



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**AVAILABLE  
±1,200 SF**



## **END CAP SPACE AVAILABLE ON VALLEY BOULEVARD**

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



VIEW LISTING PAGE

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RETAIL END CAP SPACE  
SAN GABRIEL

***EXCLUSIVELY LISTED BY***

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# PROPERTY FEATURES

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
 Daytime Pop	28,170	218,566	517,604
 Traffic Count	± 33,515 CPD ON STREET		

RETAIL END CAP SPACE  
SAN GABRIEL

# INTERIOR PHOTOS

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





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# SITE PLAN

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



VALLEY BLVD

EUCLID AVE

WALNUT ST



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.







CVS pharmacy



Hilton  
HOTELS & RESORTS

SHERATON  
EST. 1937

usbank



T Mobile

citi



San Gabriel Superstore



99 RANCH MARKET



AVAILABLE



T Mobile

AERIAL MAP





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