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For Lease 846 E Valley Blvd | San Gabriel, CA

Unit	SF	Rent	Use
846A	2,350	\$2.50/NNN	Retail
846C	1,050	\$3,000 Gross	Office/ Residential

Offering Summary:

- Storefront retail space and a rear office/residential unit for lease in San Gabriel on Valley Blvd, near San Gabriel Blvd.
- Plenty of surface parking spaces including rear gated parking lot.

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846 Valley Blvd. | For Lease

Property Aerial



E Valley Boulevard - ±33,500 VPD

Property Highlights:

- Traffic counts over 65,000 VPD at intersection of Valley Blvd. and San Gabriel Blvd.
- Over 608,000 population in 5-mile radius
- Surrounded by a dense mix of residential and commercial developments within a 1-3 mile radius

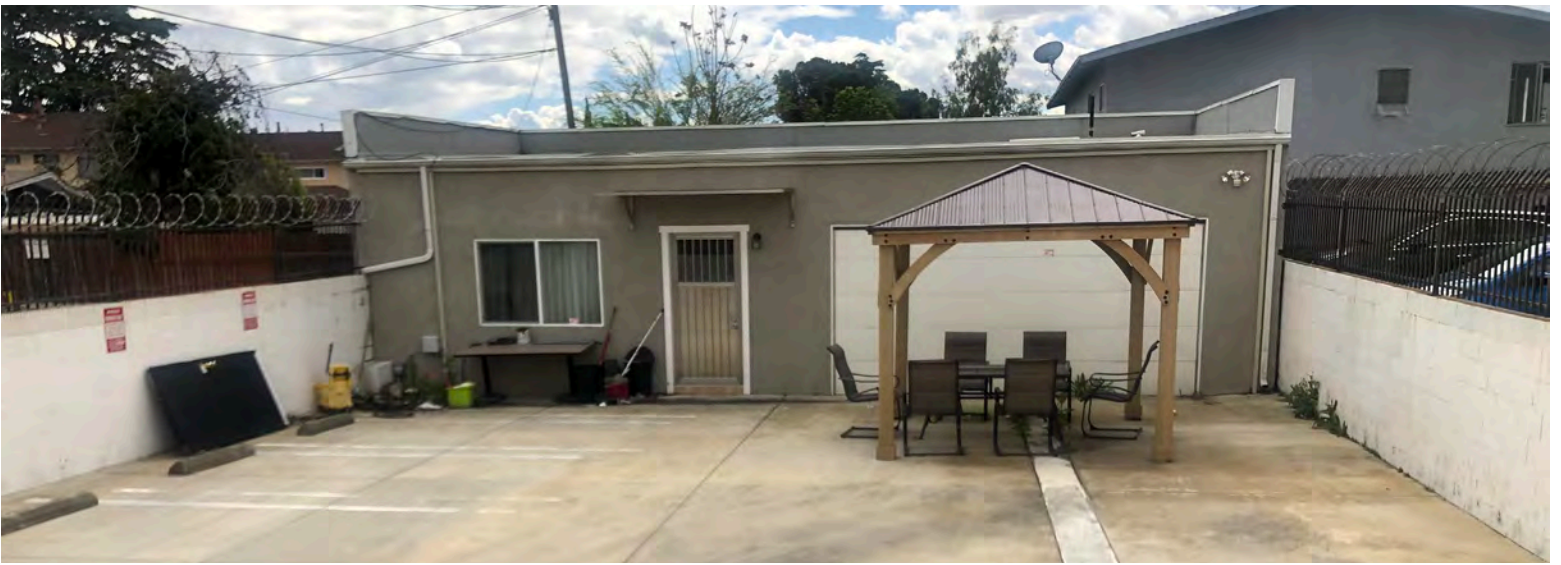
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Unit A Gallery

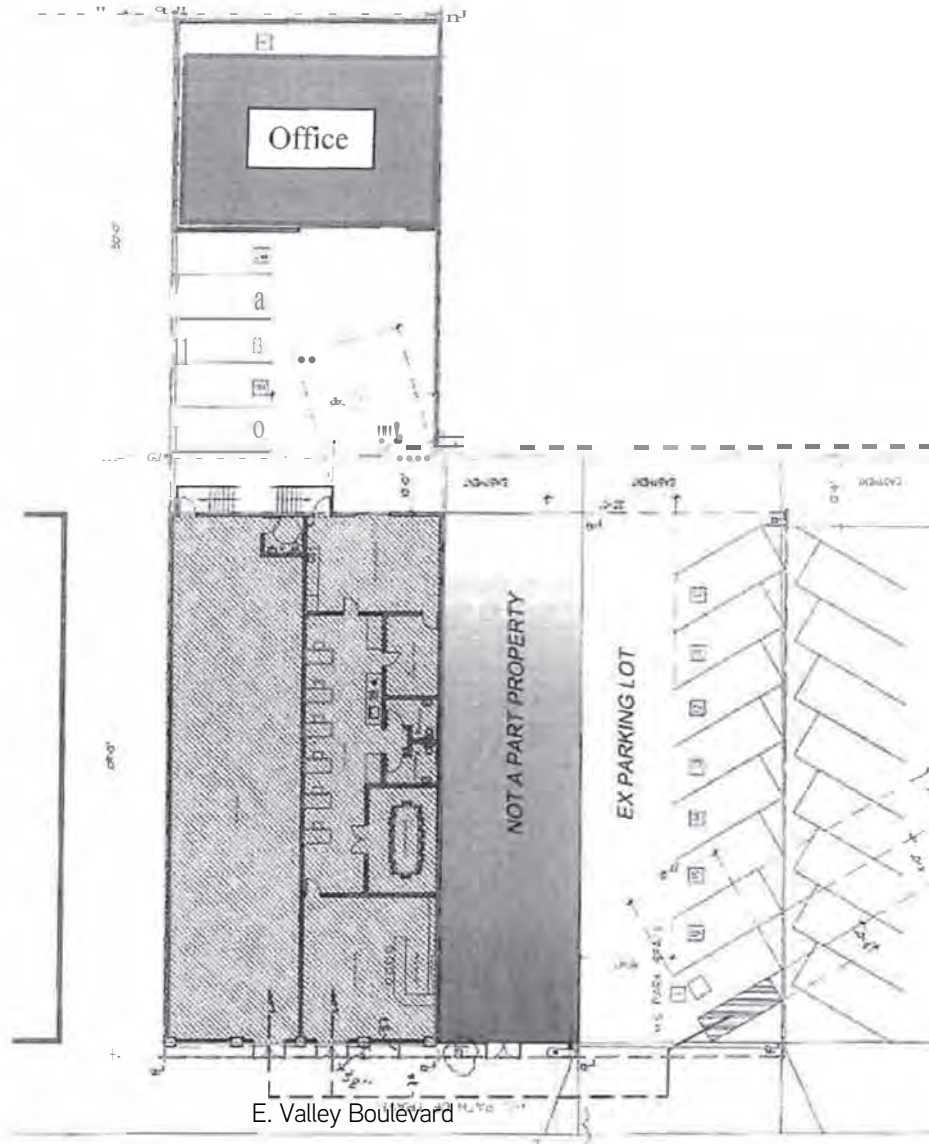


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Unit C Gallery



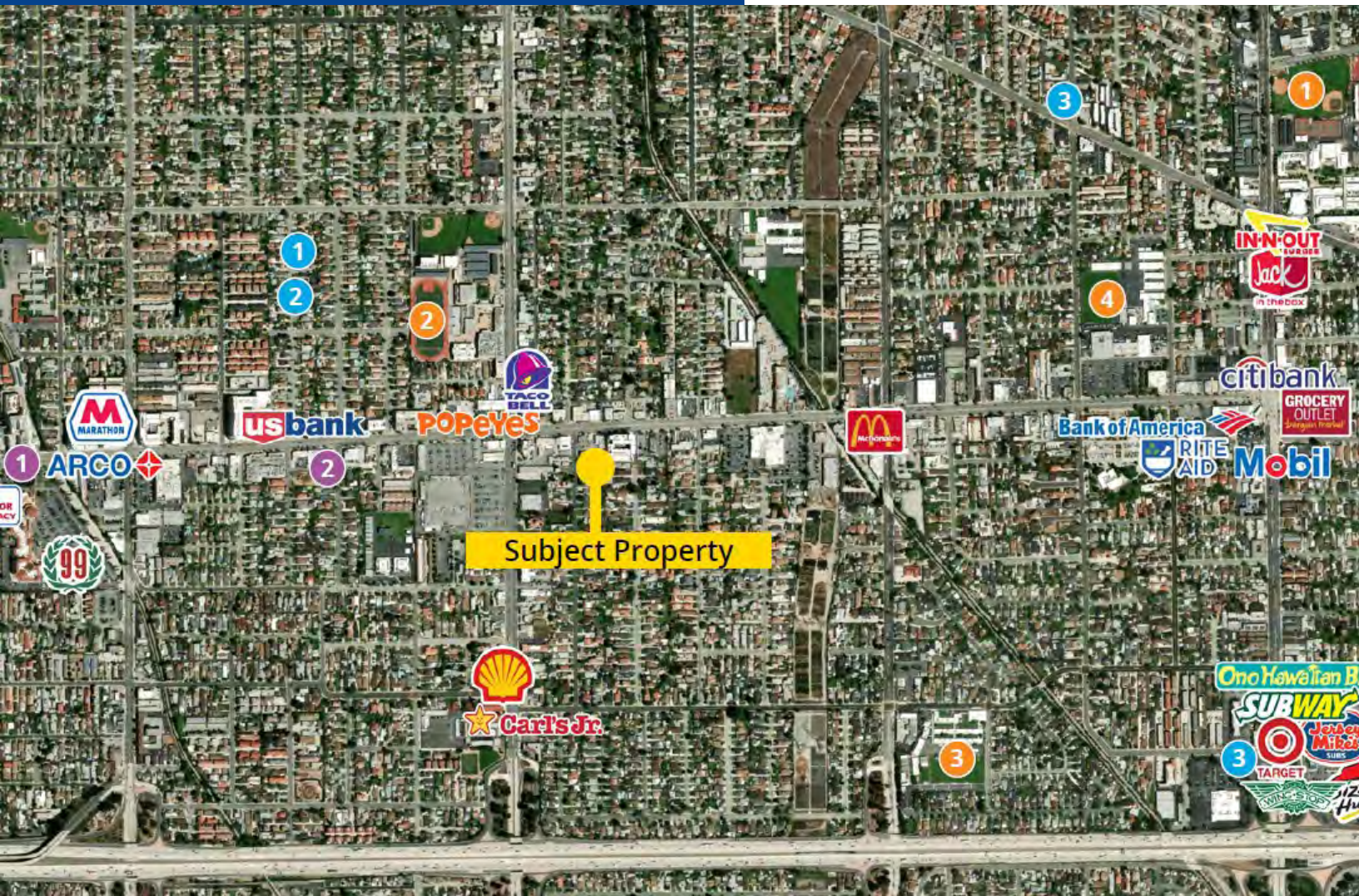
Site Plan



865 S Figueroa St., Suite 3500
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Location Map



Restaurants/Bars/ Cafes

- 1 Petrillo's Pizza
- 2 Hi Pie Restaurant
- 3 The Habit
- IHop
- Fridays
- Pizza Hut
- Chipotle
- Starbucks
- Subway
- Dave's Hot Chicken

Schools/Education

- 1 Rosemead High School
- 2 Gabrielino High School
- 3 Mildred B Jansen Elementary
Muscatel Middle School

Hotels

- 1 Hilton
- 2 Sheraton



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