

RETAIL BUILDING FOR SALE

8951 & 8953 & 8955 DUARTE RD SAN GABRIEL CA 91755



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PROPERTY FEATURES

- Newly remodeled in 2020 with all new HVAC unit, bathroom and Electrical
- Signage visible from signalized intersection
- Large, highly visible pole signage
- Great traffic on Duarte Rd.
- Next to 7-Eleven and McDonald's



DEMOS	1 mile	3 mile	5 mile
Population	15,191	197,148	578,765
Avg. HH Income	\$150,944	\$119,274	\$108,830
Daytime Pop.	12,810	164,628	480,517
Traffic Count	± 65,555 cars per day		

RENT ROLL

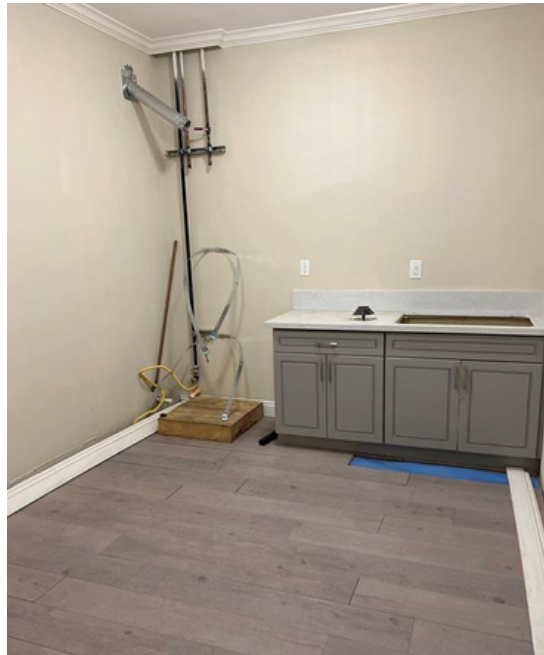
2025 RENT ROLL

UNITS	SIZE	USE	CURRENT BASE RENT	CURRENT NNN
8951	1,237 SF	Jiu Jitsu	\$2,041.05	\$618.50
8953	1,483 SF	Jiu Jitsu	\$2,446.95	\$741.50
8955	1,354 SF	Vacant		

CURRENTLY VACANT

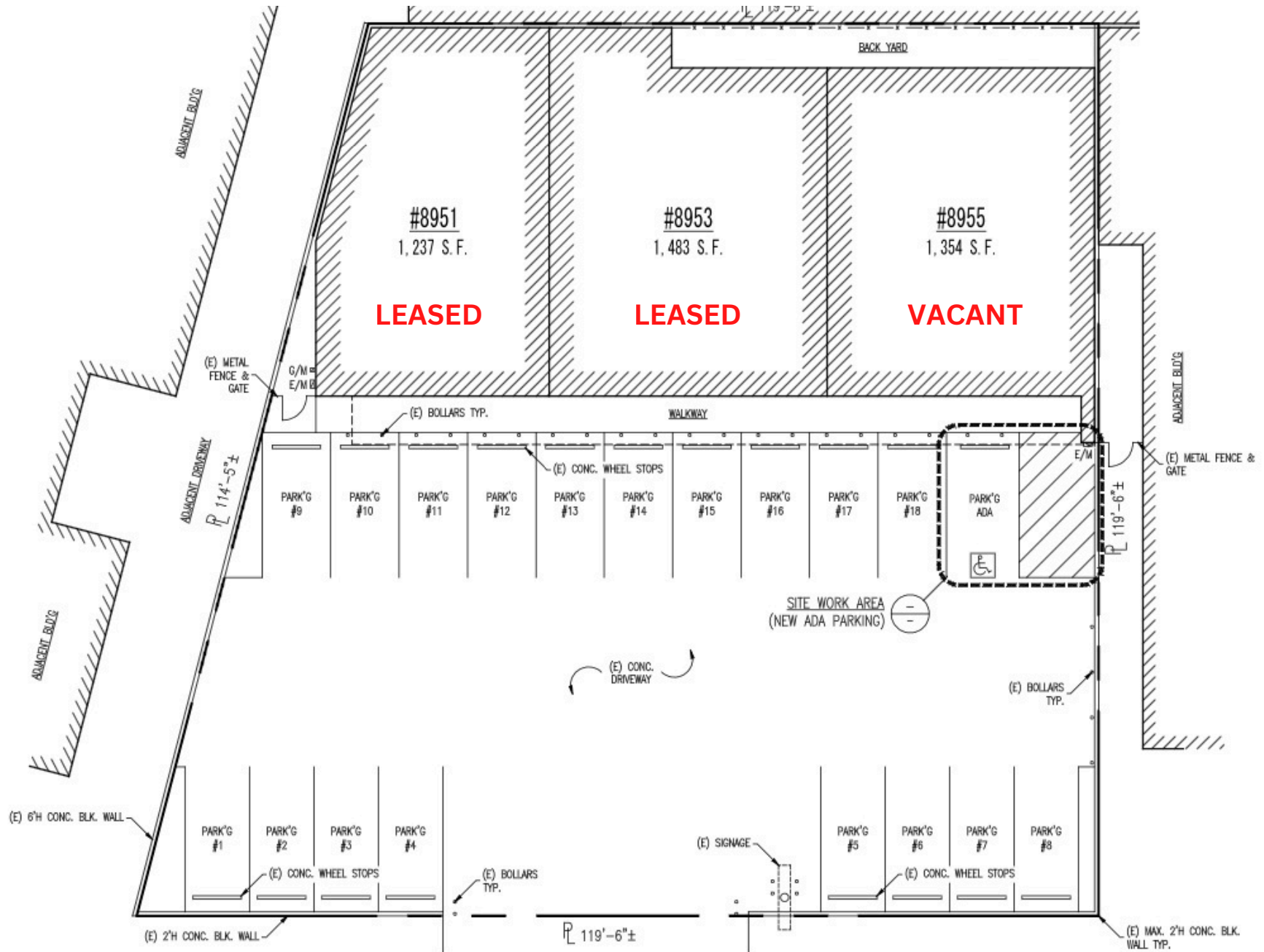
8955 DUARTE RD SAN GABRIEL CA 91755 - 1,354 SF

PROPERTY PHOTOS



RETAIL BUILDING FOR SALE

SITE PLAN



RETAIL BUILDING FOR SALE

MAP

