

RETAIL FOR LEASE

Pacific Square at San Gabriel

NEC GRAND AVE. & SAN GABRIEL BOULEVARD, SAN GABRIEL, CA



NEWMARK | PACIFIC

PACIFIC SQUARE AT SAN GABRIEL

Property Features

- 37,095 SF retail component
- Anchored by new 25,000 SF Fitness Center and 20,000 SF Grocer
- Highly visible corner comprised of two city blocks
- High density location- population of over 600,000 people in 5 mile radius
- Strong incomes exceeding \$119,000 in the immediate area
- Located in close proximity to I-10, I-210, and Hwy-110
- Shop and restaurant space available

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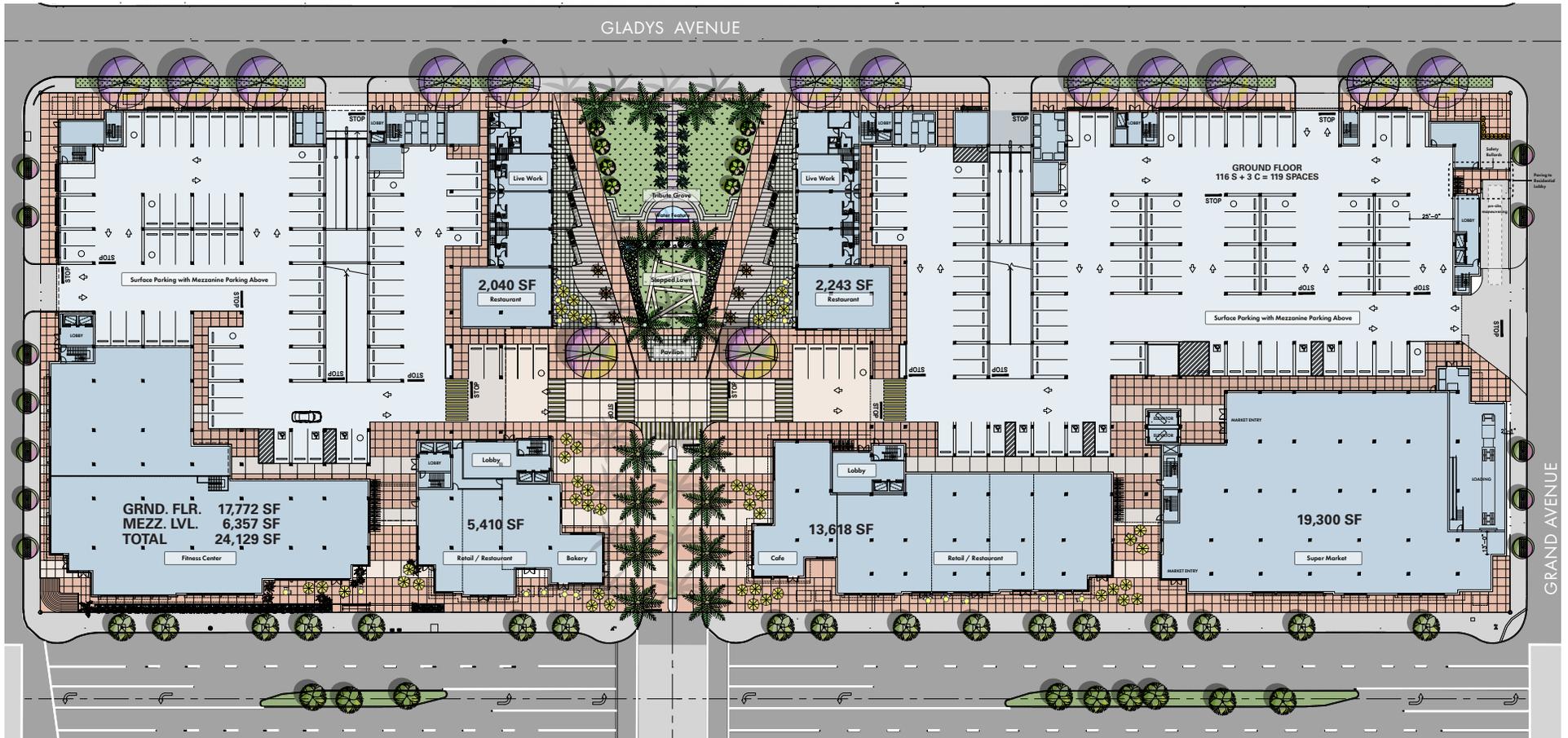
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NEW MIXED-USE GROCER/FITNESS ANCHORED PROJECT



PACIFIC SQUARE AT SAN GABRIEL

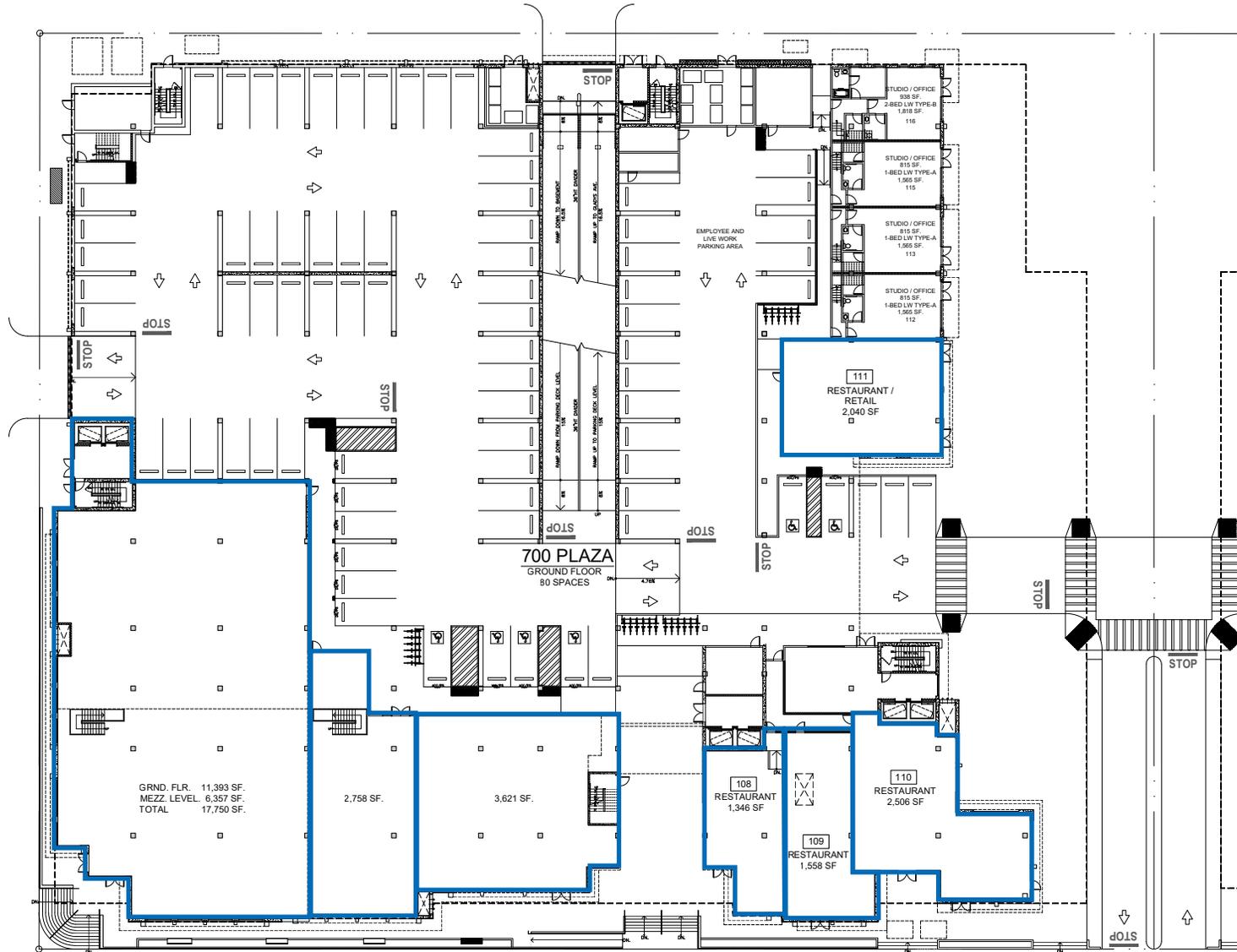
Site Plan



- Phase 1 Delivery: expected June 1, 2026
- Parking: 80 Ground-floor spaces & 107 Mezzanine spaces

PACIFIC SQUARE AT SAN GABRIEL

Site Plan



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Aerial



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Aerial



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Site Plan



2025 Demographics

	1-MILE	3-MILE	5-MILE
POPULATION	30,530	257,146	603,602
AVERAGE HH INCOME	\$119,043	\$124,353	\$131,778
DAYTIME POPULATION	8,650	76,103	254,141

Traffic Counts

S. SAN GABRIEL RD.	± 32,000 CPD
E. MISSION RD.	± 16,000 CPD

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