

RETAIL BUILDING FOR SALE

8951 & 8953 & 8955 DUARTE RD SAN GABRIEL CA 91755



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RETAIL BUILDING FOR SALE

8951 & 8953 & 8955 DUARTE RD SAN GABRIEL CA 91755

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

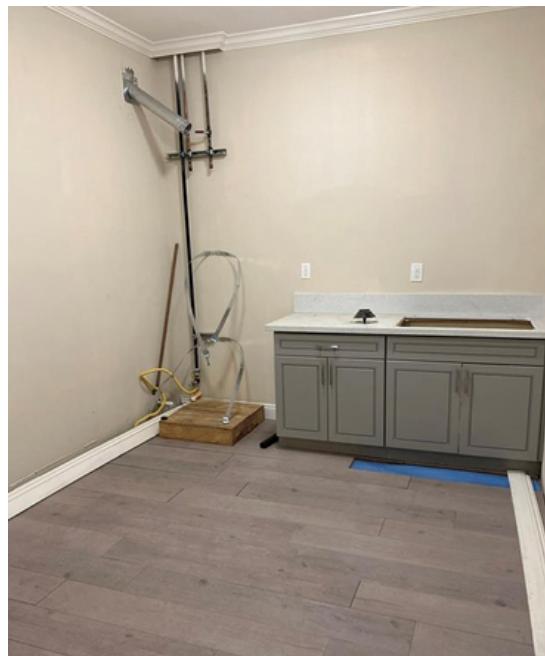
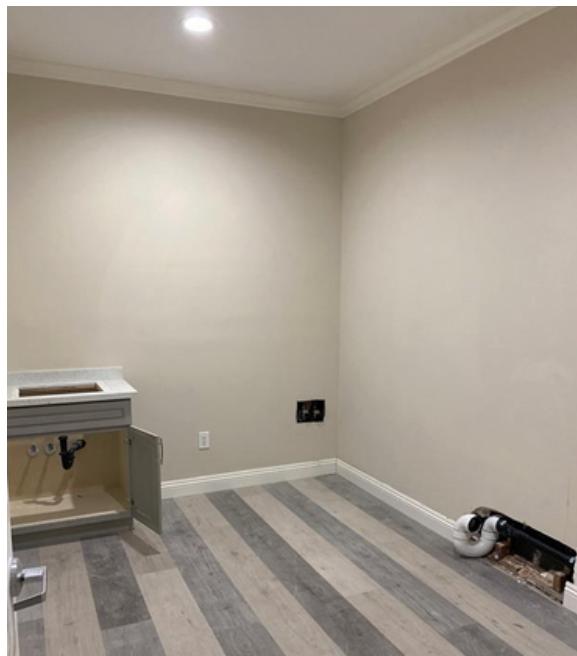
2025 RENT ROLL

| 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 | | |

C U R R E N T L Y V A C A N T

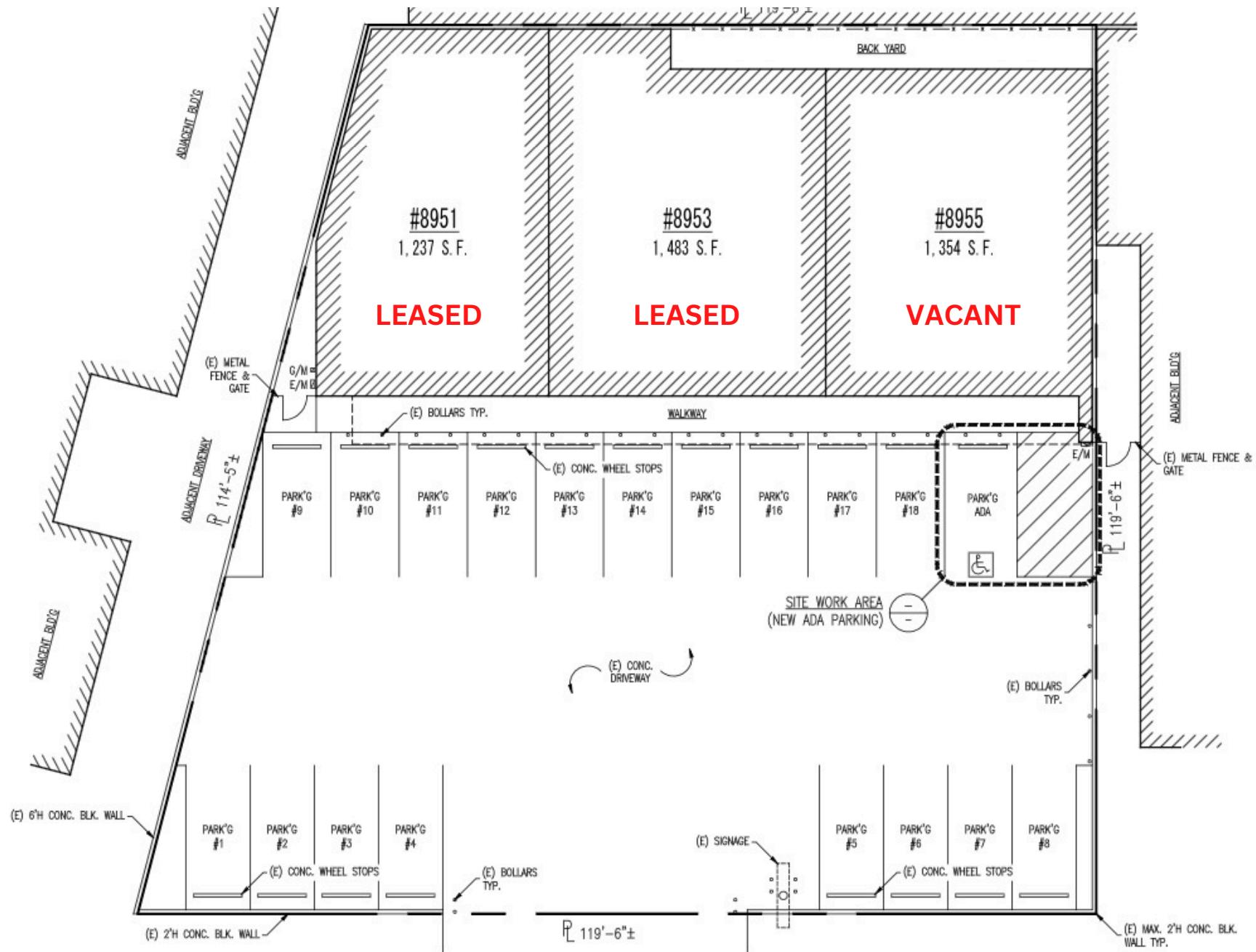
8955 DUARTE RD SAN GABRIEL CA 91755 - 1,354 SF

PROPERTY PHOTOS



RETAIL BUILDING FOR SALE

SITE PLAN



RETAIL BUILDING FOR SALE

MAP

