

OFFERING MEMORANDUM

327 S. SAN GABRIEL BLVD.

RARE OWNER-USER COMMERCIAL BUILDING

San Gabriel, CA 91776

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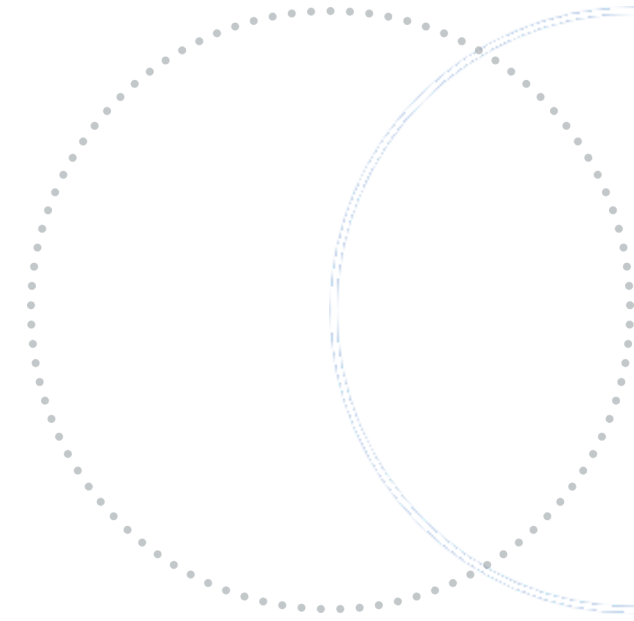
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FLOOR PLAN



*Exclusively
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EXECUTIVE SUMMARY

OFFERING SUMMARY

ADDRESS	327 S San Gabriel Blvd. San Gabriel, CA 91776
BUILDING TYPE	Office
BUILDING CLASS	C-1
BUILDING SIZE	744 SF
LAND SF	2,008 SF
ZONING	SLC2*
APN	5367-032-001
PARKING	4 Surface Parking Spaces
YEAR BUILT	1931

PROPERTY DESCRIPTION

For sale is a free-standing commercial building in the heart of the San Gabriel Valley. Located on the corner of San Gabriel Blvd and Agostino Road, this property has great visibility on San Gabriel Blvd. Surrounded by many new developments and retail amenities, this is an ideal location for most any type of business. The C-1 zoning allows for a variety of uses.

The property features a gated parking lot for security. The wide frontage on San Gabriel Blvd provides a great signage opportunity for a business. The windows provide generous natural light, and the cathedral ceilings create a great spacious feeling.

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TENANT / INCOME OVERVIEW

Metric	Details
Tenant	Retail
Monthly Rent	\$4,500
Annual Rent	\$54,000

OPERATING EXPENSES

Expense	Annual Cost
PROPERTY TAXES	Retail
INSURANCE	\$4,500
UTILITIES	\$54,000
REPAIRS & MAINTENANCE	-
LANDSCAPING	-
MANAGEMENT (EST.)	-
TOTAL EXPENSES	-
ZONING	C-1
CAP RATE	-

OWNER-USER / INVESTMENT OPPORTUNITY

The space can be delivered with a tenant in place to provide income for an investor or the opportunity for a future owner-user to occupy the building. If delivered with a tenant in place, rent is estimated at **\$4,500/month (\$54,000 annually)**.

** Operating expenses are based on seller-provided information and estimates. Buyers should verify all expenses during due diligence.



DEMOGRAPHICS & TRANSPORTATION

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	26,767	248,897	603,034
2029 POPULATION POP	25,848	240,759	583,375
GROWTH 2024-2029	(3.43%)	(3.27%)	(3.26%)
AVERAGE AGE 2024 TOTAL	42	42	42
HOUSEHOLDS HH GROWTH	8,639	80,935	205,246
2024-2029 MEDIAN	(3.72%)	(3.50%)	(3.44%)
HOUSEHOLD INC AVG	\$81,314	\$78,447	\$82,260
HOUSEHOLD SIZE 2024	3.00	3.00	2.80
AVG HH VEHICLES	2.00	2.00	2.00
MEDIAN HOME VALUE	\$805,564	\$855,811	\$847,603
MEDIAN YEAR BUILT	1958	1959	1960

TRANSPORTATION

TRANSIT/SUBWAY

SIERRA MADRE VILLA STATION	10 min drive	5.5 mi
ALLEN STATION	11 min drive	5.7 mi
SOUTH PASADENA	12 min drive	5.2 mi
FILLMORE STATION	12 min drive	5.8 mi
LAKE AVENUE STATION	14 min drive	7.7 mi

COMMUTER RAIL

EL MONTE	9 min drive	4.0 mi
CAL STATE LA METROLINK STATION	19 min drive	14.7 mi
MONTEBELLO/COMMERCE	16 min drive	8.0 mi
BALDWIN PARK	16 min drive	10.6 mi
COMMERCE	20 min drive	13.4 mi

TRANSPORTATION (CONT.)

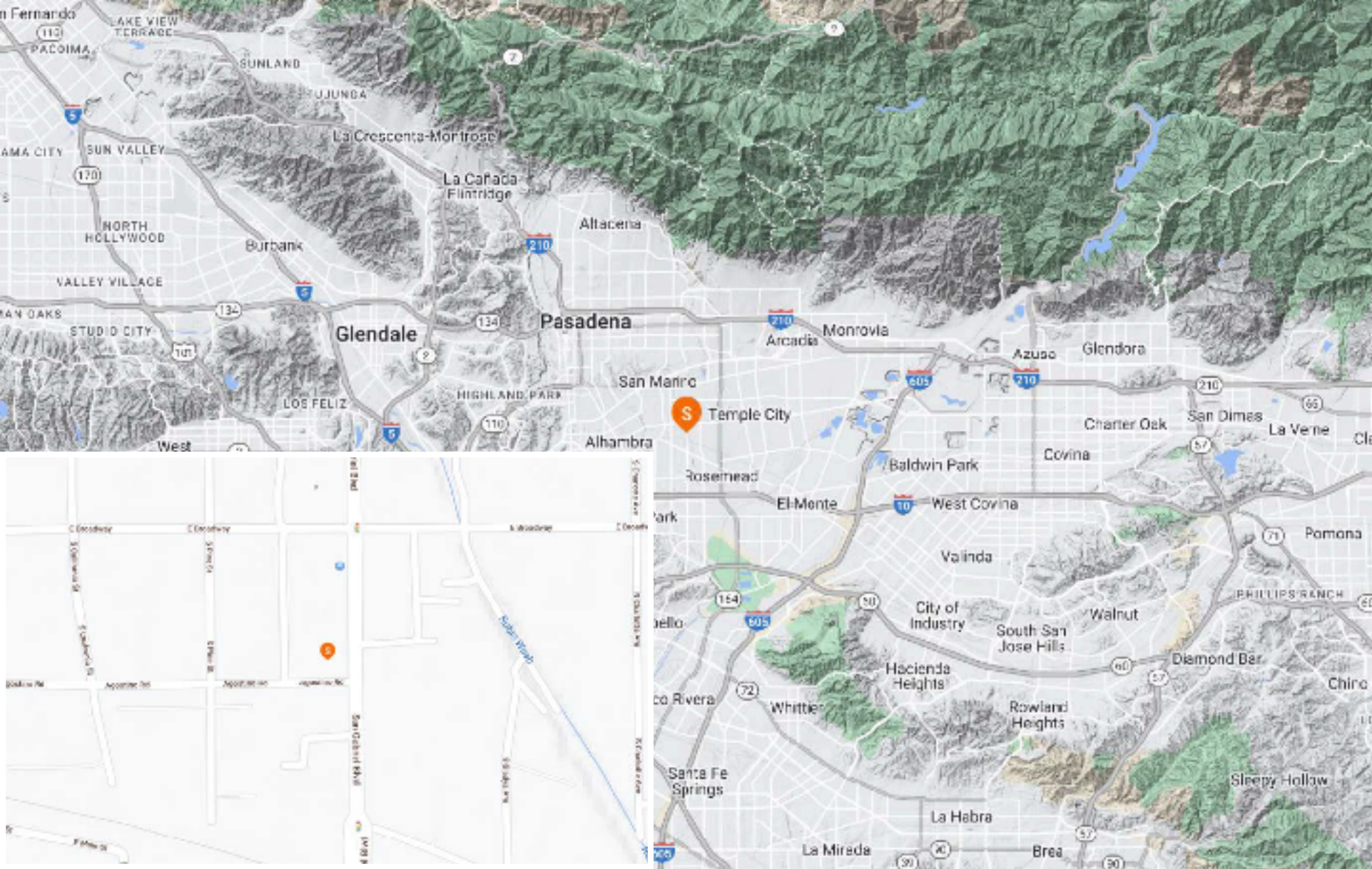
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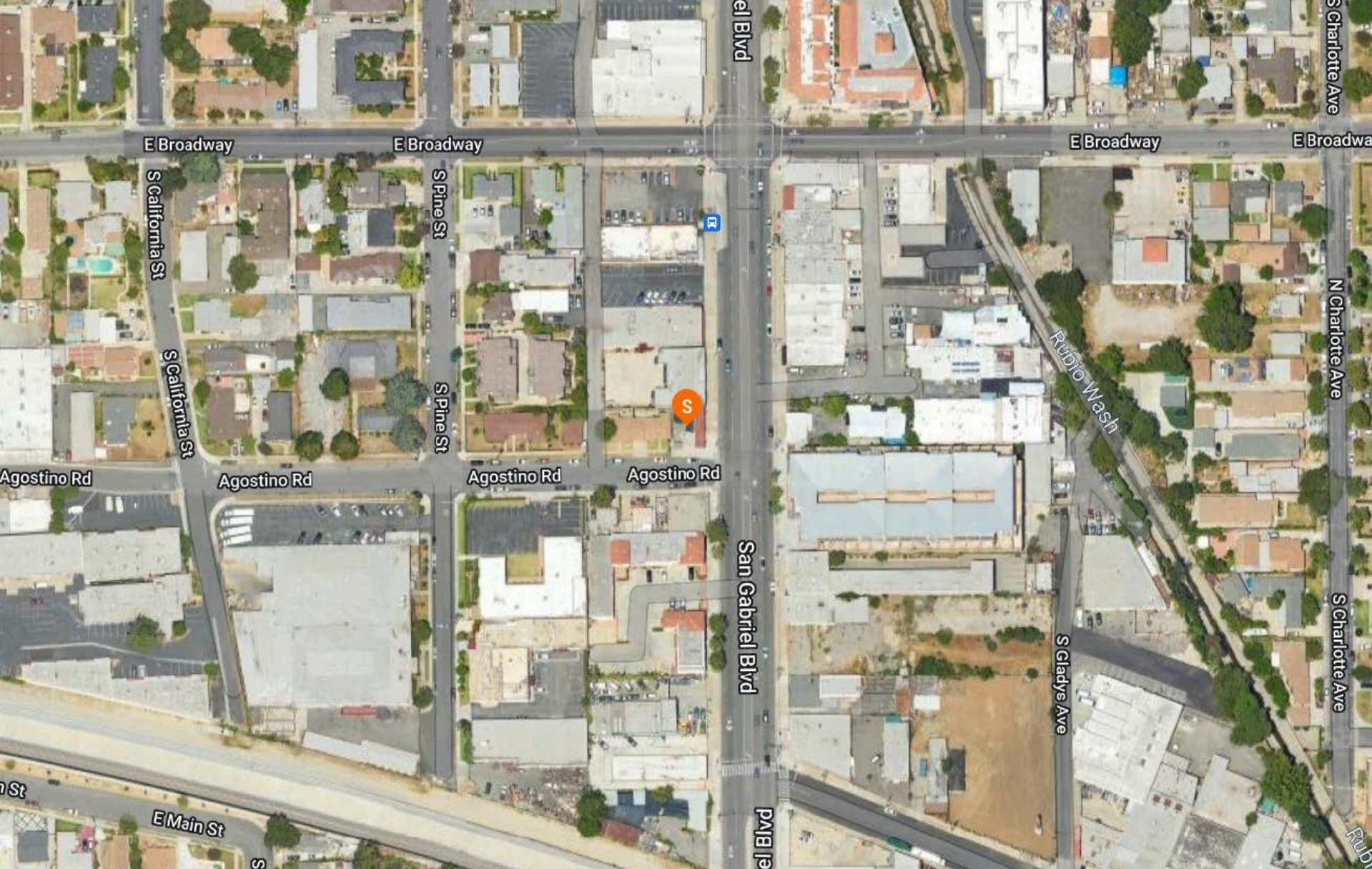
AIRPORT

BOB HOPE	33 min drive	23.3 mi
LONG BEACH (DAUGHERTY FIELD)	37 min drive	25.8 mi



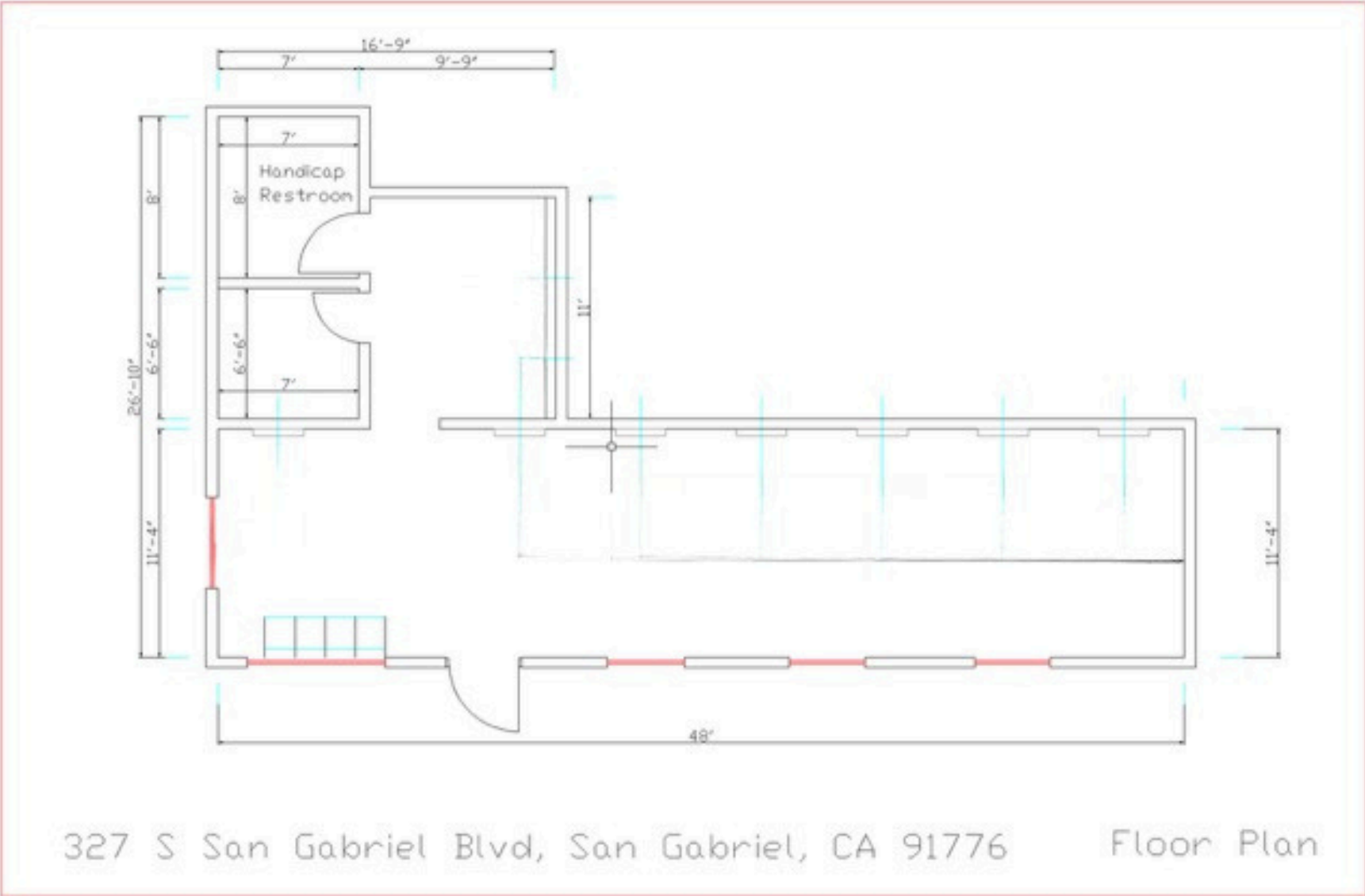
LOCATION SUMMARY







FLOOR PLAN



** Virtually edited.

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