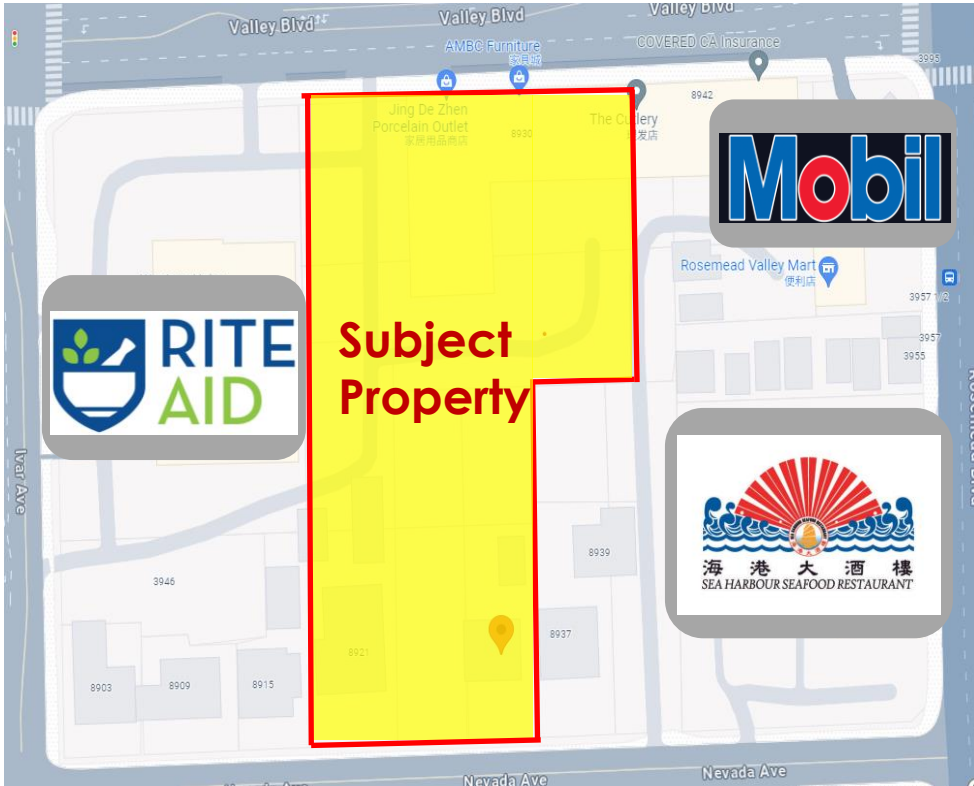


Valley Blvd For Sale



Address:

**8926-8938 East Valley Blvd
| Rosemead**

Asking Price: \$ 17,500,000

Lot Size: 78,500 SQFT

Zoning: RMCBD*

8926-8938 East Valley Blvd | Rosemead

Property Details

Proposed Building	150,000 SF
Land Area	78,500 SF
FAR Ratio	191%
# of Floors	Five Story
Land Cost	\$17,500,000
Building Hard Cost	\$75,000,000
Soft Cost	\$7,500,000
Total Cost	\$100,000,000
Cost per SF	\$660.00
Projected Rental Rate	\$4.00 PSF
Projected Income	\$7,200,000/Year
Return Rate	7.20%

COMMERCIAL ZONING DISTRICTS

RMCBD* -Central Business District

The CBD zoning district is applied to the area along Valley Boulevard in the civic center area. It is intended to encourage medium scale commercial uses including retail, restaurant and cultural uses consistent with the General Plan Commercial land use designation.

Retail store

Office

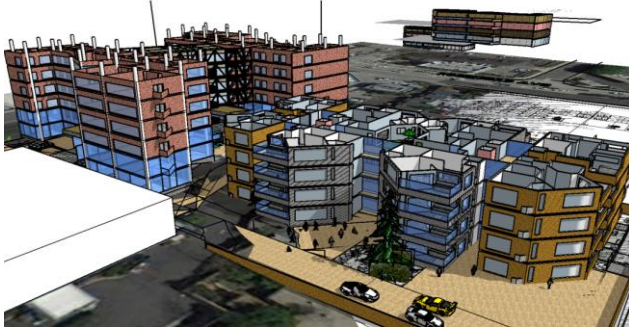
Restaurant

Nail Salon

Barber and Beauty shop

Medical Office

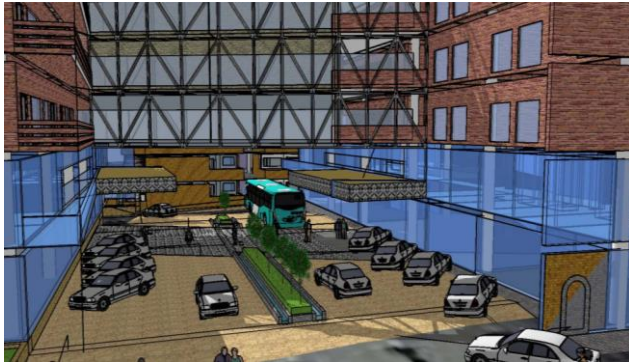
Pharmacy



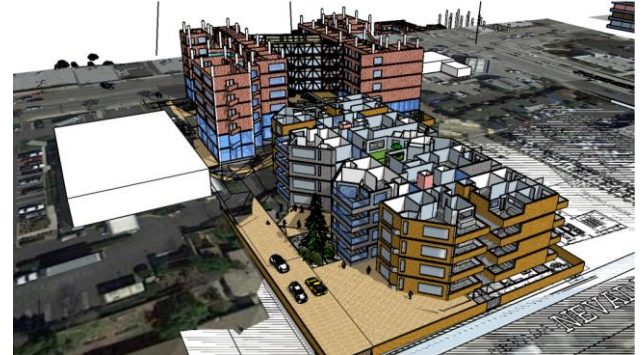
Top View



Top View



Interior



South West view

Mixed-Used Properties



8926-8938 East Valley Blvd | Rosemead



OUR COMPANY

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

G.E. Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.

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