

END CAP SPACE AVAILABLE ON VALLEY BOULEVARD

432 E. Valley Blvd., San Gabriel, CA 91776



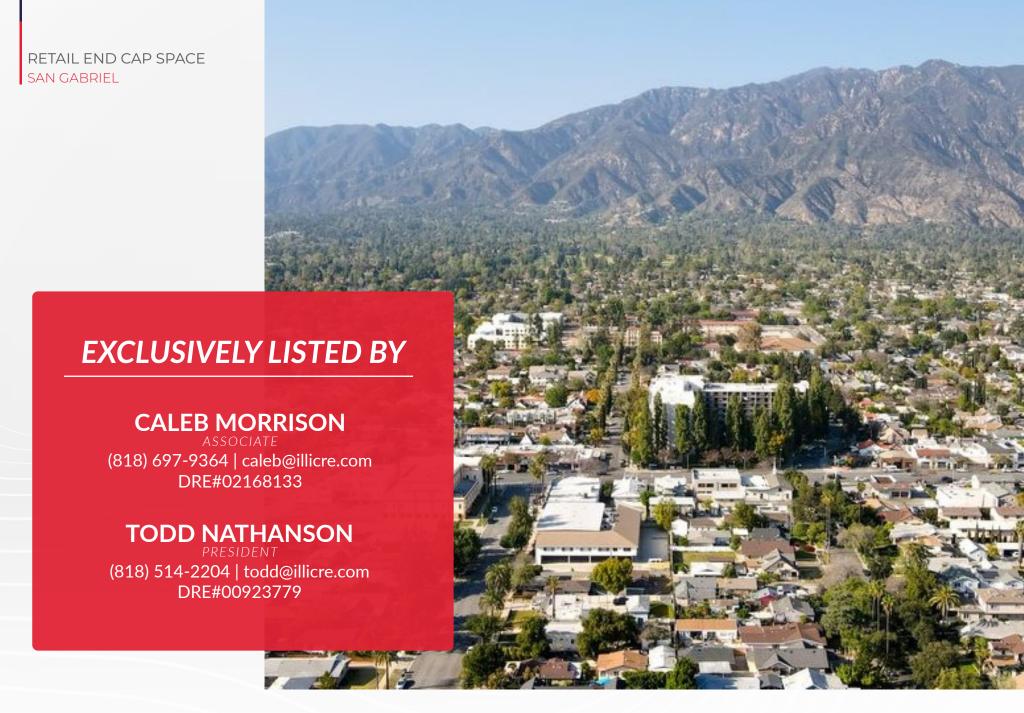
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

RETAIL END CAP SPACE SAN GABRIEL

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

432 E. Valley Blvd., San Gabriel, CA 91776





APPROX. 1,200 SF

RETAIL END CAP SPACE

- ✓ Located on the corner of signalized intersection
- ✓ Highly visible from Walnut St. and busy Valley Blvd.
- ✓ Private ADA restroom in each unit
- ✓ Recently renovated on-site parking
- ✓ Directly adjacent to exciting new restaurants with high foot traffic

AREA AMENITIES

- ✓ Near the 10 Freeway
- ✓ Close to Arcadia, San Marina, Temple City, Rosemead, & Monterey Park
- ✓ Strong daytime traffic on Valley Blvd.

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	33,595	262,578	627,721
Avg. HH Income	\$79,807	\$93,424	\$100,363
Q Daytime Pop	28,170	218,566	517,604
Traffic Count	± 33,515 CPD ON STREET		

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INTERIOR PHOTOS



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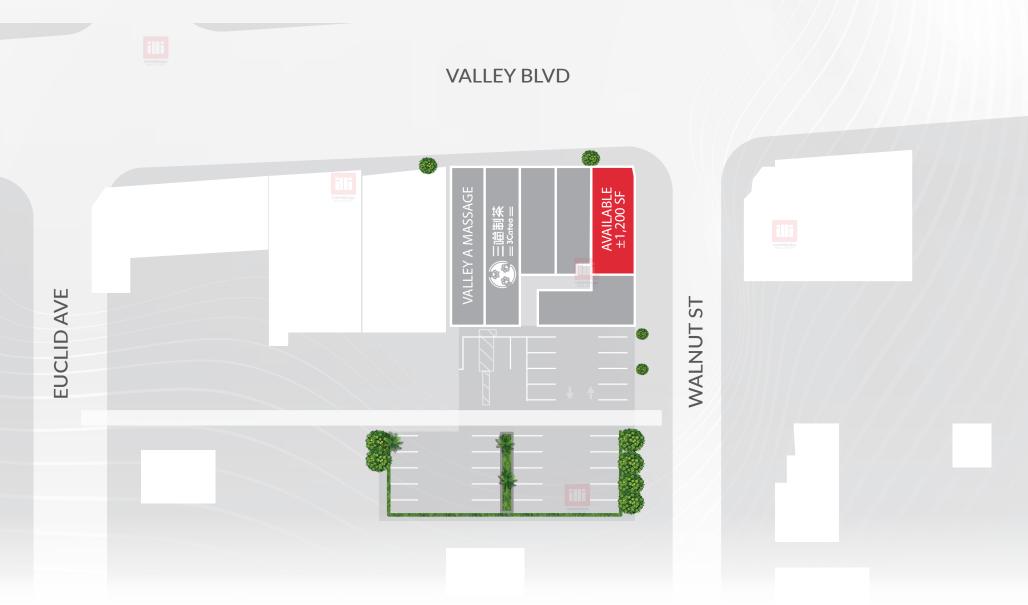


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SITE PLAN



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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



RECENT DEVELOPMENTS COMING TO VALLEY BLVD

San Gabriel Valley

432 E. Valley Boulevard in San Gabriel, CA, is at the heart of a thriving area marked by recent developments within a 1-mile radius of the property. These transformations are shaping a vibrant community poised for growth.

"The Province," a modern mixed-use housing complex at 400 E. Valley Boulevard, has brought 127 residential units and ±75,000 square feet of commercial space to the neighborhood, creating an enticing backdrop for businesses seeking a dynamic environment. Additionally, 300 E. Valley Boulevard is evolving with a five-story structure that includes 68 residential units and ±15,000 square feet of retail space, adding to the area's appeal. Further enhancing the landscape, a four-story development at 205 E. Valley Boulevard is planned, bringing 51 apartment units and commercial space to this thriving locale. To top it off, there are ongoing renovations at the Universal Shopping Plaza (140 W. Valley Blvd.), this region is experiencing a revitalization that offers promising prospects for commercial real estate tenants.

The synergy of these developments fosters an atmosphere of growth and renewal, making 432 E. Valley Boulevard an attractive destination for businesses seeking to thrive within this evolving community. The mix of residential units and commercial spaces in these projects ensures a steady stream of potential customers, while the ongoing enhancements at the Universal Shopping Plaza elevates the overall shopping experience for the local retail block. The area's progressive spirit, combined with these recent transformations, positions it as a prime location for businesses looking to become part of a thriving neighborhood.

