

ENGEL & VÖLKERS®

COMMERCIAL



High-Visibility in San Gabriel | Owner-User or Investor

1058-1060 LAS TUNAS DRIVE – SAN GABRIEL, CA



JUAN CARLOS ARGUETA
DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP

214 E. Magnolia Blvd., Burbank, CA 91502
DRE# 01467906
(818) 307-2817
juancarlos.argueta@evrealstate.com



NATASHA AASADORE
SENIOR COMMERCIAL ADVISOR

214 E. Magnolia Blvd., Burbank, CA 91502
DRE# 01366646
(818) 388-5202
natasha.aasadore@evrealstate.com

Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 1058-1060 Las Tunas Drive, San Gabriel, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview - Investment & Location

This ±2,050 square foot **freestanding retail/office building** presents an **outstanding opportunity for an owner-user or investor**. Situated on a ±3,482 square foot lot, the property features two storefront units that can be occupied by a single user or leased separately for additional income. Its manageable size and **high-visibility location** make it an **attractive, cost-efficient asset** in the San Gabriel commercial market.

Centrally positioned on **Las Tunas Drive, one of San Gabriel's main thoroughfares**, the property benefits from **steady vehicular and pedestrian traffic** and strong surrounding demographics. The area is home to a thriving mix of local businesses, professional offices, and retail establishments, serving both neighborhood residents and visitors from surrounding communities.

Property Highlights

- Prime San Gabriel location along busy Las Tunas Drive—a well-traveled commercial corridor with strong visibility.
- Two-unit retail/office building—ideal for an owner-user or investor seeking flexibility for single or multi-tenant use.
- Excellent street frontage and signage potential for maximum business exposure.
- Private rear parking with alley access, plus additional street parking in front.
- Functional floor plans well-suited for retail, office, or professional service uses.
- Located near San Gabriel Blvd, Valley Blvd, and the I-10 Freeway, offering convenient access throughout the San Gabriel Valley.
- Surrounded by a mix of restaurants, retailers, medical offices, and local businesses.



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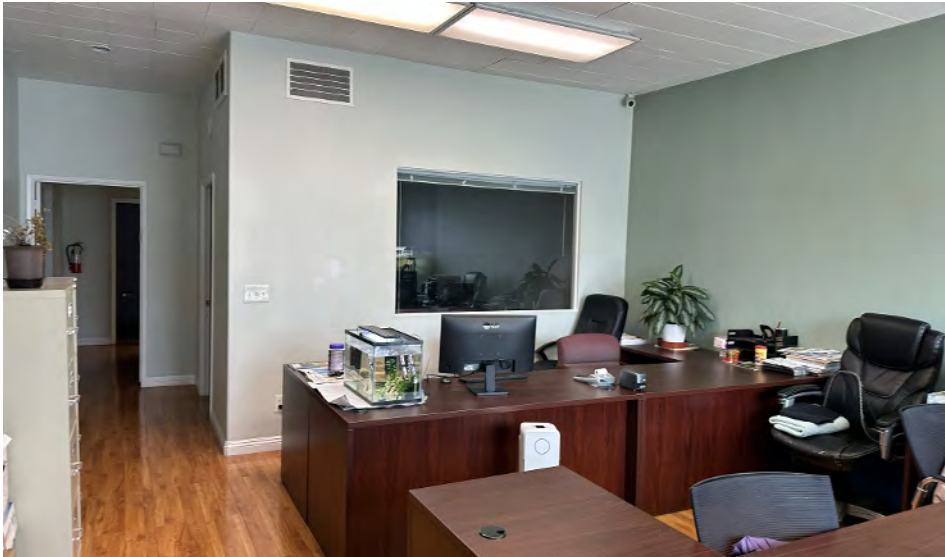


1058-1060 Las Tunas Drive, San Gabriel, CA

Property Details

- Asking Price: \$1,099,000
- Building Size: $\pm 2,050$ SF
- Lot Size: $\pm 3,482$ SF Price/
- SF: \$585
- Zoning: SLC3
- APN: 5374-032-002 Year
- Built: 1952

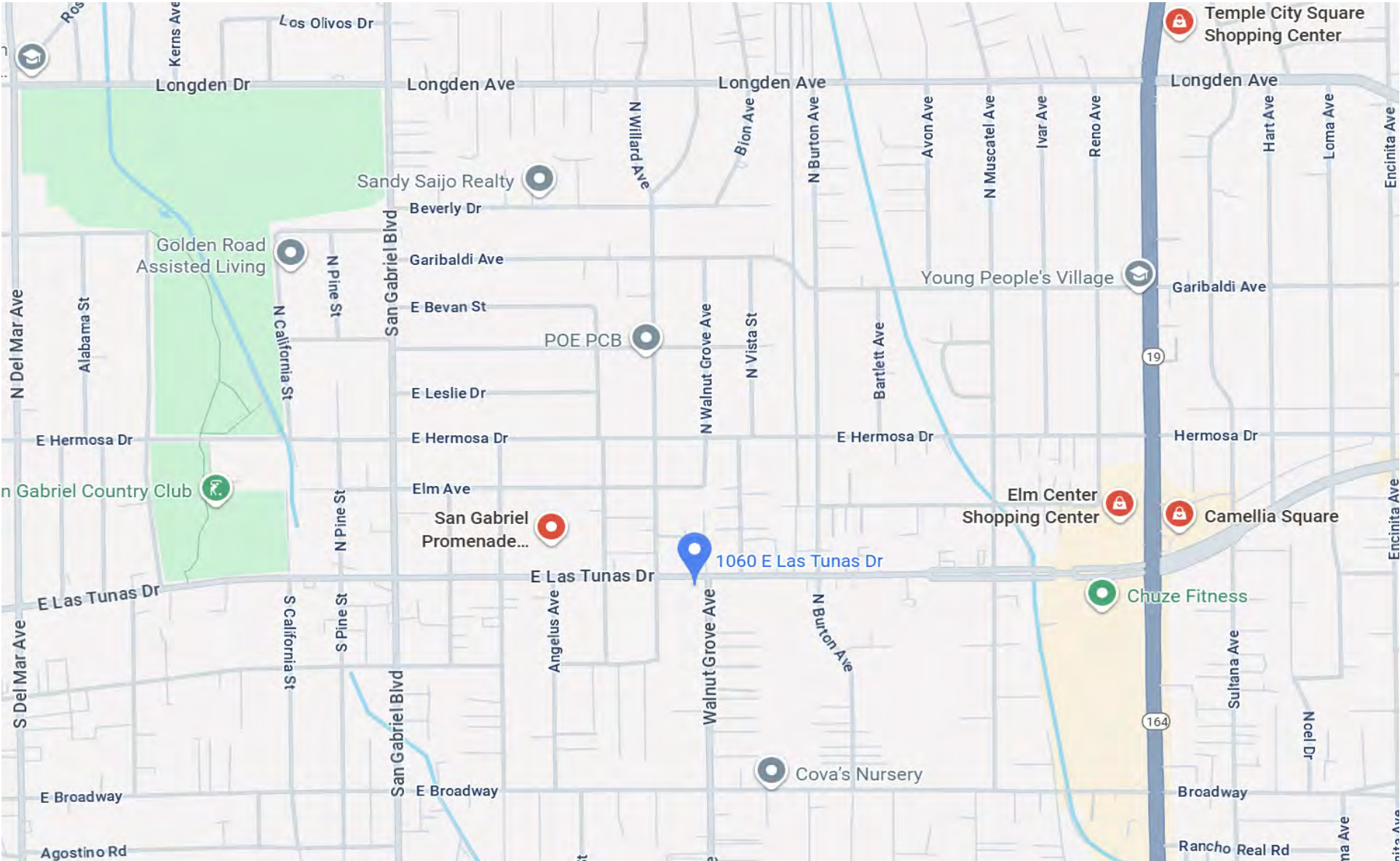
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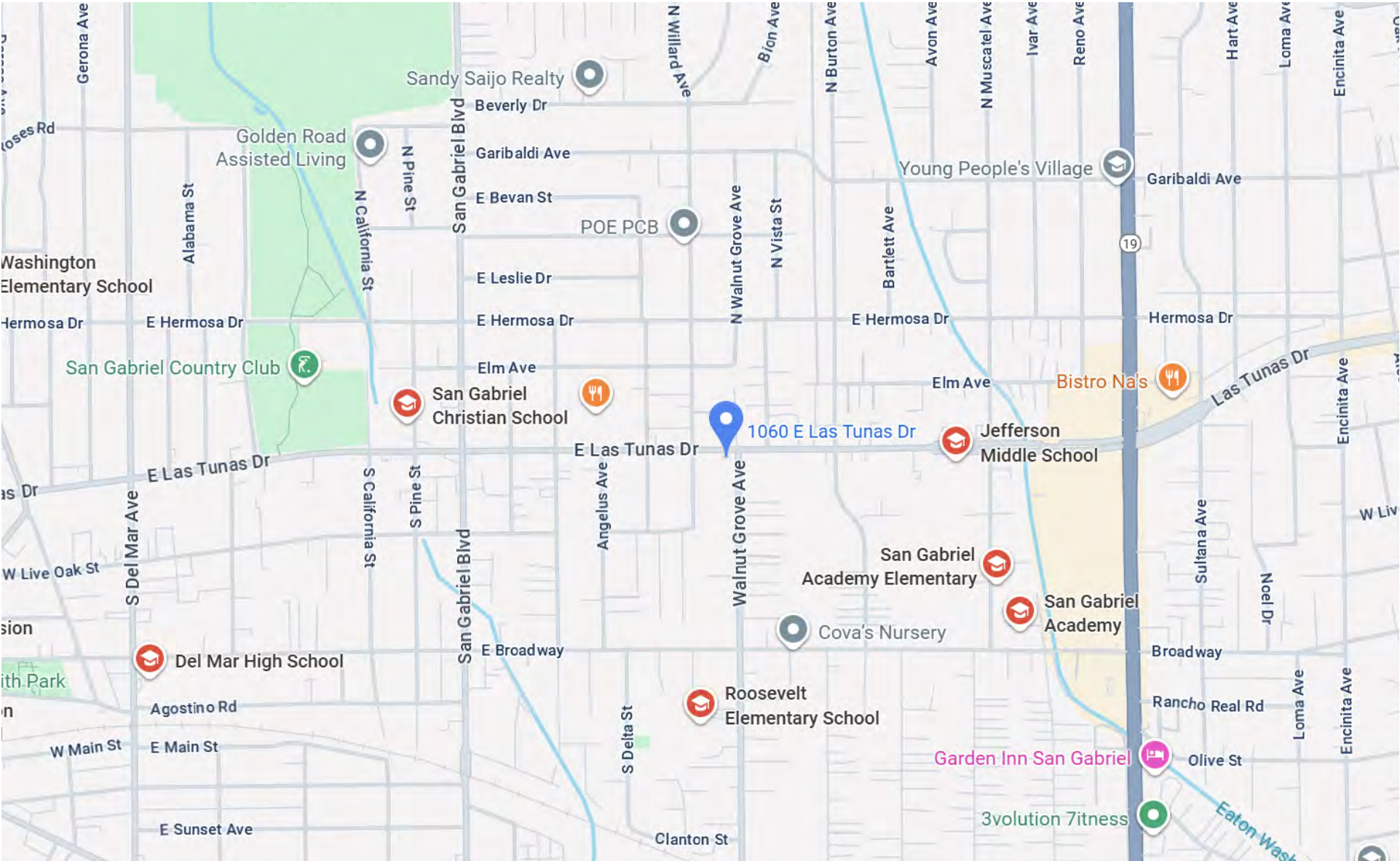


Map-Overview

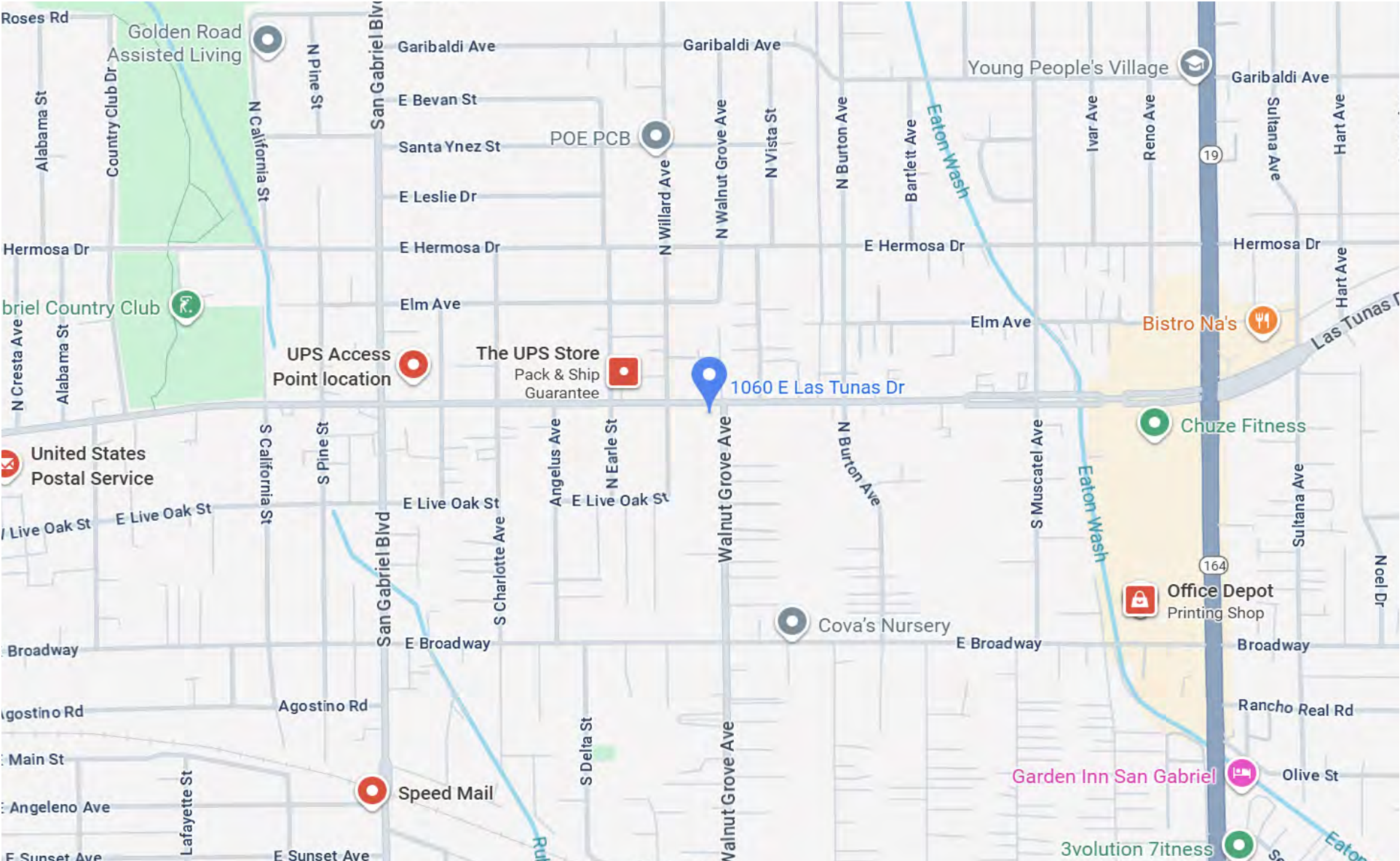
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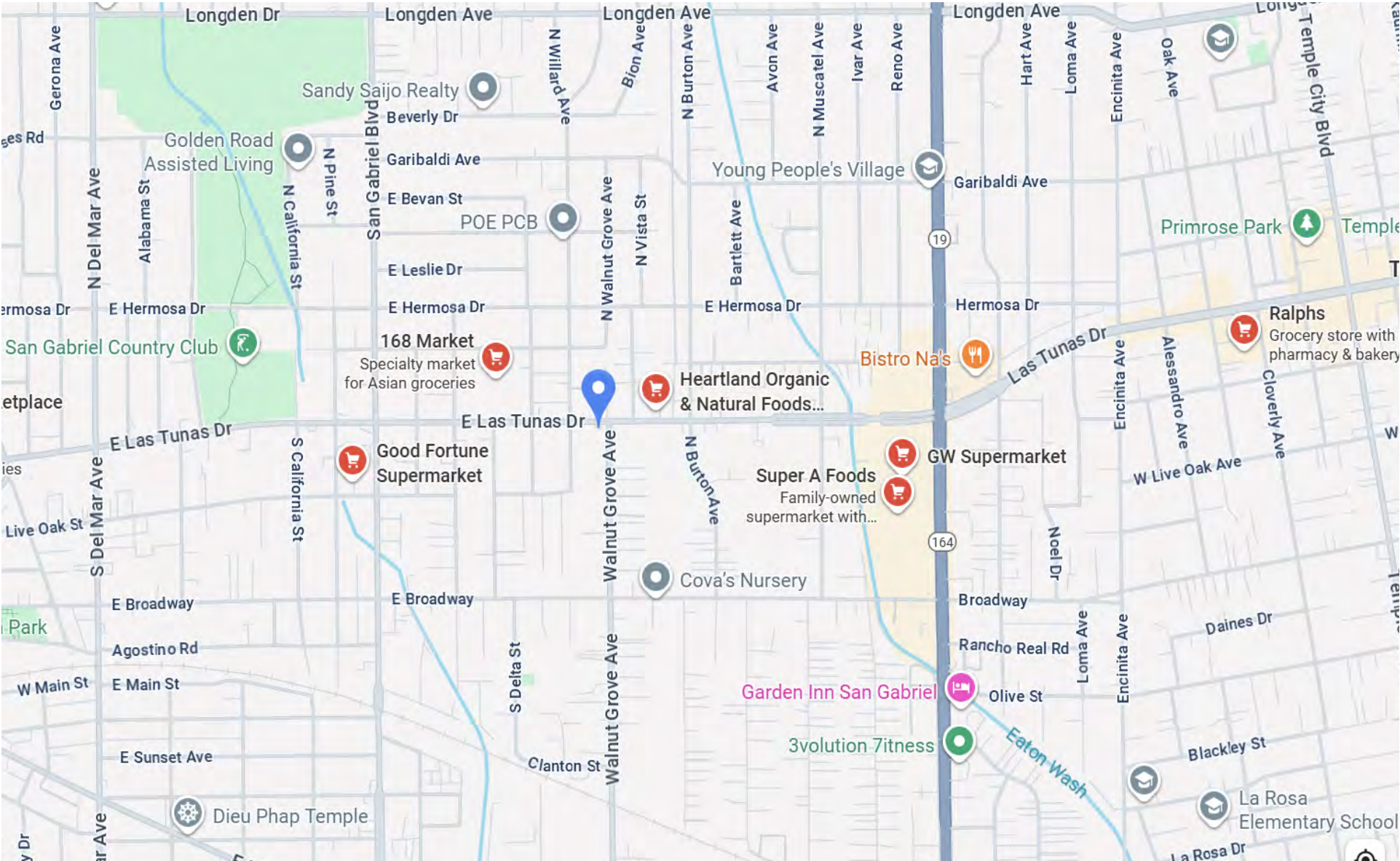
Shopping



Schools



Post/Mail Offices



Grocery Stores



Market Overview

1058-1060 LAS TUNAS DRIVE, SAN GABRIEL, CA



County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



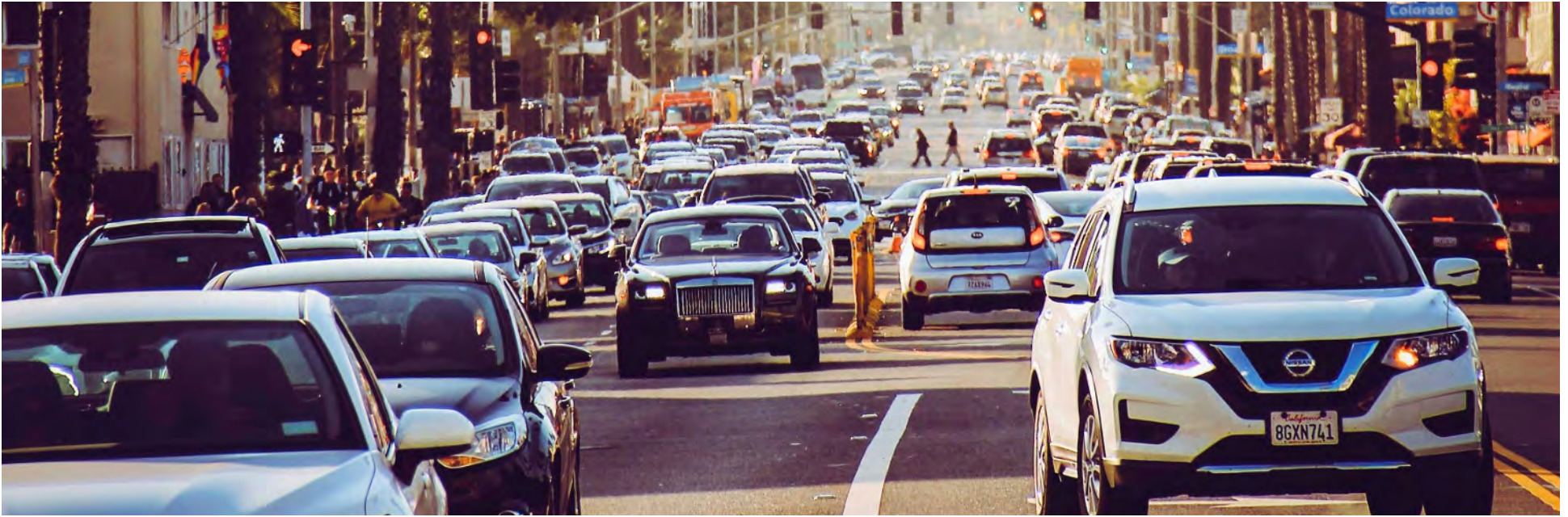
City Overview

San Gabriel combines small-city stability with central San Gabriel Valley access. Bordered by Alhambra, Temple City, Rosemead, and San Marino, the city is anchored by neighborhood retail on Las Tunas Drive and Valley Boulevard, the historic Mission District and Playhouse, and a dense mix of professional services and restaurants. For investors, this translates to consistent daytime activity and a resident base that values schools, safety, and short commutes to regional job centers.

An infill, largely built-out market, San Gabriel has limited new multifamily and medical construction, supporting durable occupancy and sticky tenancy through cycles. Nearby healthcare anchors—San Gabriel Valley Medical Center, USC Arcadia Hospital, specialty clinics along Valley Blvd., and major research/tertiary hubs within a short drive—generate steady patient flows and healthcare employment. Well-regarded San Gabriel Unified schools and local parks reinforce long-term household stability.

Connectivity is straightforward: quick links to I-10 and I-210, north-south reach via Rosemead Blvd (SR-19) and San Gabriel Blvd, frequent Metro/Foothill Transit service along key corridors, and convenient access to Metro A Line stations in Pasadena/Arcadia/Monrovia for rail to Downtown Los Angeles and the broader region.

Bottom line: central SGV location, needs-driven demand, limited new supply, and everyday convenience make San Gabriel an attractive setting for durable income and long-term investment.



Transportation

1058–1060 Las Tunas Drive sits on a **well-connected corridor in San Gabriel**, with convenient options for patients, staff, and visitors.

Airports: LAX, Hollywood Burbank (BUR), and Ontario (ONT) all serve the area; BUR and ONT typically offer the quickest San Gabriel Valley access.

Rail (Metro A Line): Nearby light-rail access via Sierra Madre Villa (Pasadena) and Arcadia stations—both a short drive—providing direct service to Pasadena and Downtown Los Angeles.

Bus service: Frequent Metro and Foothill Transit routes operate along Las Tunas Dr., Mission Dr., Del Mar Ave., and Rosemead Blvd., linking the property to A Line

stations, the El Monte Transit Center/Busway, and surrounding SGV cities.

Highways/Bike: Quick connections to I-10 and I-210, plus regional arterials Rosemead Blvd (SR-19) and San Gabriel Blvd. Bikeable streets connect to the Rio Hondo and San Gabriel River trails.

Commuting patterns: Predominantly drive-oriented with short east–west and north–south arterials; rail and bus links broaden access for car-light employees and patients coming from Pasadena, Arcadia/Monrovia, Alhambra, Rosemead, and El Monte.



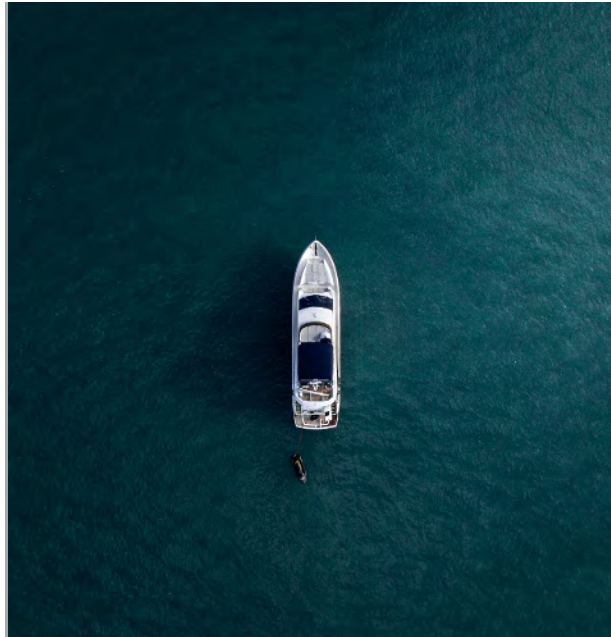
Area Attractions & Economic Drivers

Situated along the Las Tunas Drive commercial corridor, 1058–1060 Las Tunas Drive, San Gabriel sits at the center of the San Gabriel Valley’s shopping, dining, and healthcare ecosystem. The property is steps from the Mission District, San Gabriel Mission Playhouse, and a wide range of neighborhood services, with quick access to destination retail and dining on Valley Boulevard and at San Gabriel Square (Focus Plaza). Regional draws—including Westfield Santa Anita/The Shops at Santa Anita, the L.A. County Arboretum & Botanic Garden, the Huntington Library, Art Museum, and Botanical Gardens in nearby San Marino, and Old Pasadena—are just minutes away.

Healthcare and education further anchor daytime activity: San Gabriel Valley Medical Center, USC Arcadia Hospital, and multiple specialty clinics create steady patient and employee flows, while San Gabriel Unified and nearby private schools contribute to stable neighborhood demand. Outdoor and recreation options abound at Eaton Canyon, Santa Anita Park, and local parks and community centers. With convenient connections to I-10, I-210, Rosemead Blvd (SR-19), and frequent Metro/Foothill Transit service along Las Tunas, the location offers a balanced mix of business activity, community charm, and lifestyle convenience—an attractive setting for both investors and tenants.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.



The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.

ENGEL & VÖLKERS[®]

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Boutique Scale, Big Visibility | Retail/Office | Street Front Exposure

PRESENTED BY JUAN CARLOS ARGUETA & NATASHA AASADORE



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