

**PRICE  
REDUCED!**

OFFERING MEMORANDUM



**FOR SALE**

**Rare Owner-User Commercial Building in San Gabriel**

327 S San Gabriel Blvd.  
San Gabriel CA 91776



# Rare Owner-User Commercial Building in San Gabriel

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**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

## OFFERING SUMMARY

ADDRESS	327 S San Gabriel Blvd. San Gabriel CA 91776
BUILDING SF	744 SF
LAND SF	2,008 SF
ZONING	SLC2*
APN	5367-032-001

## FINANCIAL SUMMARY

PRICE REDUCTION:	<del>\$650,000</del>	<b>SAVE \$52,000!!</b>	<b>\$598,000</b>
PRICE PSF	<del>\$873.66</del>		<b>\$803.76</b>

## DEMOGRAPHICS

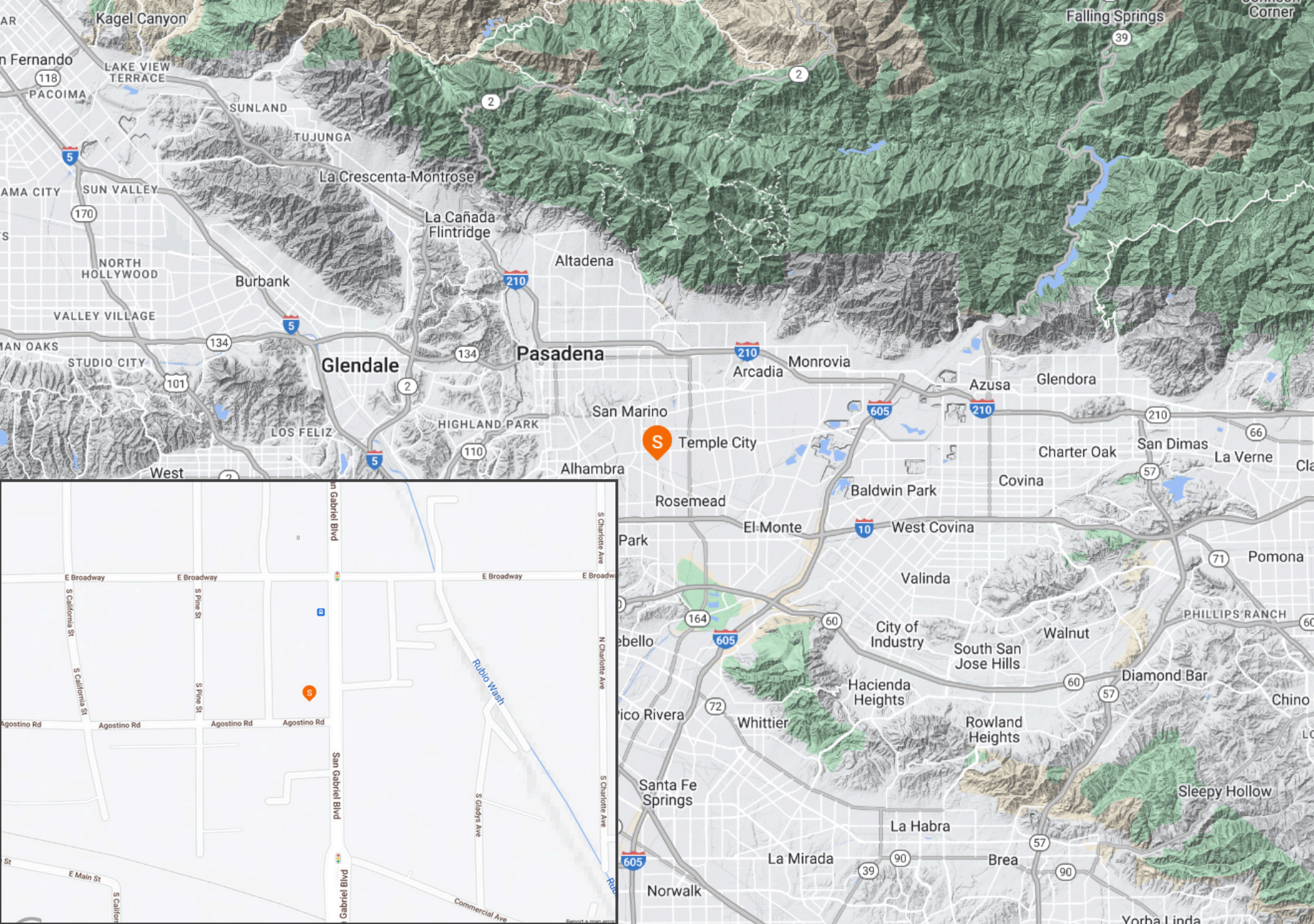
	1 MILE	3 MILE	5 MILE
2024 Population 2024	28,198	249,940	612,334
Median HH Income 2024	\$89,723	\$87,206	\$90,887
Average HH Income	\$118,093	\$122,559	\$128,502

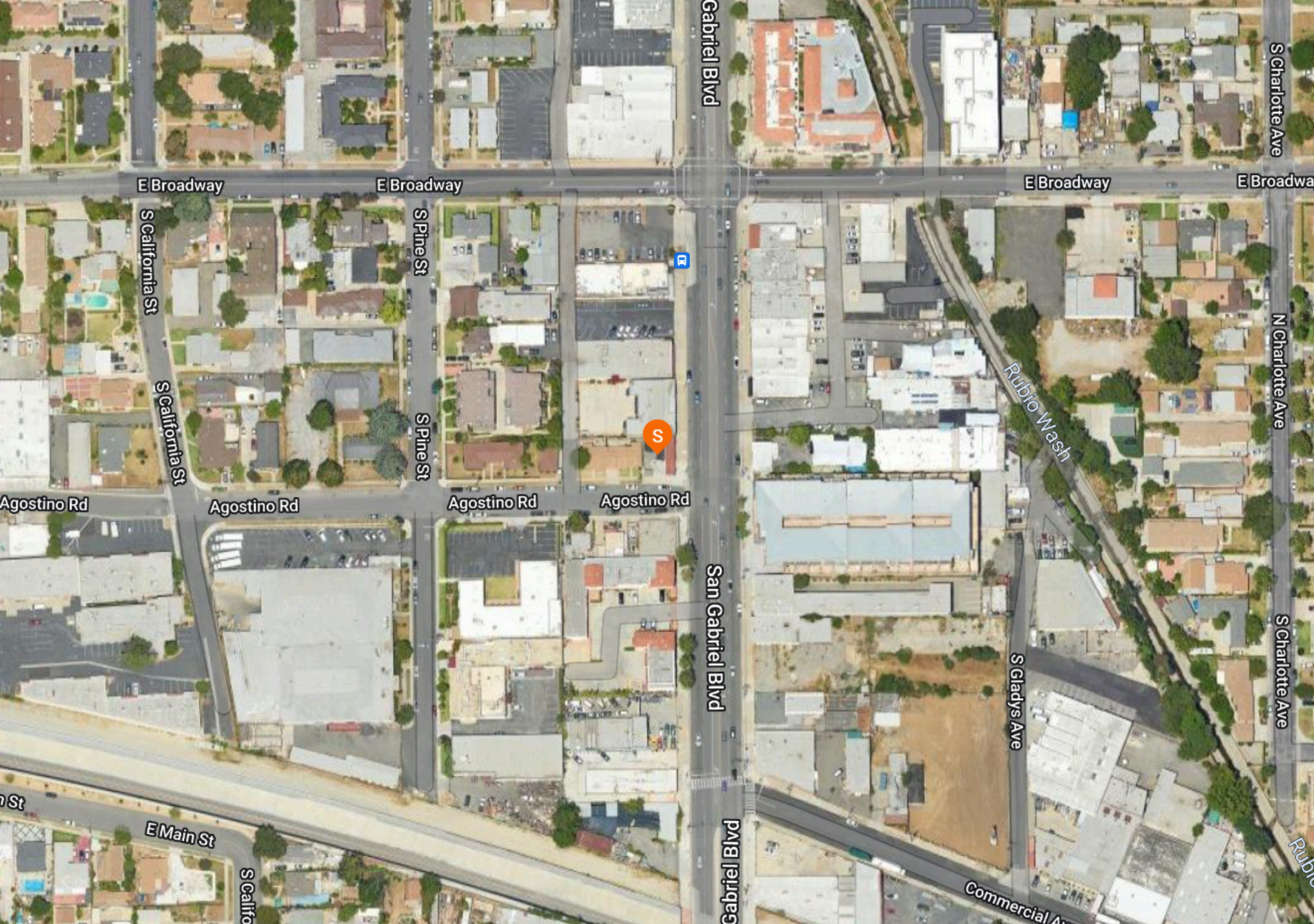
## PROPERTY DESCRIPTION

For sale is a rare owner-user commercial building in the heart of the San Gabriel Valley. Located on the corner of San Gabriel Blvd and Agostino Road, this has high visibility on San Gabriel Blvd. Surrounded by many new developments and retail amenities, this is an ideal location for a business owner to stop paying rent and buy a place to house their business. The C-1 zoning allows for a variety of uses.

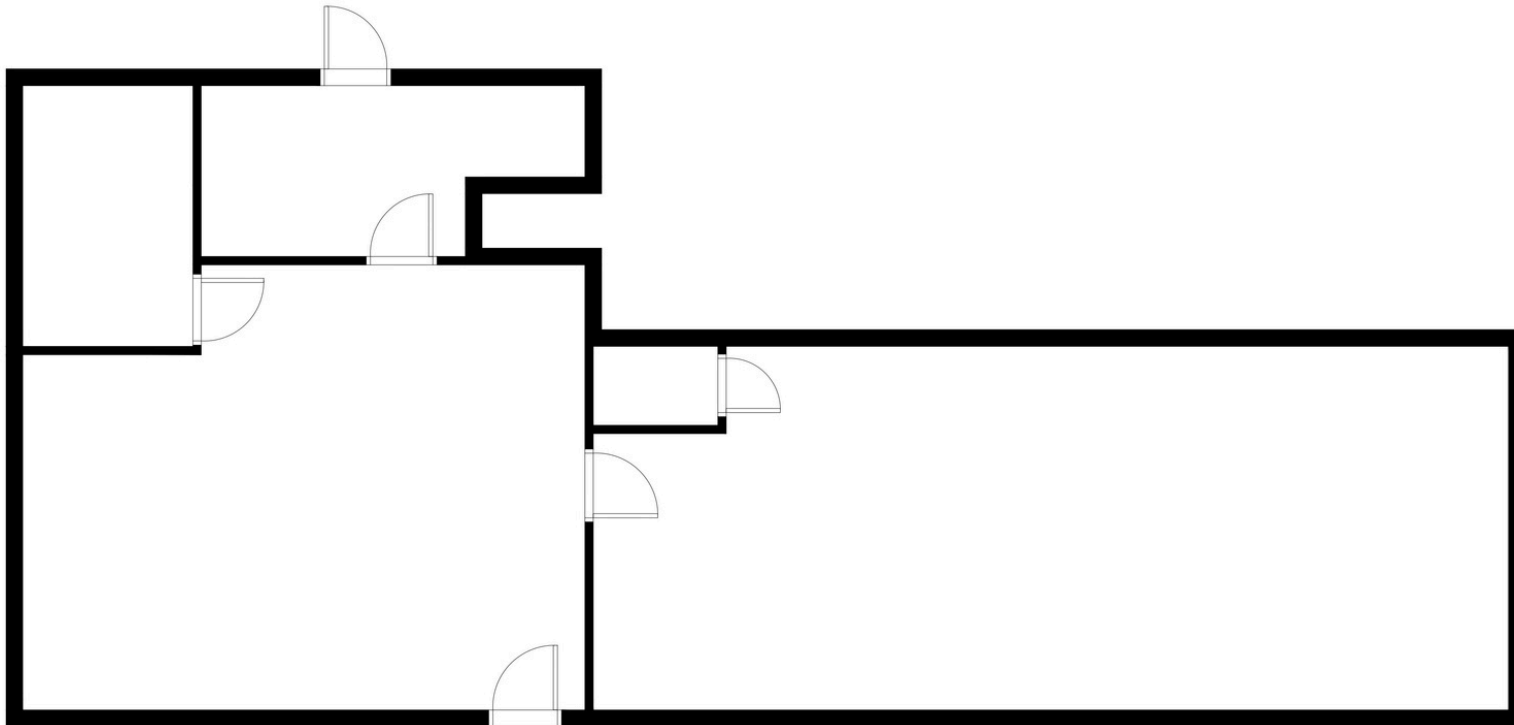
The property features a gated parking lot for security. The wide frontage on San Gabriel Blvd provides a great signage opportunity for a business. The windows provide generous natural light, and the cathedral ceilings create a great spacious feeling.











## FLOOR PLAN

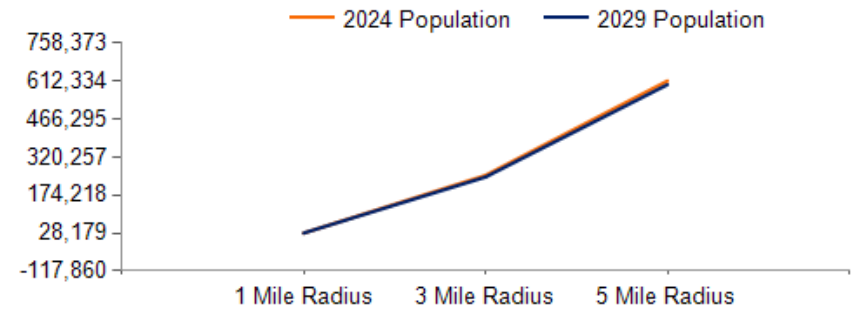
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor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

### 327 S. San Gabriel Blvd

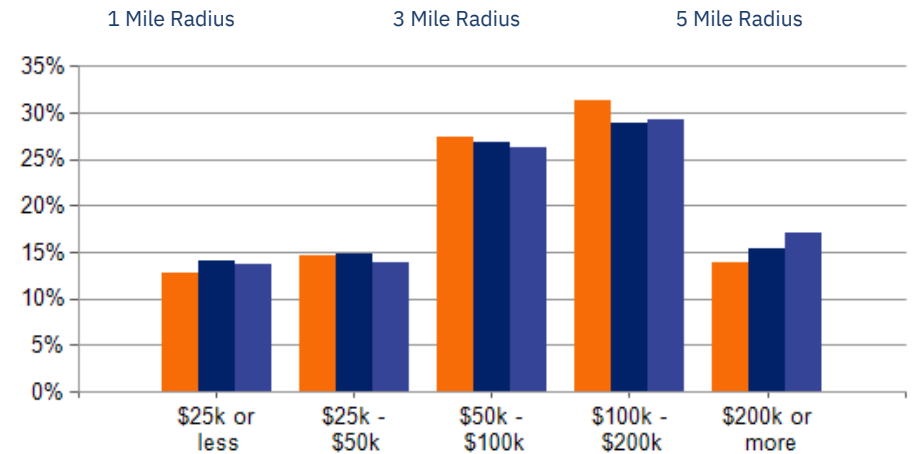
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,772	258,649	623,499
2010 Population	29,122	261,404	632,414
2024 Population	28,198	249,940	612,334
2029 Population	28,179	243,545	598,131
2024-2029: Population: Growth Rate	-0.05%	-2.60%	-2.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	702	6,554	17,335
\$15,000-\$24,999	506	5,296	12,162
\$25,000-\$34,999	593	4,852	12,333
\$35,000-\$49,999	789	7,640	17,674
\$50,000-\$74,999	1,311	11,975	29,677
\$75,000-\$99,999	1,273	10,705	26,661
\$100,000-\$149,999	1,801	15,157	38,587
\$150,000-\$199,999	1,170	9,287	24,393
\$200,000 or greater	1,320	13,058	36,534
Median HH Income	\$89,723	\$87,206	\$90,887
Average HH Income	\$118,093	\$122,559	\$128,502

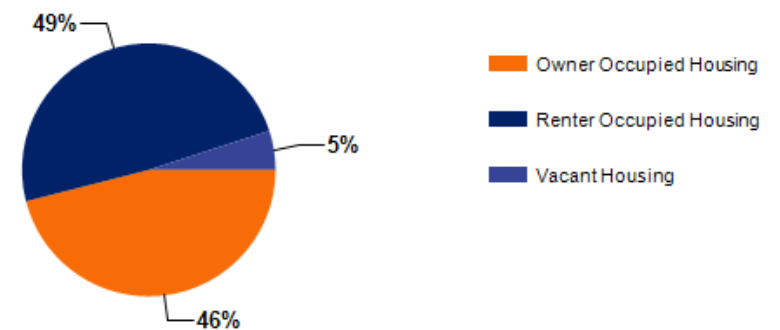
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,419	85,117	210,884
2010 Total Households	9,282	83,689	209,688
2024 Total Households	9,465	84,525	215,355
2029 Total Households	9,703	84,750	216,696
2024 Average Household Size	2.94	2.92	2.81
2024-2029: Households: Growth Rate	2.50%	0.25%	0.60%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

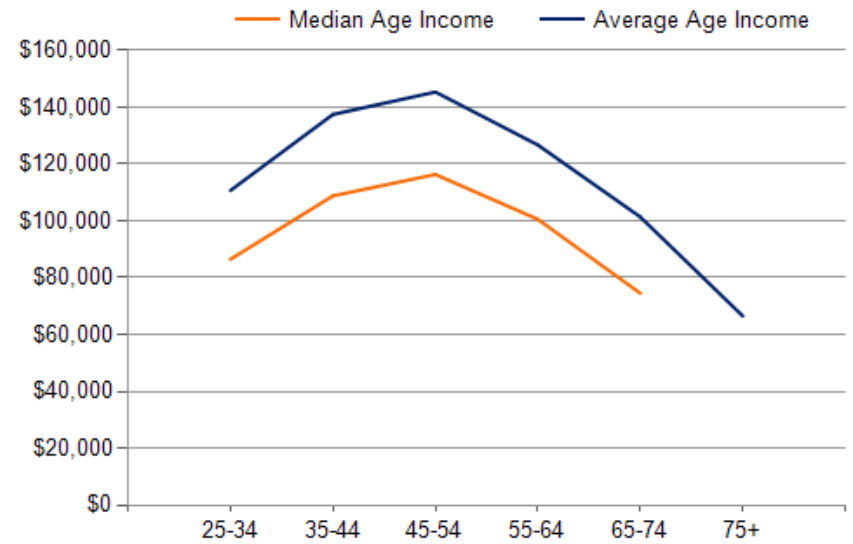
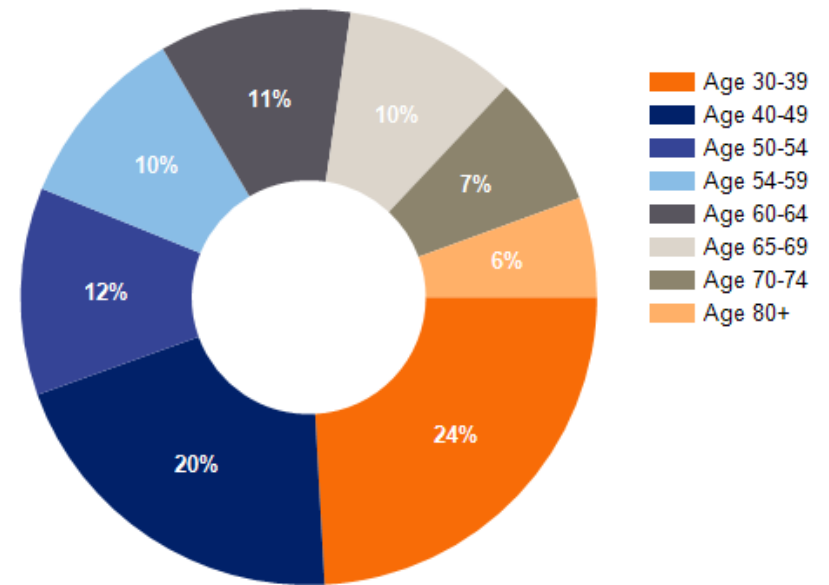


Source: esri



2024 POPULATION BY AGE				1 MILE	3 MILE	5 MILE
2024	Population	Age	30-34	2,220	18,413	47,512
2024	Population	Age	35-39	2,083	17,091	43,690
2024	Population	Age	40-44	1,827	16,359	41,921
2024	Population	Age	45-49	1,806	16,154	39,722
2024	Population	Age	50-54	2,079	18,397	43,589
2024	Population	Age	55-59	1,855	17,074	39,626
2024	Population	Age	60-64	1,920	16,785	39,081
2024	Population	Age	65-69	1,725	14,784	34,441
2024	Population	Age	70-74	1,320	12,112	28,595
2024	Population	Age	75-79	999	8,991	21,604
2024	Population	Age	80-84	616	5,788	14,087
2024	Population	Age	85+	853	7,443	17,188
2024	Population	Age	18+	23,490	207,526	506,278
2024	Median Age			43	43	42
2029	Median Age			43	44	43

2024 INCOME BY AGE				1 MILE	3 MILE	5 MILE
Median Household Income	25-34			\$86,447	\$82,753	\$89,213
Average Household Income	25-34			\$110,662	\$111,404	\$120,610
Median Household Income	35-44			\$108,783	\$102,834	\$107,960
Average Household Income	35-44			\$137,416	\$137,436	\$146,101
Median Household Income	45-54			\$116,301	\$110,265	\$114,986
Average Household Income	45-54			\$145,323	\$147,334	\$155,351
Median Household Income	55-64			\$100,536	\$102,996	\$104,434
Average Household Income	55-64			\$126,682	\$138,329	\$143,604
Median Household Income	65-74			\$74,474	\$75,272	\$76,123
Average Household Income	65-74			\$101,330	\$108,465	\$111,275
Average Household Income	75+			\$66,490	\$77,133	\$80,670



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