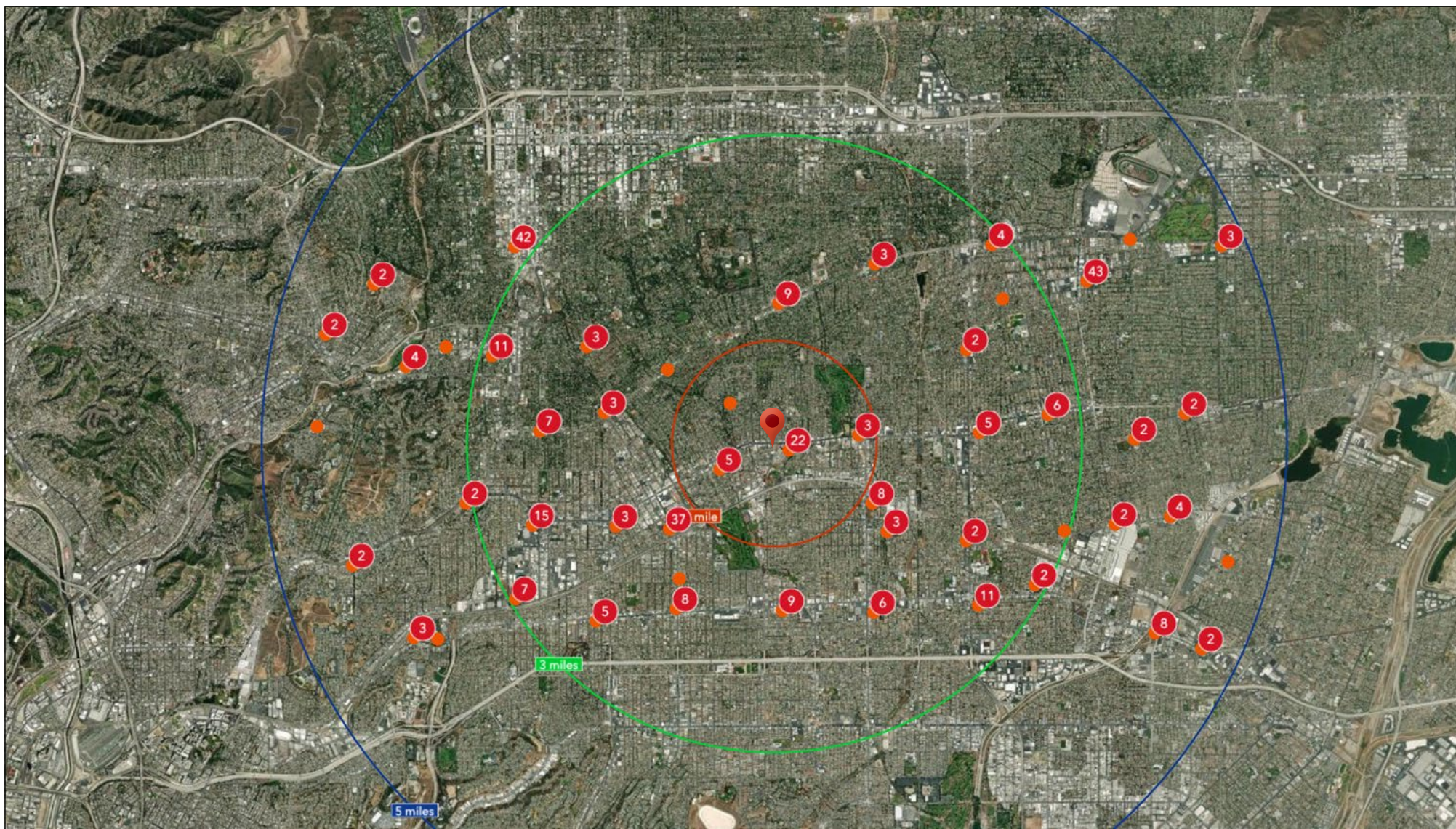
Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Latitude: 34.10239
 Longitude: -118.10653
 August 24, 2023



NO WARRANTY OF REPRESENTATION IS MADE TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. BUYER TO CONFIRM ALL INFORMATION. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

Facilities over 10,000 SF within 5 Miles from Subject Property



Existing Entitlement



Aerial View



Aerial View



Aerial View



STEVEN RHEE, MBA
Vice President | DRE# 01894583
srhee@remaxcre.net (626) 733-6688
RE/MAX ELITE REALTY



EDDY HO, CCIM
Senior Broker Association | DRE# 01328486
eddyho@ccim.net (626) 831-1556
RE/MAX PREMIER PROPERTIES

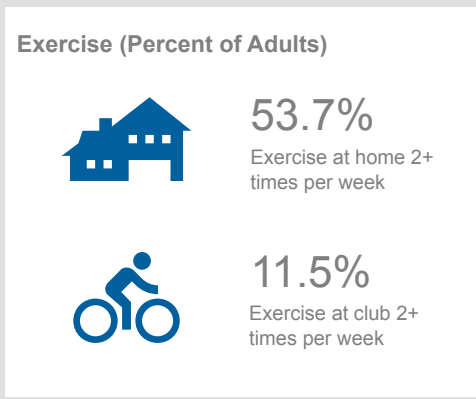
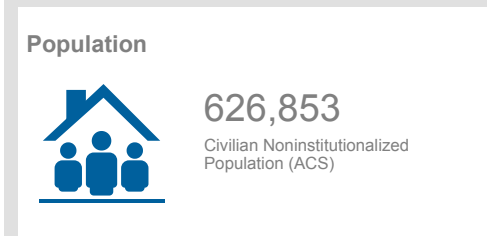
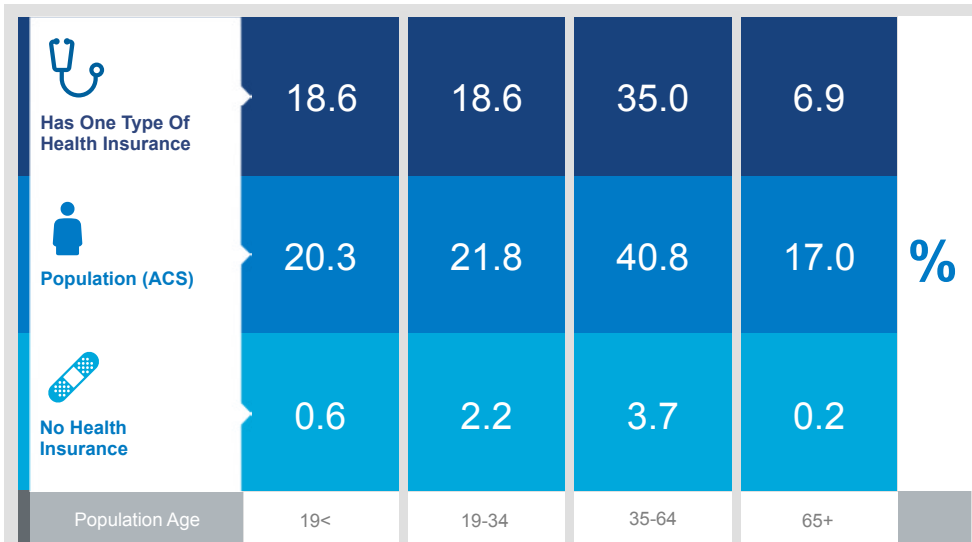
Aerial View



NO WARRANTY OF REPRESENTATION IS MADE TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS OF SALE OR LEASE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. BUYER TO CONFIRM ALL INFORMATION. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

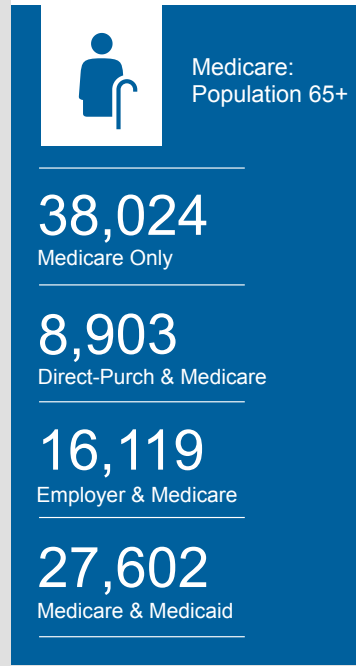
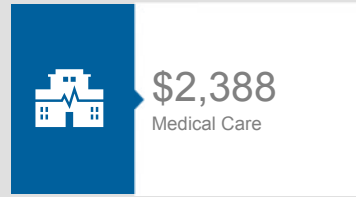
Health Care & Insurance

508 W Las Tunas Dr, San Gabriel, California, 91776
 Ring of 5 miles
 August 24, 2023



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2017-2021, 2023.
 © 2023 Esri

Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,176.6
Medicare Payments	\$1,028.8
Physician Services	\$258.4
Dental Services	\$493.1
Eyecare Services	\$80.6
Lab Tests/X-rays	\$70.4
Hospital Room & Hospital Service	\$211.6
Convalescent/Nursing Home Care	\$39.4

