

Deals

NNN Asking Rent Per SF

NNN Starting Rent Per SF

Avg. Months On Market

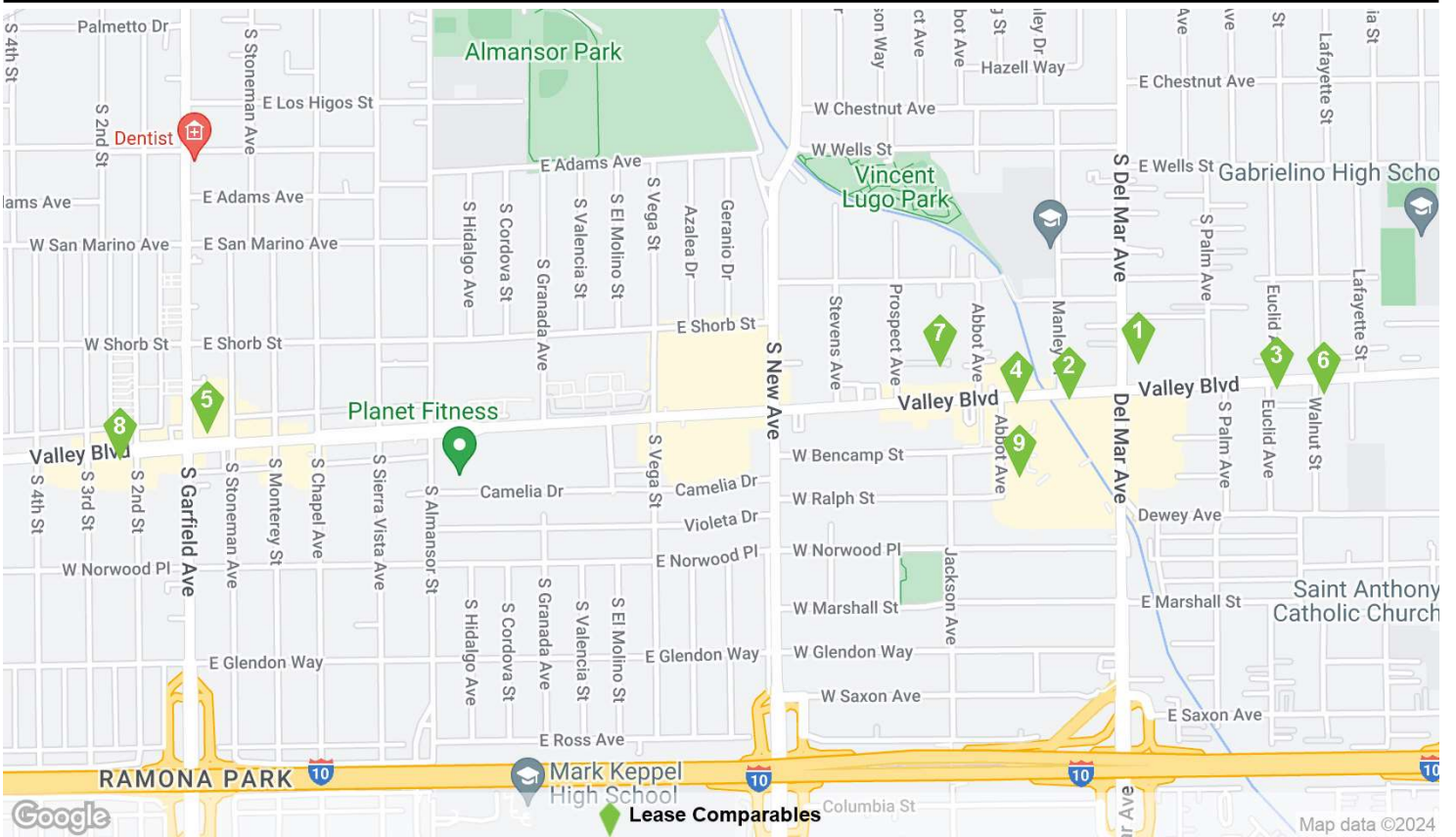
26

\$5.90

\$4.59

10

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

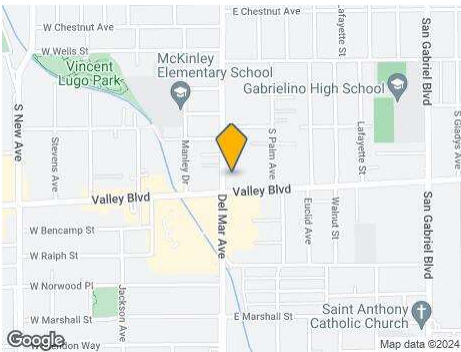
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 101-109 E Valley Blvd	★★★★★	2,796	1st	2/27/2024	New Lease	\$7.00/nnn	Asking
1 101-109 E Valley Blvd	★★★★★	1,314	1st	2/27/2024	New Lease	\$6.00/nnn	Asking
1 101-109 E Valley Blvd	★★★★★	932	1st	2/27/2024	New 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
1 101-109 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

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	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

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



TENANT

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

LEASE

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

RENTS

Asking Rent:	\$7.00/NNN
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CONCESSIONS AND BUILDOUT

Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Trophy

LEASE TERM

Start Date:	Mar 2024
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TIME ON MARKET

Date On Market:	Oct 2022
Date Off Market:	Feb 2024
Months on Market:	17 Months

TIME VACANT

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

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	▲ 1.9%
Market Overall	\$3.04	▲ 1.1%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	▼ -23.7%
Months On Market	8.6	▼ -2.5

LEASING REP

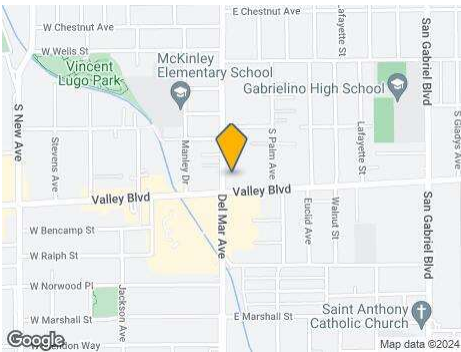
GE PROPERTY

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

PROPERTY

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

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



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

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 Off Market:	Feb 2024
Months on Market:	17 Months

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

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	▲ 1.9%
Market Overall	\$3.04	▲ 1.1%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	▼ -23.7%
Months On Market	8.6	▼ -2.5

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

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



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

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 Off Market:	Feb 2024
Months on Market:	17 Months

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

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	▲ 1.9%
Market Overall	\$3.04	▲ 1.1%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	780,218	▼ -23.7%
Months On Market	8.6	▼ -2.5

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

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



TENANT

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

LEASE

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

RENTS

Asking Rent:	\$7.50/NNN
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CONCESSIONS AND BUILDOUT

Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Trophy

LEASE TERM

Start Date:	Mar 2024
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TIME ON MARKET

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

TIME VACANT

Date Vacated:	Jan 2024
Date Occupied:	Mar 2024
Months Vacant:	2 Months

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	▼ -0.3%
Submarket 3-5 Star	\$2.85	▲ 2.9%
Market Overall	\$3.05	▲ 1.9%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	▼ -26.1%
Months On Market	10.6	▲ 0.6

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

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

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



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

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 Off Market:	Dec 2023
Months on Market:	14 Months

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

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	▼ -0.3%
Submarket 3-5 Star	\$2.85	▲ 2.9%
Market Overall	\$3.05	▲ 1.9%

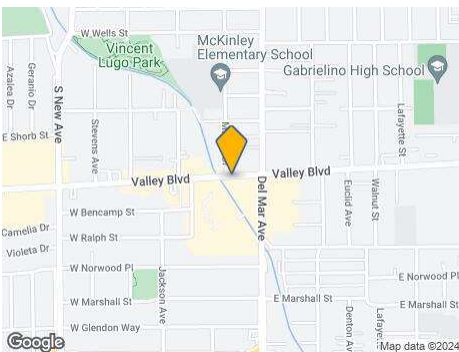
Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	▼ -26.1%
Months On Market	10.6	▲ 0.6

PROPERTY	
Property Type:	Retail
Status:	Built 2024
Tenancy:	Multi
Class:	A
Parking:	200 Covered Space...

Rentable Area:	14,899 SF
Stories:	1
Floor Size:	14,899 SF
Land Acres:	0.86

2 132 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

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

TIME ON MARKET	
Date On Market:	Jul 2023
Date Off Market:	Dec 2023
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Jun 2023
Date Occupied:	Jan 2024
Months Vacant:	6 Months

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

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	▲ 2.9%
Market Overall	\$3.05	▲ 1.9%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	793,082	▼ -26.1%
Months On Market	10.6	▲ 0.6

PROPERTY	
Property Type:	Retail
Status:	Built 1923
Tenancy:	Single
Class:	C
Parking:	Ratio of 0.00/1,000 SF

Rentable Area:	2,340 SF
Stories:	1
Floor Size:	2,340 SF
Vacancy at Lease:	100%

1 **101-109 E Valley Blvd**
San Gabriel, CA 91776 - Western SGV Submarket



TENANT

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

LEASE

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

RENTS

Asking Rent:	\$9.00/NNN
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CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Trophy

LEASE TERM

Start Date:	Mar 2024
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TIME ON MARKET

Date On Market:	Oct 2022
Date Off Market:	Jun 2023
Months on Market:	8 Months

TIME VACANT

Date Vacated:	Aug 2023
Date Occupied:	Mar 2024
Months Vacant:	7 Months

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	▲ 2.3%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased SF	1,028,849	▲ 101.0%
Months On Market	12.3	-

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

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

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

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

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	▲ 3.1%
Market Overall	\$3.02	▲ 2.3%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased SF	1,028,849	▲ 101.0%
Months On Market	12.3	-

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

4 150-170 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

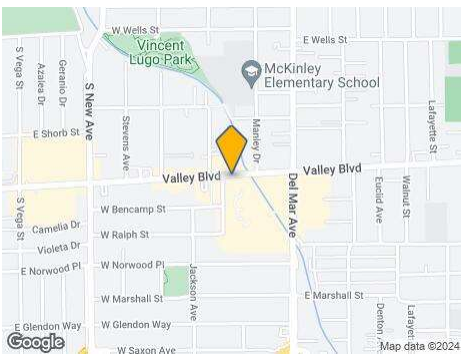
RENTS	
Asking Rent:	\$6.00/MG

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

LEASE TERM	
Start Date:	Dec 2022

TIME ON MARKET	
Date On Market:	Jun 2022
Date Off Market:	Nov 2022
Months on Market:	6 Months

TIME VACANT	
Date Vacated:	Jun 2022
Date Occupied:	Dec 2022
Months Vacant:	6 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

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	8.1%	▼ -15.5%
Submarket 1-3 Star	3.5%	▼ -0.4%
Market Overall	5.0%	▼ -0.1%

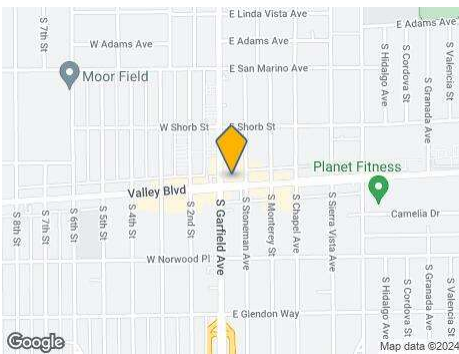
Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	\$2.88	▲ 5.3%
Submarket 1-3 Star	\$2.59	▲ 3.9%
Market Overall	\$2.99	▲ 3.6%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	1,073,465	▲ 144.5%
Months On Market	10.0	▼ -2.8

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

5 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

LEASE TERM	
Start Date:	Sep 2022

TIME ON MARKET	
Date On Market:	Jul 2022
Date Off Market:	Aug 2022
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Jul 2022
Date Occupied:	Sep 2022
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

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	17.3%	▲ 3.0%
Submarket 2-4 Star	3.5%	▼ -0.8%
Market Overall	5.0%	▼ -0.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	\$3.78	▲ 6.4%
Submarket 2-4 Star	\$2.64	▲ 4.5%
Market Overall	\$2.97	▲ 3.7%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	497,878	▲ 2.1%
Months On Market	9.1	▼ -2.2

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

4 150-170 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

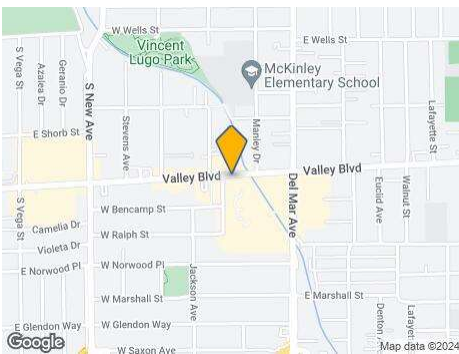
RENTS	
Asking Rent:	\$6.00/MG

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

LEASE TERM	
Start Date:	Sep 2022

TIME ON MARKET	
Date On Market:	Sep 2021
Date Off Market:	Aug 2022
Months on Market:	11 Months

TIME VACANT	
Date Vacated:	Sep 2021
Date Occupied:	Sep 2022
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

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	15.4%	▼ -8.2%
Submarket 1-3 Star	3.5%	▼ -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	▲ 4.4%
Market Overall	\$2.97	▲ 3.7%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	497,878	▲ 2.1%
Months On Market	9.1	▼ -2.2

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

6 500 E Valley Blvd

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:	A, B

RENTS

Asking Rent:	\$5.50
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CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Excellent (1st), Trop...

LEASE TERM

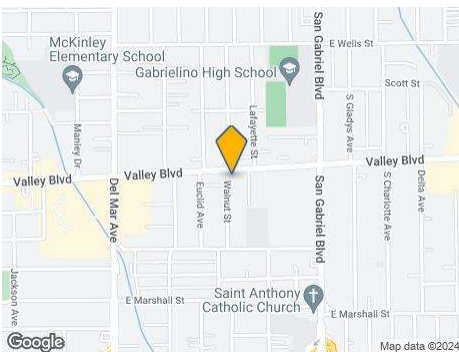
Start Date:	Jul 2022
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TIME ON MARKET

Date On Market:	Feb 2021
Date Off Market:	Jun 2022
Months on Market:	16 Months

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Jul 2022
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

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	77.4%	▼ -2.7%
Submarket 2-4 Star	3.6%	▼ -0.7%
Market Overall	5.1%	▼ -0.2%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	\$5.50	▲ 11.4%
Submarket 2-4 Star	\$2.62	▲ 4.7%
Market Overall	\$2.95	▲ 4.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	511,823	▲ 10.3%
Months On Market	9.2	▼ -1.2

PROPERTY

Property Type:	Retail
Status:	Built May 2021
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	54 Surface Spaces a...

Rentable Area:	5,391 SF
Stories:	1
Floor Size:	5,391 SF
Ceiling Height:	14'
Vacancy at Lease:	77.4%

7 301 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

RENTS	
Asking Rent:	\$6.75/NNN

LEASE TERM	
Start Date:	Oct 2021

TIME ON MARKET	
Date On Market:	Jul 2021
Date Off Market:	Sep 2021
Months on Market:	3 Months

TIME VACANT	
Date Vacated:	Sep 2021
Date Occupied:	Oct 2021
Months Vacant:	1 Months

LEASING REP
Treelane Realty
 9150 Las Tunas Dr
 Temple City, CA 91780-1905
 Wendy Wong (626) 244-1294

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	7.7%	▲ 0.8%
Submarket 1-3 Star	4.8%	▲ 0.7%
Market Overall	5.2%	▲ 0.2%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	\$4.29	▼ -0.9%
Submarket 1-3 Star	\$2.47	▲ 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	▲ 2.5

PROPERTY	
Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	61 Surface Spaces a...

Rentable Area:	33,720 SF
Stories:	2
Floor Size:	16,860 SF
Vacancy at Lease:	7.7%
Land Acres:	1.23

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

RENTS	
Asking Rent:	\$4.50/NNN

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

LEASE TERM	
Start Date:	Mar 2021

TIME ON MARKET	
Date On Market:	Jan 2021
Date Off Market:	Feb 2021
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Jan 2021
Date Occupied:	Mar 2021
Months Vacant:	1 Months



LEASING REP
Full House Realty
 7220 Rosemead Blvd, Suite 118
 San Gabriel, CA 91775-1377
 Daniel Chen (626) 286-2826

MARKET AT LEASE

Vacancy Rates	2021 Q1	YOY
Current Building	15.0%	▲ 15.0%
Submarket 1-3 Star	4.3%	▼ -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	▲ 1.6%
Market Overall	\$2.82	▲ 1.0%

Submarket Leasing Activity	2021 Q1	YOY
12 Mo. Leased SF	501,148	▲ 265.8%
Months On Market	8.6	▲ 1.8

PROPERTY	
Property Type:	Retail
Status:	Built 1968
Tenancy:	Multi
Class:	C
Construction:	Masonry
Parking:	24 Surface Spaces a...

Rentable Area:	4,230 SF
Stories:	1
Floor Size:	4,230 SF
Vacancy at Lease:	15.0%
Land Acres:	0.28

7 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



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

RENTS	
Asking Rent:	\$6.75/NNN

CONCESSIONS AND BUILDOUT	
Space Condition:	Excellent

LEASE TERM	
Start Date:	Oct 2020

TIME ON MARKET	
Date On Market:	Apr 2019
Date Off Market:	Oct 2020
Months on Market:	18 Months

TIME VACANT	
Date Vacated:	Apr 2019
Date Occupied:	Oct 2020
Months Vacant:	17 Months

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

MARKET AT LEASE

Vacancy Rates	2020 Q3	YOY
Current Building	6.8%	▼ -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	▲ 1.6%
Submarket 1-3 Star	\$2.40	▲ 1.9%
Market Overall	\$2.80	▲ 1.3%

Submarket Leasing Activity	2020 Q3	YOY
12 Mo. Leased SF	355,627	▼ -18.6%
Months On Market	8.8	▲ 1.9

PROPERTY	
Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	61 Surface Spaces a...

Rentable Area:	33,720 SF
Stories:	2
Floor Size:	16,860 SF
Vacancy at Lease:	6.8%
Land Acres:	1.23

8 228 W Valley Blvd

Alhambra, CA 91801 - Western SGV Submarket



LEASE

SF Leased:	700 SF
Sign Date:	May 2020
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	106-B

RENTS

Asking Rent:	\$4.88/NNN
Starting 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 Off Market:	May 2020
Months on Market:	7 Months

TIME VACANT

Date Vacated:	Nov 2019
Date Occupied:	May 2020
Months Vacant:	6 Months

LEASING REP

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

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	▲ 1.9%
Submarket 2-4 Star	\$2.45	▲ 2.2%
Market Overall	\$2.80	▲ 1.8%

Submarket Leasing Activity	2020 Q2	YOY
12 Mo. Leased SF	323,317	▼ -12.9%
Months On Market	8.7	▲ 2.4

PROPERTY

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

7 301 W Valley Blvd - Prospect Plaza

San Gabriel, CA 91776 - Western SGV Submarket



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 AND 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 Off Market:	Oct 2019
Months on Market:	6 Months

TIME VACANT	
Date Vacated:	Mar 2019
Date Occupied:	Oct 2019
Months Vacant:	7 Months

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

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	11.0%	▲ 4.8%
Submarket 1-3 Star	3.8%	▼ -0.1%
Market Overall	4.4%	▲ 0.4%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	\$4.26	▲ 7.4%
Submarket 1-3 Star	\$2.36	▲ 2.7%
Market Overall	\$2.76	▲ 2.7%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	436,826	▼ -17.3%
Months On Market	6.9	▲ 0.2

PROPERTY	
Property Type:	Retail
Status:	Built 1987
Tenancy:	Multi
Class:	B
Construction:	Wood Frame
Parking:	61 Surface Spaces a...

Rentable Area:	33,720 SF
Stories:	2
Floor Size:	16,860 SF
Vacancy at Lease:	11.0%
Land Acres:	1.23

9 140 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

RENTS	
Asking Rent:	\$4.50/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out

LEASE TERM	
Start Date:	Nov 2016
Expiration Date:	Nov 2017
Lease Term:	1 Year

TIME ON MARKET	
Date On Market:	Feb 2016
Date Off Market:	Nov 2016
Months on Market:	8 Months

TIME VACANT	
Date Vacated:	Oct 2014
Date Occupied:	Nov 2016
Months Vacant:	25 Months

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

MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY
Current Building	1.3%	▼ -0.5%
Submarket 3-5 Star	3.2%	▼ -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	▲ 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	▼ -3.5

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

9 140 W Valley Blvd - TAWA Gateway
San Gabriel, CA 91776 - Western SGV Submarket



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

RENTS	
Asking Rent:	\$5.10/NNN
Starting Rent:	\$4.50/NNN

CONCESSIONS AND BUILDOUT	
Asking Discount:	11.76%
Buildout Status:	Partial Build-Out

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

TIME ON MARKET	
Date On Market:	Feb 2016
Date Off Market:	Nov 2016
Months on Market:	8 Months

TIME VACANT	
Date Vacated:	Oct 2014
Date Occupied:	Nov 2016
Months Vacant:	25 Months

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

MARKET AT LEASE

Vacancy Rates	2016 Q4	YOY
Current Building	1.3%	▼ -0.5%
Submarket 3-5 Star	3.2%	▼ -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	▲ 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	▼ -3.5

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

9 **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

LEASE TERM	
Start Date:	Mar 2016
Expiration Date:	Mar 2017
Lease Term:	1 Year

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

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

MARKET AT LEASE

Vacancy Rates	2016 Q1	YOY
Current Building	3.7%	▲ 1.9%
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	▲ 3.3%
Market Overall	\$2.49	▲ 3.7%

Submarket Leasing Activity	2016 Q1	YOY
12 Mo. Leased SF	636,080	▲ 120.1%
Months On Market	7.9	▼ -4.7

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

9 **140 W Valley Blvd - TAWA Gateway**
San Gabriel, CA 91776 - Western SGV Submarket



TENANT

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

LEASE

SF Leased:	2,886 SF
Sign Date:	Nov 2014
Space Use:	Retail
Lease Type:	Direct
Floor:	1st Floor
Suite:	104

RENTS

Asking Rent:	\$5.50/FS
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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LEASE TERM

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

TIME ON MARKET

Date On Market:	Oct 2013
Date Off Market:	Dec 2014
Months on Market:	13 Months

TIME VACANT

Date Vacated:	Oct 2013
Date Occupied:	Dec 2014
Months Vacant:	14 Months

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	▲ 3.8%
Market Overall	\$2.38	▲ 4.1%

Submarket Leasing Activity	2014 Q4	YOY
12 Mo. Leased SF	569,910	▲ 0.1%
Months On Market	11.4	▼ -1.6

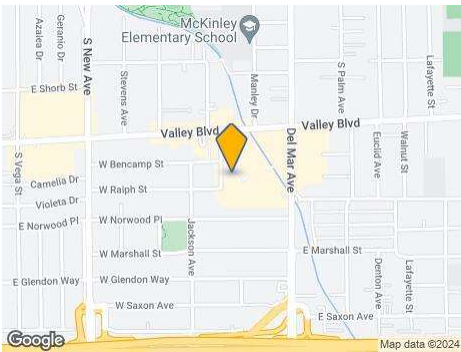
LEASING REP

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:	B	Vacancy at Lease:	3.2%
		Land Acres:	11.57

9 **140 W Valley Blvd - TAWA Gateway**
 San Gabriel, CA 91776 - Western SGV Submarket



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

RENTS	
Asking Rent:	\$5.75/FS

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

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

TIME ON MARKET	
Date On Market:	Jan 2012
Date Off Market:	May 2014
Months on Market:	28 Months

TIME VACANT	
Date Vacated:	Jan 2012
Date Occupied:	May 2014
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

MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	1.3%	▼ -2.6%
Submarket 3-5 Star	3.1%	▼ -0.3%
Market Overall	4.9%	▼ -0.4%

Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.58	▲ 3.8%
Submarket 3-5 Star	\$2.13	▲ 3.5%
Market Overall	\$2.33	▲ 3.8%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	▲ 15.7%
Months On Market	12.3	▼ -0.6

PROPERTY	
Property Type:	Retail
Status:	Built 1990
Tenancy:	Multi
Class:	B

Rentable Area:	220,352 SF
Stories:	2
Floor Size:	114,614 SF
Vacancy at Lease:	1.3%
Land Acres:	11.57

7 301 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 AND BUILDOUT	
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	May 2014
Expiration Date:	May 2016
Lease Term:	2 Years

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

TIME VACANT	
Date Vacated:	Jan 2014
Date Occupied:	May 2014
Months Vacant:	4 Months

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

MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	▼ -0.3%
Market Overall	4.9%	▼ -0.4%

Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.49	▲ 4.5%
Submarket 1-3 Star	\$2.01	▲ 3.4%
Market Overall	\$2.33	▲ 3.8%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	▲ 15.7%
Months On Market	12.3	▼ -0.6

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

7 301 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

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out

LEASE TERM	
Start Date:	Apr 2014
Expiration Date:	Apr 2015
Lease Term:	1 Year

TIME ON MARKET	
Date On Market:	Mar 2014
Date Off Market:	Apr 2014
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Mar 2014
Date Occupied:	Apr 2014
Months Vacant:	1 Months

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

MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	▼ -0.3%
Market Overall	4.9%	▼ -0.4%

Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.49	▲ 4.5%
Submarket 1-3 Star	\$2.01	▲ 3.4%
Market Overall	\$2.33	▲ 3.8%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	▲ 15.7%
Months On Market	12.3	▼ -0.6

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

7 301 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

CONCESSIONS AND BUILDOUT	
Buildout Status:	Partial Build-Out

LEASE TERM	
Start Date:	Apr 2014
Expiration Date:	Mar 2015
Lease Term:	1 Year

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

TIME VACANT	
Date Vacated:	Mar 2014
Date Occupied:	Apr 2014
Months Vacant:	1 Months

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

MARKET AT LEASE

Vacancy Rates	2014 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	▼ -0.3%
Market Overall	4.9%	▼ -0.4%

Same Store Asking Rent/SF	2014 Q2	YOY
Current Building	\$3.49	▲ 4.5%
Submarket 1-3 Star	\$2.01	▲ 3.4%
Market Overall	\$2.33	▲ 3.8%

Submarket Leasing Activity	2014 Q2	YOY
12 Mo. Leased SF	541,684	▲ 15.7%
Months On Market	12.3	▼ -0.6

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

9 **140 W Valley Blvd - TAWA Gateway**
San Gabriel, CA 91776 - Western SGV Submarket



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

RENTS	
Asking Rent:	\$5.50/FS

LEASE TERM	
Start Date:	Oct 2013
Expiration Date:	Oct 2014
Lease Term:	1 Year

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

TIME ON MARKET	
Date On Market:	Aug 2012
Date Off Market:	Oct 2013
Months on Market:	14 Months

TIME VACANT	
Date Vacated:	Aug 2012
Date Occupied:	Oct 2013
Months Vacant:	14 Months

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

MARKET AT LEASE

Vacancy Rates	2013 Q4	YOY
Current Building	2.8%	▼ -1.1%
Submarket 3-5 Star	3.1%	▼ -0.6%
Market Overall	5.0%	▼ -0.4%

Same Store Asking Rent/SF	2013 Q4	YOY
Current Building	\$3.51	▲ 2.2%
Submarket 3-5 Star	\$2.09	▲ 2.3%
Market Overall	\$2.29	▲ 3.0%

Submarket Leasing Activity	2013 Q4	YOY
12 Mo. Leased SF	569,569	▲ 12.5%
Months On Market	13.0	▲ 4.2

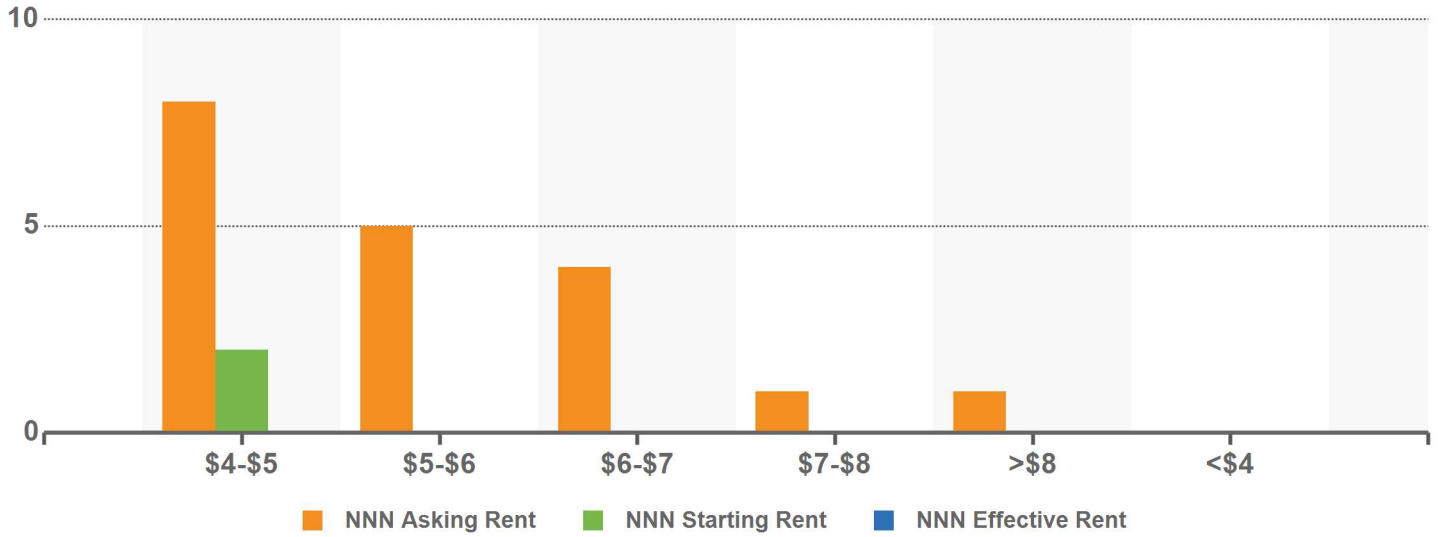
PROPERTY	
Property Type:	Retail
Status:	Built 1990
Tenancy:	Multi
Class:	B

Rentable Area:	220,352 SF
Stories:	2
Floor Size:	114,614 SF
Vacancy at Lease:	2.8%
Land Acres:	11.57

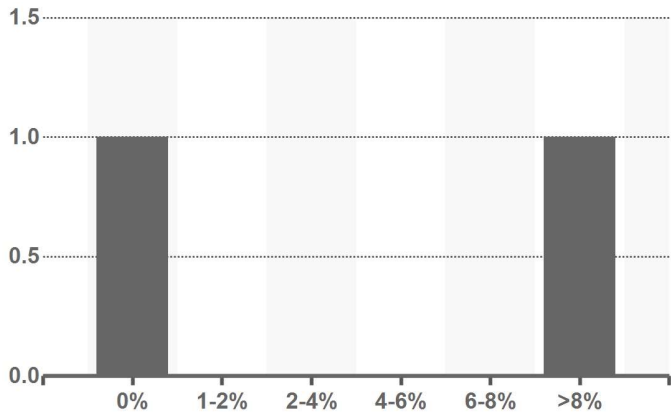
Rents

NNN Asking Rent Per SF	NNN Starting Rent Per SF	NNN Effective Rent Per SF	Avg. 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

