

OFFERING MEMORANDUM

**JACK GLOBAL TRADE**

5087

**INDUSTRIAL BUILDING FOR SALE**

**5087 WALNUT GROVE AVENUE**

**SAN GABRIEL, CA 91776**



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# THE SPACE

Location:	5087 Walnut Grove Avenue San Gabriel, CA 91776
Building SF:	±5,335 SF
Sale Price:	\$2,100,000

## PROPERTY DESCRIPTION

Available for sale is this industrial building which offers an excellent opportunity for a wide range of industrial or light manufacturing uses.

±5,335 SF of space can also be immediately leased out. Featuring 460 square feet of office, 24 feet clear height and ample power with 3phas 400 amp 480 volt capacity.

Located in the heart of San Gabriel's commercial/industrial corridor, the property provides convenient access to major freeways including the I-10 and I-605.

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,212	249,748	603,778

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,470	\$117,233	\$126,530

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,472	82,662	207,697

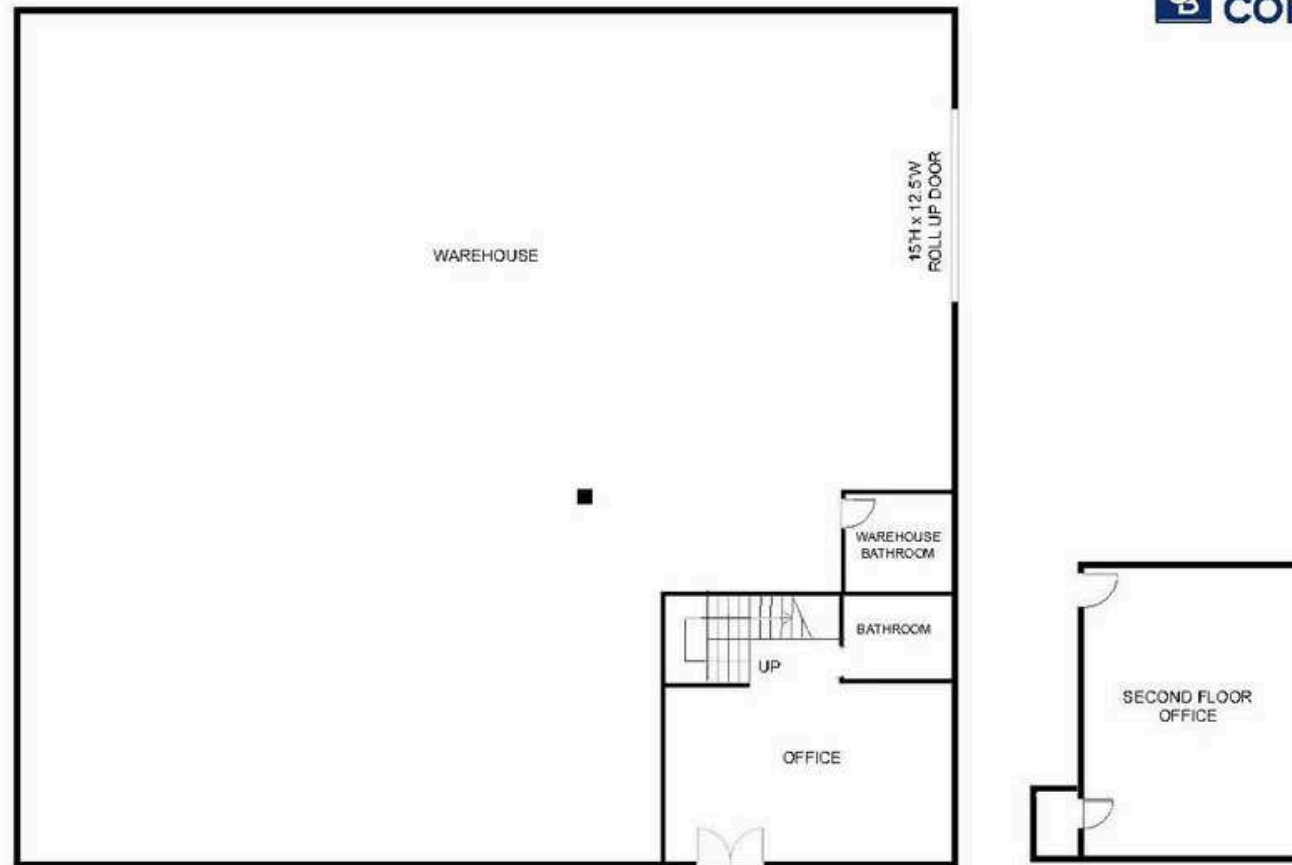


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**GROUND FLOOR**

**SECOND FLOOR**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**5087 Walnut Grove Avenue, San Gabriel, CA**

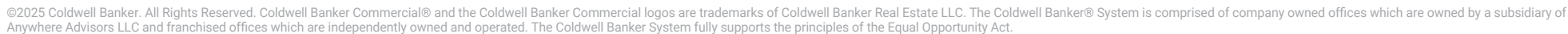






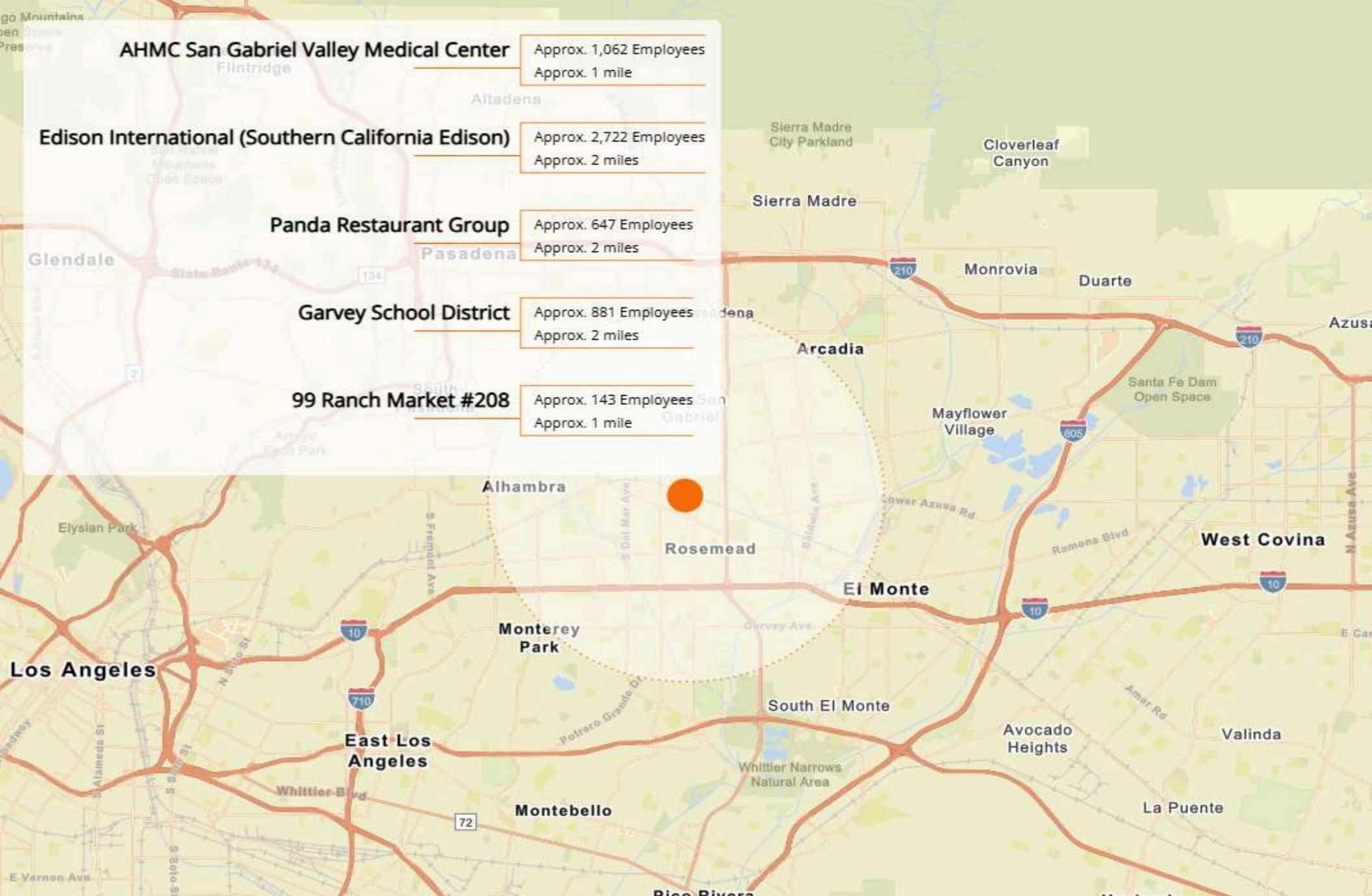






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**AHMC San Gabriel Valley Medical Center**

Approx. 1,062 Employees  
Approx. 1 mile

**Edison International (Southern California Edison)**

Approx. 2,722 Employees  
Approx. 2 miles

**Panda Restaurant Group**

Approx. 647 Employees  
Approx. 2 miles

**Garvey School District**

Approx. 881 Employees  
Approx. 2 miles

**99 Ranch Market #208**

Approx. 143 Employees  
Approx. 1 mile

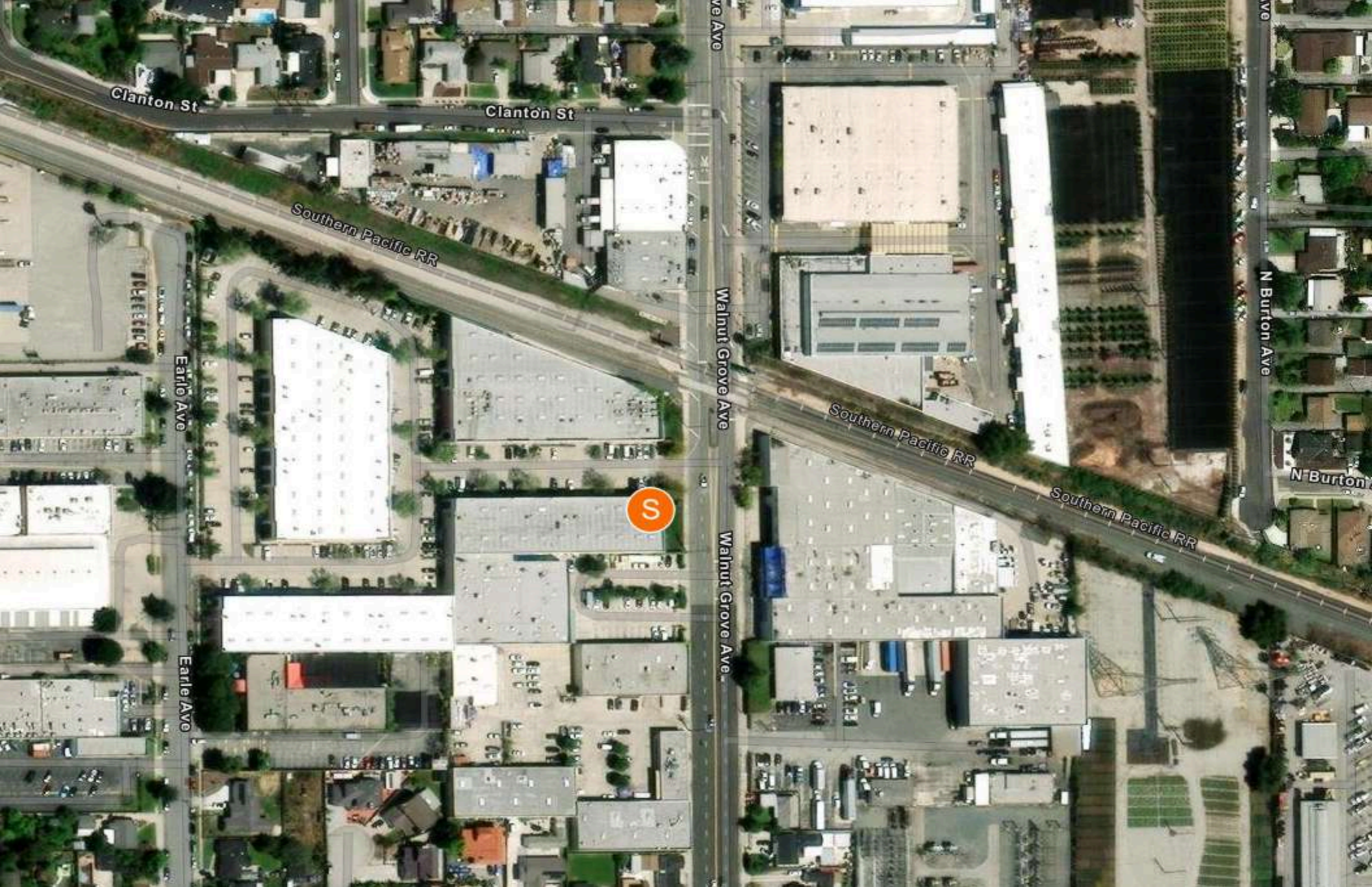
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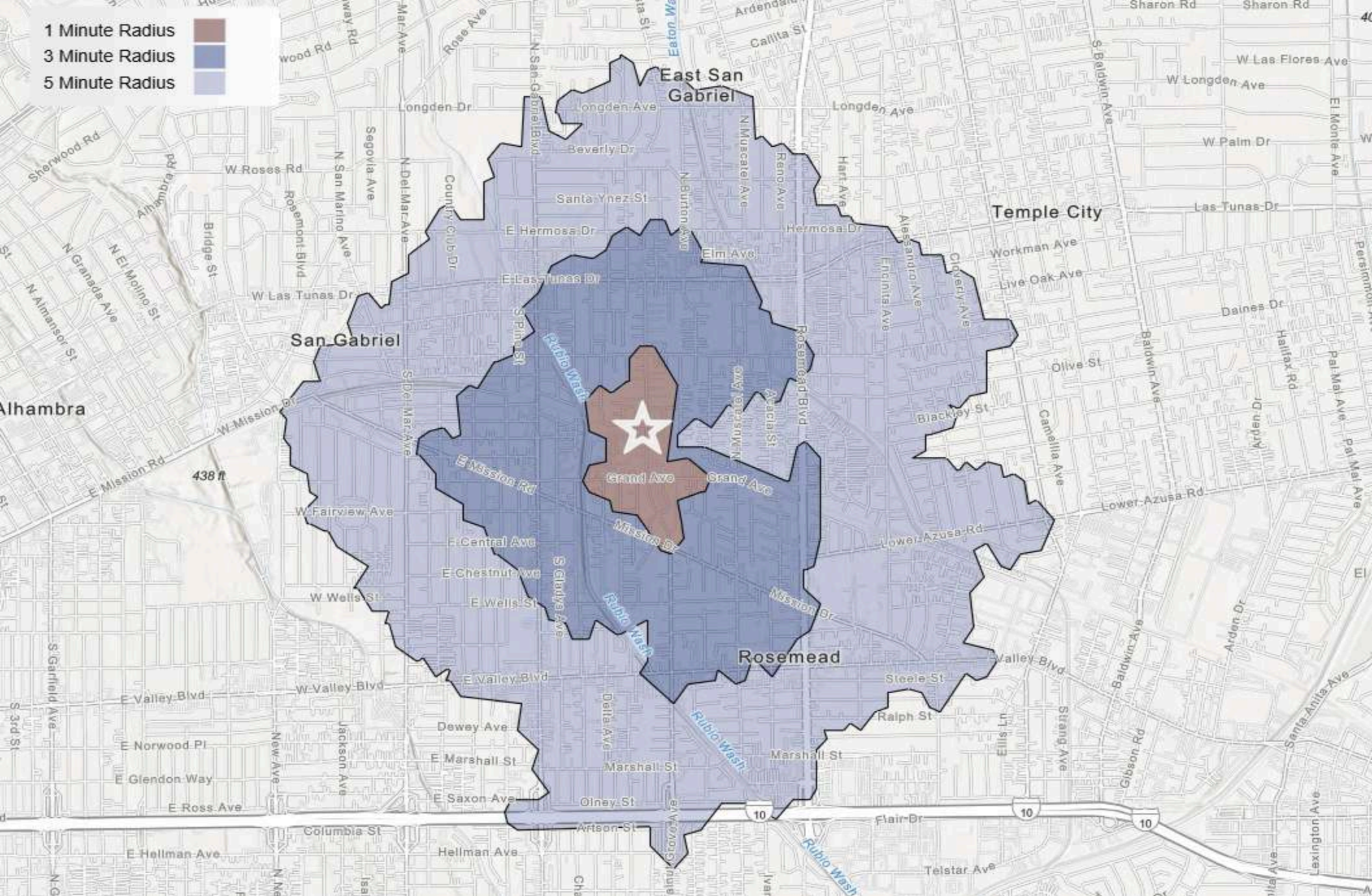
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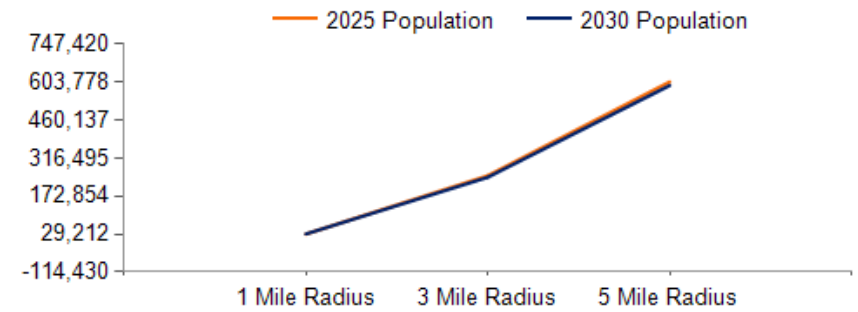
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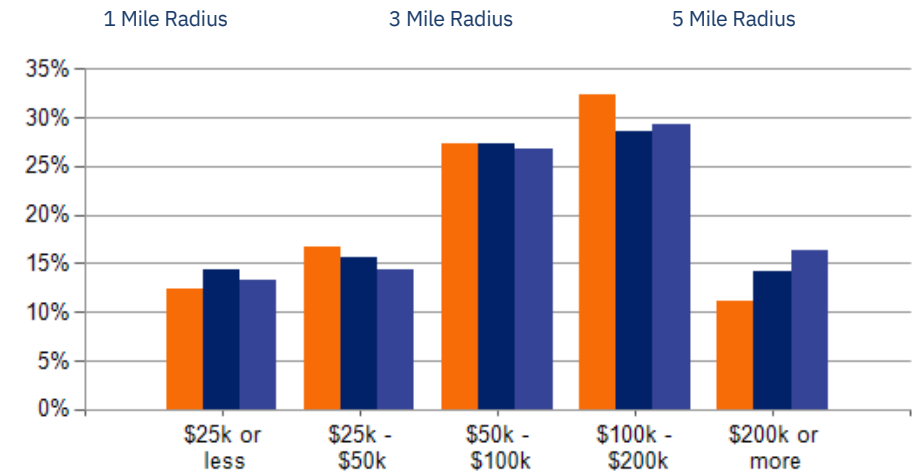
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,275	257,825	618,424
2010 Population	30,007	260,940	625,321
2025 Population	29,212	249,748	603,778
2030 Population	29,293	243,700	590,342
2025-2030: Population: Growth Rate	0.30%	-2.45%	-2.25%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	644	6,556	15,803
\$15,000-\$24,999	534	5,329	11,832
\$25,000-\$34,999	694	5,074	12,154
\$35,000-\$49,999	888	7,871	17,507
\$50,000-\$74,999	1,277	11,939	29,320
\$75,000-\$99,999	1,314	10,624	26,169
\$100,000-\$149,999	1,940	14,557	37,436
\$150,000-\$199,999	1,126	8,991	23,461
\$200,000 or greater	1,055	11,721	34,016
Median HH Income	\$86,538	\$84,089	\$89,915
Average HH Income	\$110,470	\$117,233	\$126,530

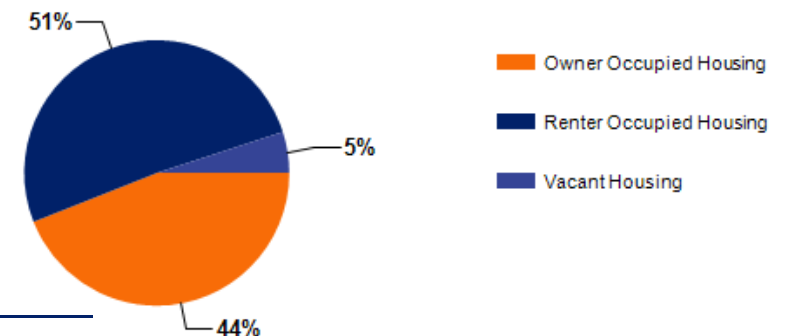
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,331	82,705	204,658
2010 Total Households	9,260	81,705	203,057
2025 Total Households	9,472	82,662	207,697
2030 Total Households	9,764	83,011	209,177
2025 Average Household Size	3.05	2.98	2.87
2025-2030: Households: Growth Rate	3.05%	0.40%	0.70%



## 2025 Household Income



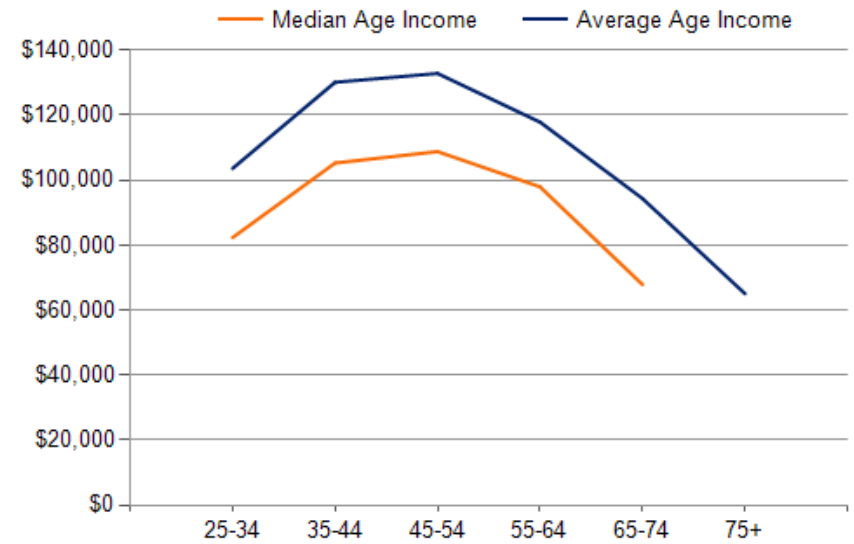
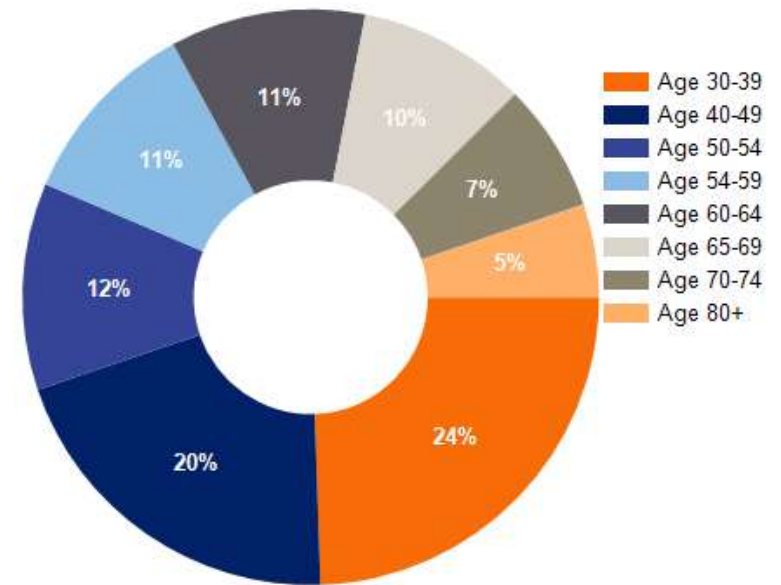
## 2025 Own vs. Rent - 1 Mile Radius





2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,345	18,193	46,142
2025 Population Age 35-39	2,160	16,878	42,664
2025 Population Age 40-44	1,859	16,188	41,191
2025 Population Age 45-49	1,885	16,080	39,135
2025 Population Age 50-54	2,141	18,297	43,020
2025 Population Age 55-59	1,964	17,134	39,315
2025 Population Age 60-64	2,017	16,731	38,709
2025 Population Age 65-69	1,751	14,752	34,027
2025 Population Age 70-74	1,332	12,090	28,013
2025 Population Age 75-79	962	8,965	21,022
2025 Population Age 80-84	604	5,769	13,695
2025 Population Age 85+	808	7,444	16,692
2025 Population Age 18+	24,341	206,971	497,675
2025 Median Age 2030	42	43	42
Median Age	43	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,332	\$81,214	\$88,415
Average Household Income 25-34	\$103,623	\$108,858	\$118,982
Median Household Income 35-44	\$105,285	\$100,287	\$106,849
Average Household Income 35-44	\$130,139	\$132,439	\$143,954
Median Household Income 45-54	\$108,810	\$107,076	\$113,256
Average Household Income 45-54	\$132,864	\$141,610	\$152,361
Median Household Income 55-64	\$97,951	\$99,392	\$102,868
Average Household Income 55-64	\$117,882	\$131,419	\$140,481
Median Household Income 65-74	\$67,867	\$71,179	\$75,442
Average Household Income 65-74	\$94,338	\$101,995	\$109,426
Average Household Income 75+	\$65,057	\$71,732	\$79,567





# 5087 Walnut Grove Ave

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### *Exclusively Marketed by:*

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