#### Lease Comps Summary

Lease Comps Report

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

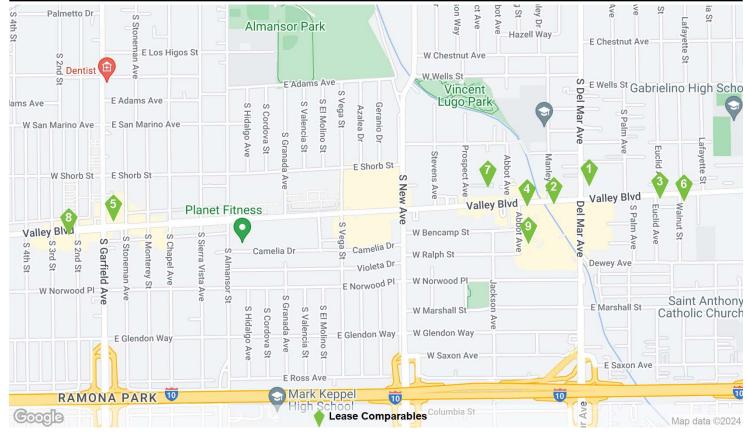
26





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LEASE COMPARABLES



#### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	19	\$4.50	\$5.90	\$6.00	\$9.00
NNN Starting Rent Per SF	2	\$4.50	\$4.59	\$4.69	\$4.88
NNN Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	2	0.0%	9.2%	5.9%	11.8%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	26	1	10	8	27
Deal Size	26	585	2,831	1,710	15,000
Deal in Months	13	12.0	21.0	12.0	60.0
Floor Number	26	1	1	1	1





#### Lease Comps Summary

#### Lease Comps Report

				Lea			Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
	101-109 E Valley Blvd	****	2,796	1st	2/27/2024	New Lease	\$7.00/nnn	Asking
	101-109 E Valley Blvd	****	1,314	1st	2/27/2024	New Lease	\$6.00/nnn	Asking
	101-109 E Valley Blvd	****	932	1st	2/27/2024	New Lease	\$6.00/nnn	Asking
1	101-109 E Valley Blvd	****	1,885	1st	12/17/2023	New Lease	\$7.50/nnn	Asking
1	101-109 E Valley Blvd	****	972	1st	12/17/2023	New Lease	\$6.00/nnn	Asking
2	132 W Valley Blvd	****	2,340	1st	12/15/2023	New Lease	\$7.50	Asking
	101-109 E Valley Blvd	****	2,185	1st	6/18/2023	New Lease	\$9.00/nnn	Asking
3	400-410 E Valley Blvd	****	1,089	1st	6/12/2023	New Lease	\$4.50/nnn	Asking
4	Chen Chen Plaza 150-170 W Valley Blvd	****	1,224	1st	11/10/2022	New Lease	\$6.00/mg	Asking
5	Pacific Square 1-33 E Valley Blvd	****	1,800	1st	8/24/2022	New Lease	\$4.50/nnn	Asking
4	Chen Chen Plaza 150-170 W Valley Blvd	****	2,597	1st	8/7/2022	New Lease	\$6.00/mg	Asking
6	500 E Valley Blvd	****	4,170	1st	6/12/2022	New Lease	\$5.50	Asking
7	Prospect Plaza 301 W Valley Blvd	****	685	1st	9/21/2021	New Lease	\$6.75/nnn	Asking
3	400-410 E Valley Blvd	****	1,280	1st	2/1/2021	New Lease	\$4.50/nnn	Asking
7	Prospect Plaza 301 W Valley Blvd	****	1,620	1st	9/30/2020	New Lease	\$6.75/nnn	Asking
8	228 W Valley Blvd	****	700	1st	5/27/2020	New Lease	\$4.88/nnn	Starting
7	Prospect Plaza 301 W Valley Blvd	****	585	1st	9/19/2019	New Lease	\$6.50/nnn	Asking
9	TAWA Gateway 140 W Valley Blvd	****	4,500	1st	10/15/2016	New Lease	\$4.50/nnn	Asking
9	TAWA Gateway 140 W Valley Blvd	****	2,366	1st	10/15/2016	New Lease	\$4.50/nnn	Starting
9	TAWA Gateway 140 W Valley Blvd	****	15,000	1st	2/17/2016	New Lease	\$6.10/nnn	Asking
9	TAWA Gateway 140 W Valley Blvd	****	2,886	1st	11/1/2014	New Lease	\$5.50/fs	Asking





#### Lease Comps Summary

#### Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
9	TAWA Gateway 140 W Valley Blvd	****	3,270	1st	4/22/2014	New Lease	\$5.75/fs	Asking
7	Prospect Plaza 301 W Valley Blvd	****	1,210	1st	4/17/2014	New Lease	\$4.50/nnn	Asking
7	Prospect Plaza 301 W Valley Blvd	****	600	1st	4/17/2014	New Lease	\$4.50/nnn	Asking
7	Prospect Plaza 301 W Valley Blvd	****	600	1st	4/1/2014	New Lease	\$4.50/nnn	Asking
9	TAWA Gateway 140 W Valley Blvd	****	15,000	1st	10/23/2013	New Lease	\$5.50/fs	Asking





#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	32.3%	-
Submarket 3-5 Star	3.7%	↔ 0.0%
Market Overall	5.3%	▲ 0.2%
Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	\$6.19	\star -1.5%
Submarket 3-5 Star	\$2.84	<b>1</b> .9%
Market Overall	\$3.04	<b>1</b> .1%
Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	<b>v</b> -23.7%
Months On Market	8.6	<b>♦</b> -2.5

#### TENIANIT

Tenant Name:	Szechuan Mountain House
Industry:	Accommodation and Food Services
NAICS:	Dine-In Restaurants - 722511

RENTS

#### LEASE

SF Leased:	2,796 SF
Sign Date:	Feb 2024
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	H, J

Asking Rent:	\$7.00/NNN
CONCESSIONS A	ND BUILDOUT
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Trophy

#### LEASE TERM

Start Date: Mar 2024

#### TIME ON MARKET

Date On Market:	Oct 2022	Date Vacated:	Mar
Date Off Market:	Feb 2024	Date Occupied:	Mar
Months on Market:	17 Months	Months Vacant:	27 C

TIME VACANT		
Date Vacated:	Mar 2024	
Date Occupied:	Mar 2024	
Months Vacant:	27 Days	

#### LEASING REP

**GE PROPERTY** 

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Vacancy at Lease:	32.3%
Parking:	200 Covered Space	Land Acres:	0.86







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#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	32.3%	-
Submarket 3-5 Star	3.7%	↔ 0.0%
Market Overall	5.3%	▲ 0.2%
Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	\$6.19	\star -1.5%
Submarket 3-5 Star	\$2.84	<b>1</b> .9%
Market Overall	\$3.04	<b>1</b> .1%
Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	<b>v</b> -23.7%
Months On Market	8.6	<b>♦</b> -2.5

#### LEASE 1,314 SF SF Leased: Feb 2024 Sign Date: Office/Retail Space Use: Lease Type: Direct Floor: 1st Floor Suite: С

#### RENTS Asking Rent: \$6.00/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Shell Space
Space Condition:	Trophy

#### LEASE TERM

Start Date:

Mar 2024

TIME	ON	MARKET	

Date On Market:	Oct 2022	Date Vacated:	Mar 2024		
Date Off Market:	Feb 2024	Date Occupied:	Mar 2024		
Months on Market:	17 Months	Months Vacant:	27 Days		

TIME VACANT

#### LEASING REP

#### **GE PROPERTY**

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Vacancy at Lease:	32.3%
Parking:	200 Covered Space	Land Acres:	0.86





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#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	32.3%	-
Submarket 3-5 Star	3.7%	↔ 0.0%
Market Overall	5.3%	▲ 0.2%
Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	\$6.19	-1.5%
Submarket 3-5 Star	\$2.84	<b>1</b> .9%
Market Overall	\$3.04	<b>1</b> .1%
Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	♦ -23.7%
Months On Market	8.6	<b>♦</b> -2.5

LEASE	
SF Leased:	932 SF
Sign Date:	Feb 2024
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	к

#### RENTS Asking Rent: \$6.00/NNN

CONCESSIONS AND BUILDOUT		
Buildout Status:	Shell Space	
Space Condition:	Trophy	

#### LEASE TERM

Start Date:

Mar 2024

TIME	ON	MARKET	

Oct 2022	Date Vacated:	Mar 2024		
Feb 2024	Date Occupied:	Mar 2024		
17 Months	Months Vacant:	27 Days		
	Feb 2024	Oct 2022Date Vacated:Feb 2024Date Occupied:	Oct 2022         Date Vacated:         Mar 2024           Feb 2024         Date Occupied:         Mar 2024	

TIME VACANT

#### LEASING REP

#### **GE PROPERTY**

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Vacancy at Lease:	32.3%
Parking:	200 Covered Space	Land Acres:	0.86





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#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	-	-
Submarket 3-5 Star	3.8%	▲ 0.3%
Market Overall	5.2%	▲ 0.2%
Same Store Asking Rent/SF	2023 Q4	YOY
Current Building	\$6.28	<b>v</b> -0.3%
Submarket 3-5 Star	\$2.85	<b>A</b> 2.9%
Market Overall	\$3.05	<b>1</b> .9%
Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	♦ -26.1%
Months On Market	10.6	▲ 0.6

TENANT	
Tenant Name:	НеуТеа
Industry:	Accommodation and Food Services
NAICS:	Fast Food Restaurants - 722513

RENTS

#### LEASE

SF Leased:	1,885 SF
Sign Date:	Dec 2023
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	E

Asking Rent:	\$7.50/NNN
CONCESSIONS A	ND BUILDOUT
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Trophy

#### LEASE TERM

Start Date: Mar 2024

#### TIME ON MARKET

Date On Market:	Oct 2022	Date Vacated:
Date Off Market:	Dec 2023	Date Occupied:
Months on Market:	14 Months	Months Vacant:

## TIME VACANT Date Vacated: Jan 2024 Date Occupied: Mar 2024 Months Vacant: 2 Months

#### LEASING REP

GE PROPERTY

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Land Acres:	0.86
Parking:	200 Covered Space		







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#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	-	-
Submarket 3-5 Star	3.8%	▲ 0.3%
Market Overall	5.2%	▲ 0.2%
Same Store Asking Rent/SF	2023 Q4	YOY
Current Building	\$6.28	<b>v</b> -0.3%
Submarket 3-5 Star	\$2.85	<b>A</b> 2.9%
Market Overall	\$3.05	<b>1</b> .9%
Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	♦ -26.1%
Months On Market	10.6	▲ 0.6

LEASE	
SF Leased:	972 SF
Sign Date:	Dec 2023
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	J

\$6.00/NNN

CONCESSIONS AND BUILDOUT		
Buildout Status:	Shell Space	
Space Condition:	Trophy	

#### LEASE TERM

Start Date:

Mar 2024

TIME ON MARKET

Date On Market:	Oct 2022	Date Vacated:	Jan 2024		
Date Off Market:	Dec 2023	Date Occupied:	Mar 2024		
Months on Market:	14 Months	Months Vacant:	2 Months		

TIME VACANT

RENTS Asking Rent:

#### LEASING REP

#### **GE PROPERTY**

Map data @2024

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Land Acres:	0.86
Parking:	200 Covered Space		





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#### 132 W Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket



LEASE		
SF Leased:	2,340 SF	
Sign Date:	Dec 2023	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS	
Asking Rent:	\$7.50

	CONCESSIONS	AND BUILDOUT	
Buildout Status: Full Build-Out	Buildout Status:	Full Build-Out	

#### LEASE TERM

Start Date:	Jan 2024
Expiration Date:	Jan 2026
Lease Term:	2 Years

TIME ON MARKET		TIME VACANT	
Date On Market:	Jul 2023	Date Vacated:	Jun 2023
Date Off Market:	Dec 2023	Date Occupied:	Jan 2024
Months on Market:	5 Months	Months Vacant:	6 Months

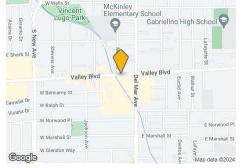
#### LEASING REP

#### ehsiao

8205 Kinghurst Rd San Gabriel, CA 91775-1039 E Hsiao (650) 283-4589

#### PROPERTY

Property Type:	Retail	Rentable Area:	2,340 SF
Status:	Built 1923	Stories:	1
Tenancy:	Single	Floor Size:	2,340 SF
Class:	С	Vacancy at Lease:	100%
Parking:	Ratio of 0.00/1,000 SF		



#### MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	3.4%	↔ 0.0%
Market Overall	5.2%	▲ 0.2%
Same Store Asking Rent/SF	2023 Q4	YOY
Current Building	\$4.27	▲ 2.4%
Submarket 2-4 Star	\$2.73	<b>A</b> 2.9%
Market Overall	\$3.05	<b>1.9%</b>
Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	♦ -26.1%
Months On Market	10.6	▲ 0.6





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#### 101-109 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	-	-
Submarket 3-5 Star	3.9%	↔ 0.0%
Market Overall	5.2%	▲ 0.1%
Same Store Asking Rent/SF	2023 Q2	YOY
Current Building	\$6.27	▲ 0.8%
Submarket 3-5 Star	\$2.81	▲ 3.2%
Market Overall	\$3.02	<b>▲</b> 2.3%
Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased SF	1,028,849	<b>1</b> 01.0%
Months On Market	12.3	-

#### TENANT

Tenant Name:	Lukfook Jewelery
Industry:	Wholesaler
NAICS:	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Who

RENTS

LEASE	
SF Leased:	2,185 SF
Sign Date:	Jun 2023
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	D

Asking Rent:	\$9.00/NNN
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Shell Space

#### LEASE TERM

Start Date: Mar 2024

#### TIME ON MARKET

TIME ON MARKET		TIME VACANT	
Date On Market:	Oct 2022	Date Vacated:	Aug 2023
Date Off Market:	Jun 2023	Date Occupied:	Mar 2024
Months on Market:	8 Months	Months Vacant:	7 Months

#### LEASING REP **GE PROPERTY**

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	14,899 SF
Status:	Built 2024	Stories:	1
Tenancy:	Multi	Floor Size:	14,899 SF
Class:	Α	Land Acres:	0.86
Parking:	200 Covered Space		







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#### 3 400-410 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket



LEASE		
SF Leased:	1,089 SF	
Sign Date:	Jun 2023	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	E. Valley	

RENTS		
Asking Rent:	\$4.50/NNN	

CONCESSIONS AND BUILDOUT	
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out



#### MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	▲ 0.1%
Market Overall	5.2%	▲ 0.1%
Same Store Asking Rent/SF	2023 Q2	YOY
Current Building	\$3.94	♠ 6.5%
Submarket 1-3 Star	\$2.64	<b>4</b> 3.1%
Market Overall	\$3.02	<b>▲</b> 2.3%
Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased SF	1,028,849	<b>1</b> 01.0%
Months On Market	12.3	-

#### LEASE TERM

Start Date:	Jul 2023	
Expiration Date:	Jul 2026	
Lease Term:	3 Years	

TIME ON MARKET	
Date On Market:	Nov 2022
Date Off Market:	Jun 2023
Months on Market:	8 Months

#### TIME VACANT

Date Occupied:

#### Jul 2023

#### LEASING REP

#### **Full House Realty**

7220 Rosemead Blvd, Suite 118 San Gabriel, CA 91775-1377 Daniel Chen (626) 286-2826

Property Type:	Retail	Rentable Area:	4,230 SF
Status:	Built 1968	Stories:	1
Tenancy:	Multi	Floor Size:	4,230 SF
Class:	С	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	0.28
Parking:	24 Surface Spaces a		





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#### 150-170 W Valley Blvd - Chen Chen Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	1,224 SF
Sign Date:	Nov 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	154

#### RENTS Asking Rent: \$6.00/MG

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Retail
Buildout Status:	Full Build-Out
Space Condition:	Average

#### E Wells St McKinley Elementary School Shorb St Valley Blvd Valley Blv WE Camelia Dr W Ralph St Violeta D E Norwood Pl W Marshall

#### MARKET AT LEASE

W Glendon Way

M Sayon Au

Way

Coopla 🚽

Vacancy Rates	2022 Q4	YOY
Current Building	8.1%	\star -15.5%
Submarket 1-3 Star	3.5%	♦ -0.4%
Market Overall	5.0%	<b>▼</b> -0.1%
Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	\$2.88	▲ 5.3%
Submarket 1-3 Star	\$2.59	<b>A</b> 3.9%
Market Overall	\$2.99	<b>▲</b> 3.6%
Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	1,073,465	<b>1</b> 44.5%
Months On Market	10.0	<b>▼</b> -2.8

#### LEASE TERM

Start Date:

Dec 2022

TIME ON MARKET		TIME VACANT	
Date On Market:	Jun 2022	Date Vacated:	Jun 2022
Date Off Market:	Nov 2022	Date Occupied:	Dec 2022
Months on Market:	6 Months	Months Vacant:	6 Months

#### LEASING REP

#### **GE PROPERTY**

Map data @2024

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	16,792 SF
Status:	Built 1954	Stories:	2
Tenancy:	Multi	Floor Size:	8,396 SF
Class:	В	Vacancy at Lease:	8.1%
Parking:	50 Surface Spaces a	Land Acres:	0.96





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#### 1-33 E Valley Blvd - Pacific Square

Alhambra, CA 91801 - Western SGV Submarket



LEASE	
SF Leased:	1,800 SF
Sign Date:	Aug 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	31

#### RENTS

Asking Rent:

\$4.50/NNN

S 7th St		W Adams .	Ave	E Ada	da Vist ams Av	re			e Ad	ams	
	<b>Q</b> N	100r Fie	ld W Shorb S		n Marin orb St	io Ave		S Hidalgo Ave	S Cordova St	S Granada Ave	S Valencia St
S 7th St S 8th St	S 6th St	S 5th St	alley Blvd S 2nd S	S Stoneman Ave S Garfield Ave	S Monterey St	S Chapel Ave	Planet F S Sierra Vista Ave	0	S Came	lia Dr	
g a	19		W Norwood F	0	y ♀ ♀		sta Ave	S Hidalgo Ave 🖄	S Cordova St da	S Granada Ave	S Valencia St 2024

#### MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	17.3%	<b>4</b> 3.0%
Submarket 2-4 Star	3.5%	♦ -0.8%
Market Overall	5.0%	<b>v</b> -0.2%
Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	\$3.78	▲ 6.4%
Submarket 2-4 Star	\$2.64	<b>4</b> .5%
Market Overall	\$2.97	<b>4</b> 3.7%
Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	497,878	<b>▲</b> 2.1%
Months On Market	9.1	<b>▼</b> -2.2

Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	31

#### LEASE TERM

Start Date:

Sep 2022

TIME ON MARKET		TIME VACANT	
Date On Market:	Jul 2022	Date Vacated:	Jul 2022
Date Off Market:	Aug 2022	Date Occupied:	Sep 2022
Months on Market:	2 Months	Months Vacant:	2 Months

#### LEASING REP

#### **GE PROPERTY**

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	38,632 SF
Status:	Built 1924	Stories:	2
Tenancy:	Multi	Floor Size:	19,316 SF
Class:	В	Vacancy at Lease:	17.3%
Parking:	100 Surface Spaces	Land Acres:	1.12





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#### 🕢 150-170 W Valley Blvd - Chen Chen Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	2,597 SF
Sign Date:	Aug 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	156/158

Sep 2022

RENTS		
Asking Rent:	\$6.00/MG	

CONCESSIONS AND BUILDOUT	
Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Average



#### MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	15.4%	♦ -8.2%
Submarket 1-3 Star	3.5%	<b>†</b> -1.3%
Market Overall	5.0%	♦ -0.2%
Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	\$2.86	▲ 6.4%
Submarket 1-3 Star	\$2.58	<b>4</b> .4%
Market Overall	\$2.97	<b>4</b> 3.7%
Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	497,878	<b>4</b> 2.1%
Months On Market	9.1	<b>★</b> -2.2

#### LEASE TERM

Start Date:

 TIME ON MARKET
 TIME VACANT

 Date On Market:
 Sep 2021
 Date Vacated:
 Sep 2021

 Date Off Market:
 Aug 2022
 Date Occupied:
 Sep 2022

 Months on Market:
 11 Months
 Months Vacant:
 11 Months

#### LEASING REP

#### GE PROPERTY

407 W Valley Blvd, Suite 4 Alhambra, CA 91803 Stephen Chan (626) 458-9000 X111 Raymond Ho (626) 458-9000

Property Type:	Retail	Rentable Area:	16,792 SF
Status:	Built 1954	Stories:	2
Tenancy:	Multi	Floor Size:	8,396 SF
Class:	В	Vacancy at Lease:	15.4%
Parking:	50 Surface Spaces a	Land Acres:	0.96





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#### 500 E Valley Blvd

6

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	4,170 SF
Sign Date:	Jun 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	А, В

Jul 2022

RENTS		
Asking Rent:	\$5.50	

CONCESSIONS AND BUILDOUT		
Buildout Status:	Shell Space	
Space Condition:	Excellent (1st), Trop	



6 - - - -

Map data ©2024

#### MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	77.4%	<b>v</b> -2.7%
Submarket 2-4 Star	3.6%	<b>v</b> -0.7%
Market Overall	5.1%	<b>v</b> -0.2%
Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	\$5.50	<b>1</b> 1.4%
Submarket 2-4 Star	\$2.62	<b>4</b> .7%
Market Overall	\$2.95	<b>4</b> .0%
Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	511,823	<b>1</b> 0.3%
Months On Market	9.2	<b>♦</b> -1.2

#### LEASE TERM

Start Date:

TIME ON MARKET		TIME VACANT	TIME VACANT		
Date On Market:	Feb 2021	Date Vacated:	Jun 2021		
Date Off Market:	Jun 2022	Date Occupied:	Jul 2022		
Months on Market:	16 Months	Months Vacant:	13 Months		

#### LEASING REP

#### **PYC Commercial**

17890 Castleton St, Suite 378 City of Industry, CA 91748 Daniel Huang (626) 382-8240 Ricky Lee (909) 348-3956

Retail	Rentable Area:	5,391 SF
Built May 2021	Stories:	1
Multi	Floor Size:	5,391 SF
В	Ceiling Height:	14'
Reinforced Concrete	Vacancy at Lease:	77.4%
54 Surface Spaces a		
	Built May 2021 Multi B Reinforced Concrete	Built May 2021Stories:MultiFloor Size:BCeiling Height:Reinforced ConcreteVacancy at Lease:





Sep 2021

Oct 2021

1 Months

 $\star \star \star \star$ 

#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	685 SF
Sign Date:	Sep 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	103

Oct 2021

Jul 2021

Sep 2021

3 Months

#### RENTS

Asking Rent:

TIME VACANT

Date Vacated:

Date Occupied:

Months Vacant:

Rent: \$6.75/NNN



#### MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	7.7%	▲ 0.8%
Submarket 1-3 Star	4.8%	<b>▲</b> 0.7%
Market Overall	5.2%	▲ 0.2%
Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	\$4.29	<b>v</b> -0.9%
Submarket 1-3 Star	\$2.47	<b>4</b> 2.8%
Market Overall	\$2.87	▲ 2.4%
Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	487,527	▲ 255.8%
Months On Market	11.3	<b>A</b> 2.5

#### DRODERTV

LEASE TERM Start Date:

TIME ON MARKET

Date On Market:

Date Off Market:

LEASING REP Treelane Realty 9150 Las Tunas Dr

Months on Market:

Temple City, CA 91780-1905

Wendy Wong (626) 244-1294

Property Type:	Retail	Rentable Area:	33,720 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	16,860 SF
Class:	В	Vacancy at Lease:	7.7%
Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





#### 3 400-410 E Valley Blvd

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	1,280 SF
Sign Date:	Feb 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	404

Mar 2021

\$4.50/NNN

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CONCESSIONS AND BUILDOUT		
Buildout:	Restaurants & Cafes	
Buildout Status:	Full Build-Out	



#### MARKET AT LEASE

Vacancy Rates	2021 Q1	YOY
Current Building	15.0%	<b>1</b> 5.0%
Submarket 1-3 Star	4.3%	<b>v</b> -0.2%
Market Overall	5.2%	▲ 0.6%
Same Store Asking Rent/SF	2021 Q1	YOY
Current Building	\$3.59	▲ 5.2%
Submarket 1-3 Star	\$2.42	<b>▲</b> 1.6%
Market Overall	\$2.82	<b>1</b> .0%
Submarket Leasing Activity	2021 Q1	YOY
12 Mo. Leased SF	501,148	▲ 265.8%
Months On Market	8.6	<b>▲</b> 1.8

#### 

Start Date:

 TIME ON MARKET
 TIME VACANT

 Date On Market:
 Jan 2021
 Date Vacated:
 Jan 2021

 Date Off Market:
 Feb 2021
 Date Occupied:
 Mar 2021

 Months on Market:
 1 Months
 Months Vacant:
 1 Months

RENTS Asking Rent:

#### LEASING REP

#### Full House Realty

7220 Rosemead Blvd, Suite 118 San Gabriel, CA 91775-1377 Daniel Chen (626) 286-2826

Property Type:	Retail	Rentable Area:	4,230 SF
Status:	Built 1968	Stories:	1
Tenancy:	Multi	Floor Size:	4,230 SF
Class:	С	Vacancy at Lease:	15.0%
Construction:	Masonry	Land Acres:	0.28
Parking:	24 Surface Spaces a		





#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket

McKinley Elementary School

Valley Blvc

Map data ©2024

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W Chestnut Ave W Wells St Vincent Lugo Park

W Bencamp S

W Ralph St

W Marchall

Valley Blvd

LEASE		
SF Leased:	1,620 SF	
Sign Date:	Sep 2020	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	119	

Oct 2020

\$6.75/NNN

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CONCESSIONS A	ND BUILDOUT
Space Condition:	Excellent

#### LEASE TERM

Start Date:

Jale.

TIME ON MARKET		TIME VACANT	
Date On Market:	Apr 2019	Date Vacated:	Apr 2019
Date Off Market:	Oct 2020	Date Occupied:	Oct 2020
Months on Market:	18 Months	Months Vacant:	17 Months

RENTS Asking Rent:

#### LEASING REP

#### **Treelane Realty**

9150 Las Tunas Dr Temple City, CA 91780-1905 Jackie Lei (626) 656-2889

#### MARKET AT LEASE

in Dr St es Shorb St es Dr E Shorb St

Comella D

Violeta Di

Vacancy Rates	2020 Q3	YOY
Current Building	6.8%	<b>♦</b> -4.1%
Submarket 1-3 Star	4.1%	▲ 0.2%
Market Overall	5.0%	▲ 0.5%
Same Store Asking Rent/SF	2020 Q3	YOY
Current Building	\$4.33	<b>▲</b> 1.6%
Submarket 1-3 Star	\$2.40	<b>1</b> .9%
Market Overall	\$2.80	<b>1.3%</b>
Submarket Leasing Activity	2020 Q3	YOY
12 Mo. Leased SF	355,627	🛉 -18.6%
Months On Market	8.8	<b>1</b> .9

Property Type:	Retail	Rentable Area:	33,720 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	16,860 SF
Class:	В	Vacancy at Lease:	6.8%
Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





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#### 228 W Valley Blvd

Alhambra, CA 91801 - Western SGV Submarket



S 7# St Moor Field 💊	W Adams Ave W San Marino Ave	E Adams Ave	S Cordova St S Hidalgo Ave
W Shorb St	W Shorb St	E Shorb St	
W SHOLD ST		Planet F	Itness
Valley Blvd 아이 아이 아	Valley Blvd S S S S S S S S S S S W Norwood Pl	S Sierra Vista Ave S Chapel Ave S Monterey St S Stoneman Ave S Garfield Ave	•
		5 ··· ··	S Hidalgo Ave

#### MARKET AT LEASE

Vacancy Rates	2020 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.7%	▲ 0.6%
Market Overall	4.8%	▲ 0.4%
Same Store Asking Rent/SF	2020 Q2	YOY
Current Building	\$4.50	<b>1.9%</b>
Submarket 2-4 Star	\$2.45	<b>A</b> 2.2%
Market Overall	\$2.80	<b>1.8%</b>
Submarket Leasing Activity	2020 Q2	YOY
12 Mo. Leased SF	323,317	<b>†</b> -12.9%
Months On Market	8.7	<b>A</b> 2.4

## LEASESF Leased:700 SFSign Date:May 2020Space Use:RetailLease Type:DirectFloor:1st FloorSuite:106-B

### RENTSAsking Rent:\$4.88/NNNStarting Rent:\$4.88/NNN

CONCESSIONS AND BUILDOUT		
Asking Discount:	0.00%	
Space Condition:	Average	

#### LEASE TERM

Start Date:	May 2020
Expiration Date:	May 2021
Lease Term:	1 Year

#### TIME ON MARKET

Date On Market:	Nov 2019	Date Va
Date Off Market:	May 2020	Date Oc
Months on Market:	7 Months	Months

## TIME VACANTDate Vacated:Nov 2019Date Occupied:May 2020Months Vacant:6 Months

#### LEASING REP

#### Alhambra Golden Valley Investement Inc

288 W Valley Blvd Alhambra, CA 91801-5073 Suzana Larsen (213) 422-5667

Property Type:	Retail	Rentable Area:	8,477 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	4,238 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Masonry	Land Acres:	1.07
Parking:	80 free Covered Spa		





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#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket

De

2019 Q3

11.0%

3.8%

4.4%

2019 Q3

\$4.26

\$2.36

\$2.76

2019 Q3

436,826

6.9

McKinley Elementary School

Valley Blvc

Map data ©2024

YOY

4.8%

YOY

YOY

**-17.3%** 

0.2

▲ 7.4%

2.7%

•0.1%

▲ 0.4%

**▲** 2.7%



W Chestnut Ave W.Wells St Vincent Eugo Park

W Bencamp S

W Ralph St

W Norwood I

Valley Blvd

Vega St S El Moli

S New Ave nio Dr St lea Dr Shorb St

Comella D

Violeta D

MARKET AT LEASE

Vacancy Rates

**Current Building** 

Market Overall

Current Building

Market Overall

Submarket 1-3 Star

12 Mo. Leased SF

Months On Market

Submarket 1-3 Star

Same Store Asking Rent/SF

Submarket Leasing Activity

LEASE		
SF Leased:	585 SF	
Sign Date:	Sep 2019	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	107	

#### RENTS Asking Rent: \$5.50-\$6.50/NNN

CONCESSIONS A	ND BUILDOUT	
Space Condition:	Excellent	

#### LEASE TERM

Start Date:	Oct 2019
Expiration Date:	Sep 2024
Lease Term:	5 Years

#### TIME ON MARKET

Date On Market:	Mar 2019	Date Va
Date Off Market:	Oct 2019	Date Oc
Months on Market:	6 Months	Months

## TIME VACANTDate Vacated:Mar 2019Date Occupied:Oct 2019Months Vacant:7 Months

#### LEASING REP

#### **Treelane Realty**

9150 Las Tunas Dr Temple City, CA 91780-1905 Don Zhao (626) 204-3300

Property Type:	Retail	Rentable Area:	33,720 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	16,860 SF
Class:	В	Vacancy at Lease:	11.0%
Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





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#### 140 W Valley Blvd - TAWA Gateway

San Gabriel, CA 91776 - Western SGV Submarket



LEASE		
SF Leased:	4,500 SF	
Sign Date:	Oct 2016	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	104	

Nov 2016 Nov 2017

1 Year

Feb 2016

Nov 2016

#### RENTS Asking Rent: \$4.50/NNN

CONCESSIONS AND BUILDOUT

**Buildout Status:** 

**TIME VACANT** 

Date Vacated:

Date Occupied:

Months Vacant:

CESSIONS AND BUILDOUT	

Oct 2014

Nov 2016

25 Months

Partial Build-Out

S Ne Geranio Dr Azalea Dr	McKinley P		
S New Ave	Stevens Ave	S Paim Ave	afayette St
US I		Euclid Ave Del Mar Ave	
s Vega S	W Bencamp St	ar Ave	
Si Violeta Dr	W Ralph St	-	
E Norwood Pl	W Norwood Pl		
	W Marshall St	E Marshall St	-
E Glendon Way	W Glendon Way	Denton Ave	afava
¢	W Saxon Ave	E Saxon Ave	2
Coorla	the state of the s		lata ©2024

#### MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY	
Current Building	1.3%	<b>v</b> -0.5%	
Submarket 3-5 Star	3.2%	<b>v</b> -0.3%	
Market Overall	3.9%	♦ -0.8%	
Same Store Asking Rent/SF	2016 Q4	YOY	
Current Building	\$3.66	♦ -2.5%	
Submarket 3-5 Star	\$2.31	<b>1</b> 2.8%	
Market Overall	\$2.56	▲ 3.0%	
Submarket Leasing Activity	2016 Q4	YOY	
12 Mo. Leased SF	633,453	▲ 3.0%	
Months On Market	9.5	<b>♦</b> -3.5	

#### LEASING REP

LEASE TERM Start Date:

**Expiration Date:** Lease Term:

TIME ON MARKET

Date On Market:

Date Off Market:

#### San Gabriel Square

140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787 Jack Chu (626) 280-0786

Months on Market: 8 Months

Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	1.3%
		Land Acres:	11.57





\$5.10/NNN

\$4.50/NNN

11.76%

**Partial Build-Out** 

CONCESSIONS AND BUILDOUT

#### 💿 140 W Valley Blvd - TAWA Gateway

Valley B

2016 Q4

1.3%

3.2%

3.9%

2016 Q4

\$3.66

\$2.31

\$2.56

2016 Q4

633,453

9.5

Map data ©2024

YOY

•0.5%

•0.3%

•0.8%

YOY

-2.5%

YOY

**▲** 3.0%

▲ 3.0%

✓ -3.5

2.8%

San Gabriel, CA 91776 - Western SGV Submarket



McKinley Elementary School

Valley Bl

E Shorb St

Camelia Dr

Violeta Dr

E Norwood Pl

E Glendon Way

Coorle

W Be

W Norwood W Marshall

MARKET AT LEASE

Vacancy Rates

Current Building

Market Overall

Current Building

Market Overall

Submarket 3-5 Star

12 Mo. Leased SF

Months On Market

Submarket 3-5 Star

Same Store Asking Rent/SF

Submarket Leasing Activity

W Ralph S

LEASE		
SF Leased:	2,366 SF	
Sign Date:	Oct 2016	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	121	

#### I FASE TERM

Start Date:	Nov 2016	
Expiration Date:	Nov 2019	
Lease Term:	3 Years	

#### TIME ON MARKET

Date On Market:	Feb 2016	Date	Vacated:	Oct 2014
Date Off Market:	Nov 2016	Date	Occupied:	Nov 2016
Months on Market:	8 Months	Montl	ns Vacant:	25 Months

#### LEASING REP

#### San Gabriel Square

140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787 Jack Chu (626) 280-0786

#### PROPERTY

Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	1.3%
		Land Acres:	11.57

RENTS Asking Rent:

Starting Rent:

Asking Discount:

**Buildout Status:** 

TIME VACANT







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#### 140 W Valley Blvd - TAWA Gateway

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	15,000 SF
Sign Date:	Feb 2016
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	103

#### RENTS Asking Rent: \$6.10/NNN

CONCESSIONS AND BUILDOUT		
Buildout Status:	Full Build-Out	

# Property Stremmentary School Short St. Stremmentary School Short St. Stremmentary School Short St. Stremmentary School Stremmentary

#### MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	3.7%	<b>1</b> .9%
Submarket 3-5 Star	3.7%	▲ 0.6%
Market Overall	4.3%	♦ -0.2%
Same Store Asking Rent/SF	2016 Q1	YOY
Current Building	\$3.77	▲ 3.0%
Submarket 3-5 Star	\$2.26	<b>A</b> 3.3%
Market Overall	\$2.49	<b>4</b> 3.7%
Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	636,080	<b>1</b> 20.1%
Months On Market	7.9	<b>♦</b> -4.7

#### Expiration Date: Lease Term:

LEASE TERM

Start Date:

TIME ON MARKET		
Date On Market:	Oct 2014	-
Date Off Market:	Feb 2016	_
Months on Market:	16 Months	_

Mar 2016

Mar 2017

1 Year

TIME VACANT		
Date Vacated:	Oct 2014	
Date Occupied:	Mar 2016	
Months Vacant:	17 Months	

#### LEASING REP

#### San Gabriel Square

140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787 Jack Chu (626) 280-0786

Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	3.7%
		Land Acres:	11.57





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#### 140 W Valley Blvd - TAWA Gateway

San Gabriel, CA 91776 - Western SGV Submarket





#### MARKET AT LEASE

Vacancy Rates	2014 Q4	YOY
Current Building	3.2%	▲ 0.4%
Submarket 3-5 Star	3.3%	▲ 0.2%
Market Overall	4.6%	♦ -0.4%
Same Store Asking Rent/SF	2014 Q4	YOY
Current Building	\$3.63	▲ 3.3%
Submarket 3-5 Star	\$2.17	<b>▲</b> 3.8%
Market Overall	\$2.38	<b>4</b> .1%
Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF	569,910	▲ 0.1%
Months On Market	11.4	<b>▼</b> -1.6

#### TENANT

Tenant Name:	me: The Art Gallery	
Industry:	Retailer	
NAICS:	Gift, Novelty, and Souvenir Retailers - 459420	

#### LEASE

2,886 SF
Nov 2014
Retail
Direct
1st Floor
104

Asking Rent:	\$5.50/FS
CONCESSIONS	AND BUILDOUT

#### LEASE TERM

Start Date:	Dec 2014
Expiration Date:	Nov 2015
Lease Term:	Month-To-Month

#### TIME ON MARKET

Date On Market:	Oct 2013	Date Vacated:	Oct 2013	
Date Off Market:	Dec 2014	Date Occupied:	Dec 2014	
Months on Market:	13 Months	Months Vacant:	14 Months	

TIME VACANT

#### LEASING REP

San Gabriel Square 140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787

Jack Chu (626) 280-0786

Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	3.2%
		Land Acres:	11.57





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#### 💿 140 W Valley Blvd - TAWA Gateway

San Gabriel, CA 91776 - Western SGV Submarket

Valley Blv

2014 Q2

1.3%

3.1%

4.9%

2014 Q2

\$3.58

\$2.13

\$2.33

2014 Q2

541,684

12.3

Map data @2024

YOY

•0.3%

•0.4%

YOY

YOY

**15.7%** 

-0.6

▲ 3.5%

**▲** 3.8%

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**▲** 3.8%



McKinley Elementary School

Valley Blv

E Shorb St

Camelia Dr

Violeta Dr E Norwood Pl

E Glendon Way

Coorla

W Ber

MARKET AT LEASE

Vacancy Rates Current Building

Market Overall

Current Building

Market Overall

Submarket 3-5 Star

12 Mo. Leased SF

Months On Market

Submarket 3-5 Star

Same Store Asking Rent/SF

Submarket Leasing Activity

W Ralph S

W Norwood P W Marshall SI W Glendon W

LEASE		F
SF Leased:	3,270 SF	A
Sign Date:	Apr 2014	
Space Use:	Retail	C
Lease Type:	Direct	E
Floor:	1st Floor	

RENTS		
Asking Rent:	\$5.75/FS	

CONCESSIONS A	ND BUILDOUT
Buildout Status:	Full Build-Out

#### Start Data:

Start Date:	May 2014
Expiration Date:	May 2015
Lease Term:	1 Year

TIME ON MARKET		TIME VACANT	
Date On Market:	Jan 2012	Date Vacated:	Jan 2012
Date Off Market:	May 2014	Date Occupied:	May 2014
Months on Market:	28 Months	Months Vacant:	28 Months

#### LEASING REP

#### San Gabriel Square

140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787 Jack Chu (626) 280-0786

Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	1.3%
		Land Acres:	11.57





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#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	1,210 SF
Sign Date:	Apr 2014
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	101

#### RENTS Asking Rent: \$4.50/NNN

CONCESSIONS A	ND BUILDOUT
Buildout Status:	Full Build-Out

## E Adams Ave S demonstration of the second s

#### MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	<b>v</b> -0.3%
Market Overall	4.9%	♦ -0.4%
Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.49	<b>4</b> .5%
Submarket 1-3 Star	\$2.01	▲ 3.4%
Market Overall	\$2.33	<b>▲</b> 3.8%
Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	<b>1</b> 5.7%
Months On Market	12.3	<b>▼</b> -0.6

#### Start Date:

LEASE TERM

Expiration Date:	May 2016
Lease Term:	2 Years

May 2014

#### TIME ON MARKET Date On Market: Dec 20

Date On Market:	Dec 2013
Date Off Market:	Apr 2014
Months on Market:	4 Months

## TIME VACANTDate Vacated:Jan 2014Date Occupied:May 2014Months Vacant:4 Months

#### LEASING REP

#### **IRN Realty**

556 Las Tunas Dr, Suite 101 Arcadia, CA 91007-8410 Jason Guo (626) 614-8820

Property Type:	Retail	Rentable Area:	33,720 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	16,860 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





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#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	600 SF
Sign Date:	Apr 2014
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	104

#### RENTS Asking Rent: \$4.50/NNN

TIME VACANT Date Vacated:

Date Occupied:

Months Vacant:

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out

Mar 2014

Apr 2014

1 Months

#### Adams Ave Standard S S Unicent S Unicent

#### MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	<b>v</b> -0.3%
Market Overall	4.9%	♦ -0.4%
Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.49	<b>4</b> .5%
Submarket 1-3 Star	\$2.01	▲ 3.4%
Market Overall	\$2.33	<b>▲</b> 3.8%
Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	<b>1</b> 5.7%
Months On Market	12.3	<b>▼</b> -0.6

#### 

LEASE TERM Start Date:

**Expiration Date:** 

Lease Term:

Date On Market:	Mar 2014
Date Off Market:	Apr 2014
Months on Market:	2 Months

Apr 2014

Apr 2015

1 Year

#### LEASING REP

#### IRN Realty

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Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





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#### 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



LEASE	
SF Leased:	600 SF
Sign Date:	Apr 2014
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	103

#### RENTS Asking Rent: \$4.50/NNN

TIME VACANT Date Vacated:

Date Occupied:

Months Vacant:

CONCESSIONS AND BUILDOUT		
Buildout Status:	Partial Build-Out	

Mar 2014

Apr 2014

1 Months

#### Adams Ave Stormelia Dr S Carrelia Dr Violesta Br Valley Blvd Valley Blvd

#### MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	<b>v</b> -0.3%
Market Overall	4.9%	♦ -0.4%
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Current Building	\$3.49	<b>4</b> .5%
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Market Overall	\$2.33	<b>▲</b> 3.8%
Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	<b>1</b> 5.7%
Months On Market	12.3	<b>♦</b> -0.6

#### Expiration Date: Lease Term:

LEASE TERM Start Date:

TIME ON MARKET		
Date On Market:	Mar 2014	
Date Off Market:	Apr 2014	
Months on Market:	1 Months	

Apr 2014

Mar 2015

1 Year

#### LEASING REP

#### IRN Realty

556 Las Tunas Dr, Suite 101 Arcadia, CA 91007-8410 Jason Guo (626) 614-8820

Property Type:	Retail	Rentable Area:	33,720 SF
Status:	Built 1987	Stories:	2
Tenancy:	Multi	Floor Size:	16,860 SF
Class:	В	Vacancy at Lease:	0.0%
Construction:	Wood Frame	Land Acres:	1.23
Parking:	61 Surface Spaces a		





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#### 💿 140 W Valley Blvd - TAWA Gateway

San Gabriel, CA 91776 - Western SGV Submarket

Valley Bl

2013 Q4

2.8%

3.1%

5.0%

2013 Q4

\$3.51

\$2.09

\$2.29

2013 Q4

569,569

13.0

Map data @2024

YOY

🛉 -1.1%

•0.6%

•0.4%

YOY

YOY

**12.5%** 

4.2

2.3%

▲ 3.0%

**▲** 2.2%



McKinley Elementary School

Valley Blv

E Shorb St

Camelia Dr

Violeta Dr E Norwood Pl

E Glendon Way

Coorla

W Ber

MARKET AT LEASE

Vacancy Rates

**Current Building** 

Market Overall

Current Building

Market Overall

Submarket 3-5 Star

12 Mo. Leased SF

Months On Market

Submarket 3-5 Star

Same Store Asking Rent/SF

Submarket Leasing Activity

W Ralph S

W Norwood F W Marshall S

LEASE		F
SF Leased:	15,000 SF	A
Sign Date:	Oct 2013	
Space Use:	Retail	
Lease Type:	Direct	E
Floor:	1st Floor	

Oct 2013

RENTS		
Asking Rent:	\$5.50/FS	

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

#### LEASE TERM Start Date:

Start Date.	001 2013
Expiration Date:	Oct 2014
Lease Term:	1 Year

Date Vacated:	Aug 2012
Duto vuoutou.	Aug 2012
Date Occupied:	Oct 2013
Months Vacant:	14 Months
	Date Occupied:

#### LEASING REP

#### San Gabriel Square

140 W Valley Blvd, Suite 217 San Gabriel, CA 91776-3787 Jack Chu (626) 280-0786

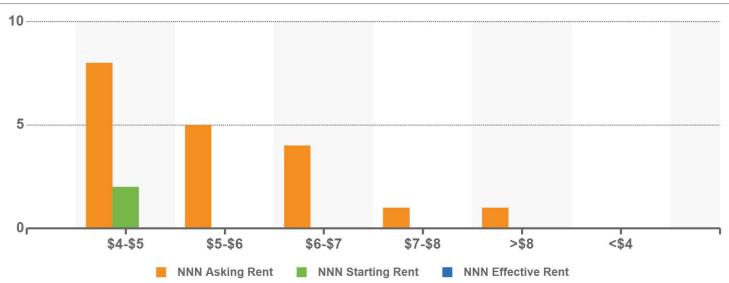
Property Type:	Retail	Rentable Area:	220,352 SF
Status:	Built 1990	Stories:	2
Tenancy:	Multi	Floor Size:	114,614 SF
Class:	В	Vacancy at Lease:	2.8%
		Land Acres:	11.57

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GROWTH INVESTMENT GROUP	

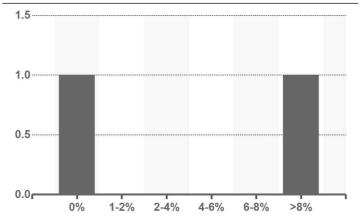


NNN Asking Rent Per SFNNN Starting Rent Per SFNNN Effective Rent Per SFAvg. Months Free Rent\$5.90\$4.59--

#### DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



#### DEALS BY MONTHS FREE RENT

