



**SALE OFFERING**

**7232 ROSEMEAD BLVD. SAN GABRIEL, CA 91775**

**GE PROPERTY**

**佳富地產**

# PROPERTY DESCRIPTION

## BRAND NEW

Huntington Plaza is a brand-new commercial building near the major intersection of Rosemead Blvd and Huntington Dr, where Arcadia, San Gabriel, Pasadena and Temple City border meets.

## RARE OPPORTUNITY

This is a very rare opportunity to own your very own office condominium

- SBA loan is available with as low as 10% down payment (based on borrower's qualification)
- All office units will be delivered in vanilla shell



# CONTEMPORARY ARCHITECTURE EXCELLENT CONSTRUCTION



## SPACE LIGHT STRUCTURE DESIGN (SLSD)

Based in Southern California, Space Light Structure Design (SLSD) specializes in residential, commercial, high density housing and mixed-use projects. Founded in 1994, SLSD offers design services in Architecture, Planning and Interiors. With over 20 years of experience, SLSD shares a common vision about the practice of architecture and continues to pursue a diverse variety of projects.

Huntington Plaza was designed by Vincent Tsoi, the Principal Architect of SLSD. Vincent Tsoi is an award-winning architect for his modern architectural design.

## PAN CONSTRUCTION INC

Pan Construction Inc, previously know as Longridge Corporation, is one of the best contractors in Southern California Chinese community. For the past 22 years, they have experience on all kind of projects, both in residential and commercial field.

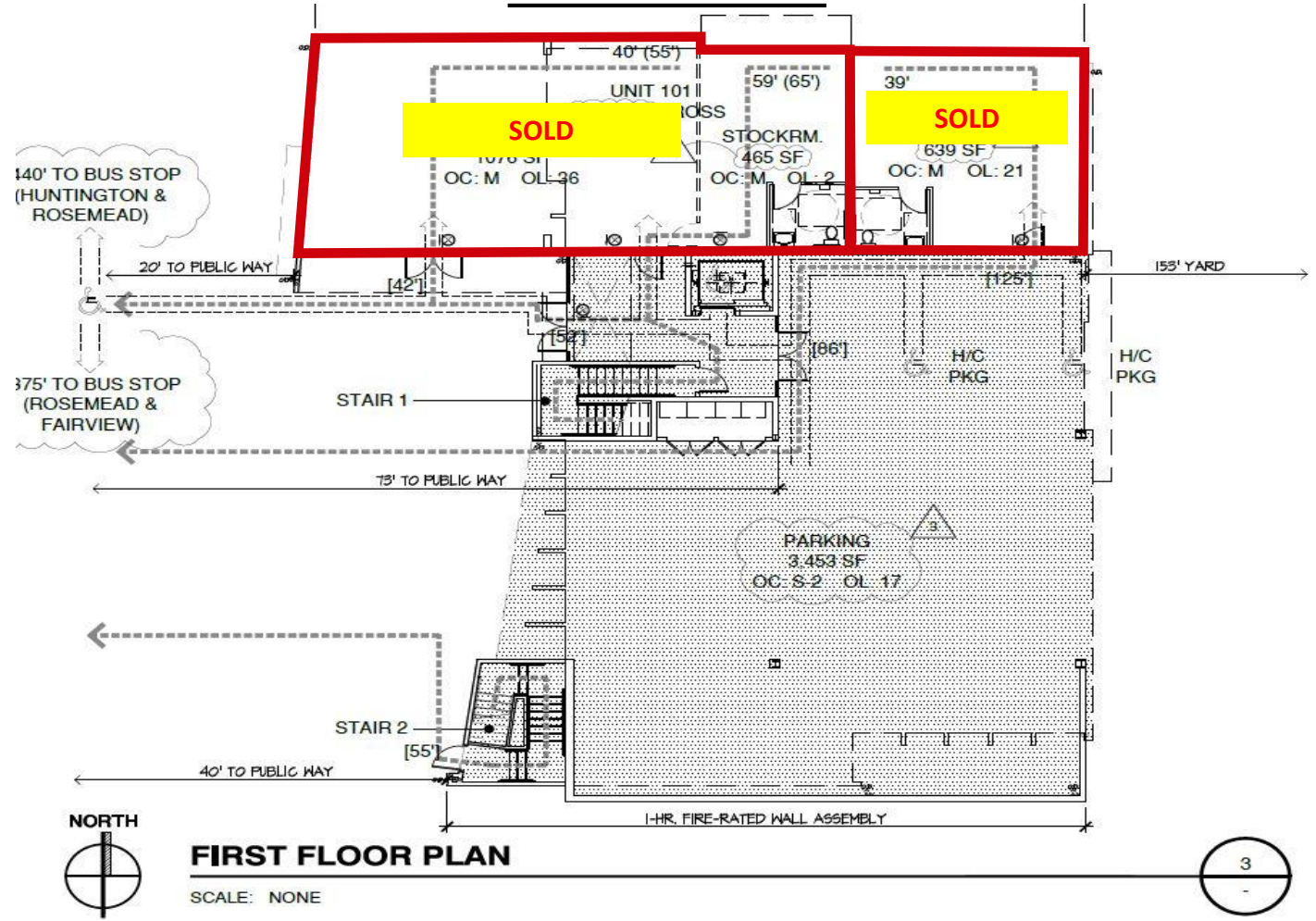
### Projects

- Atlantic Times Square, Monterey Park
- Ritz-Carlton in Palm Springs, CA (Hotel/Motel)
- Sheraton in Garden Grove, CA (Hotel/Motel)



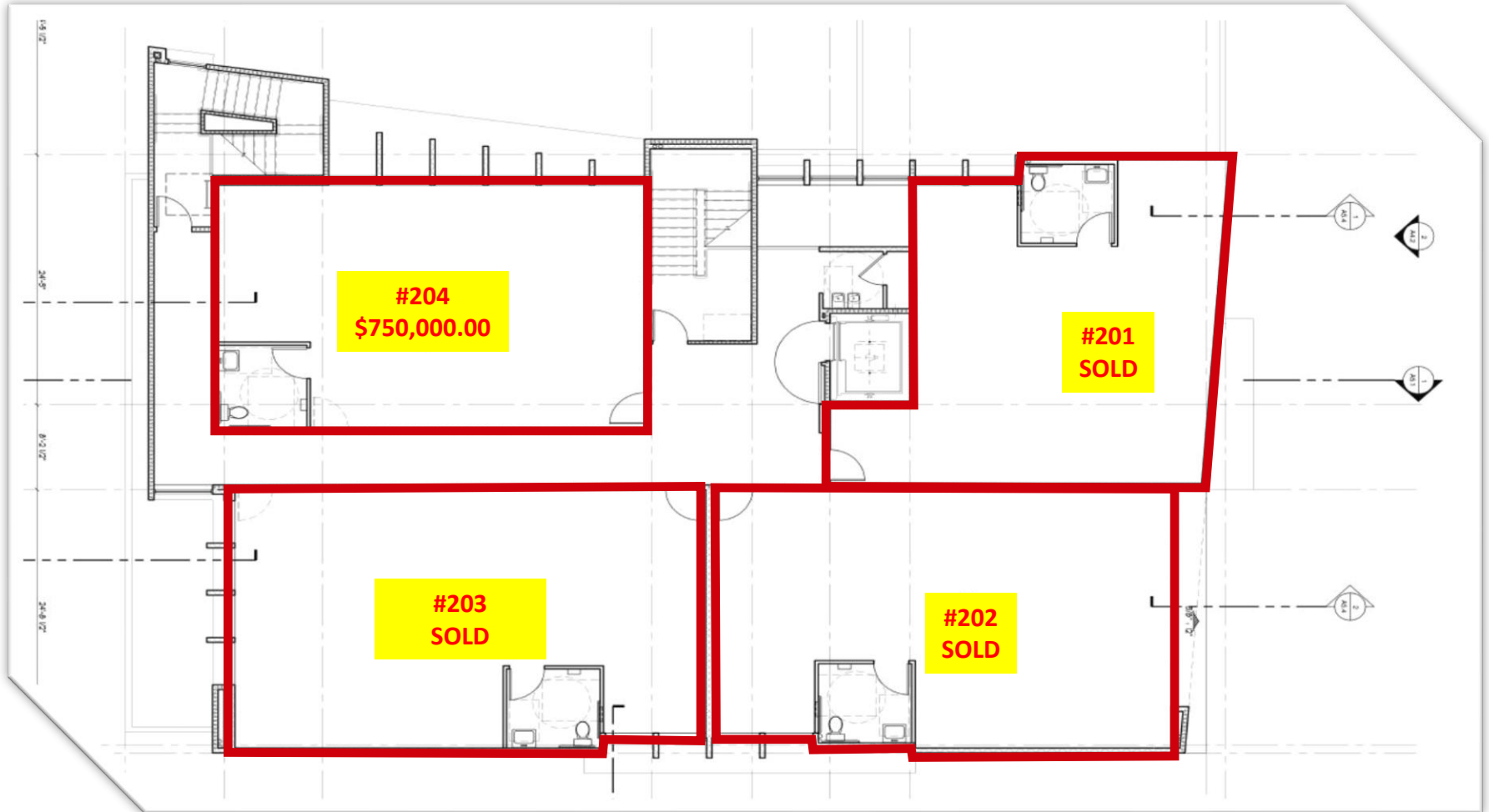
# FLOOR PLANS

## Ground Floor



# FLOOR PLANS

## Second Floor





# PRICES AND PARKING

| UNIT | STATUS    | SF    | PRICE     |
|------|-----------|-------|-----------|
| 204  | Available | 1,162 | \$750,000 |
| 302  | Available | 1,273 | \$800,000 |

## **Total Parking Spaces Provided 52 Spaces**

|          |           |
|----------|-----------|
| Standard | 28 Spaces |
| Compact  | 20 Spaces |
| Handicap | 3 Spaces  |
| Loading  | 1 Space   |



# SALES COMP

## Available Units

| Unit | Use       | RSF   | Sale Price | \$ PSF | Net SF | Association Fee |
|------|-----------|-------|------------|--------|--------|-----------------|
| 102  | SOLD      | 791   | \$600,000  | \$758  | 639    | \$345           |
| 203  | SOLD      | 1,332 | \$800,000  | \$600  | 1,076  | \$598           |
| 204  | Available | 1,162 | \$750,000  | \$645  | 939    | \$501           |
| 302  | Available | 1,273 | \$800,000  | \$628  | 1,028  | \$579           |

## Sales History

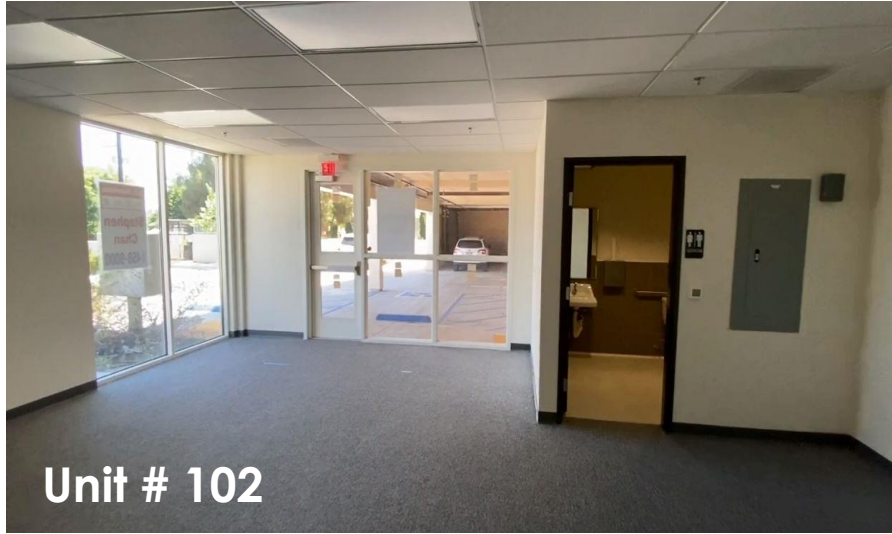
| Unit | Use  | Gross SF | Sold        | Gross PSF | Net SF | Sold Date |
|------|------|----------|-------------|-----------|--------|-----------|
| 101  | Sold | 1,908    | \$1,760,000 | \$922     | 1,541  | 12/1/20   |
| 201  | Sold | 1,120    | \$790,000   | \$705     | 866    | 12/22/17  |
| 202  | Sold | 1,273    | \$960,000   | \$754     | 1,084  | 12/22/17  |
| 301  | Sold | 1,120    | \$785,000   | \$701     | 905    | 03/11/19  |
| 303  | Sold | 1,332    | \$939,000   | \$705     | 1,076  | 07/23/18  |
| 304  | Sold | 1,162    | \$810,000   | \$697     | 939    | 08/07/18  |



# EXTERIOR



# INTERIOR



# CITY MAP



Pasadena

Huntington  
Plaza

Arcadia

7232-Rosemead  
Boulevard

Santa Anita Park

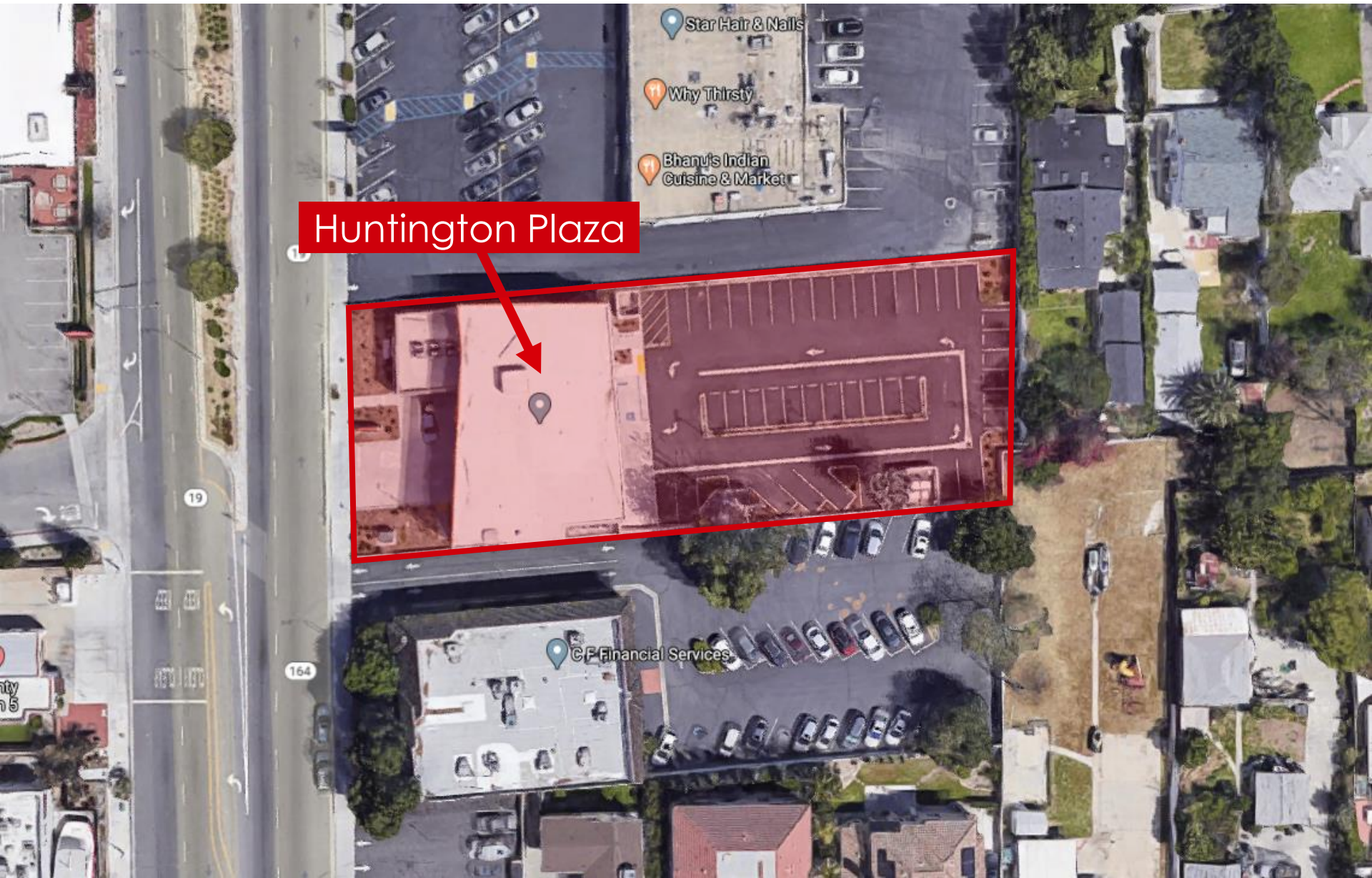
Westfield Santa Anita

East-San  
Gabriel

San Marino

Temple City

# AERIAL VIEW



Huntington Plaza

Star Hair & Nails  
Why Thirsty  
Bhanu's Indian Cuisine & Market

CF Financial Services

19

164

# OVERHEAD VIEW



Huntington Drive

Rosemead Blvd

T-Mobile

Goodwill Southern California Donation

Allstate  
You're in good hands.

Grocery Outlet Bargain Market

AT&T

THE WING STOP EXPERTS

T-Mobile

Clearman's North Wood Inn - San Gabriel

Los Angeles County Fire Dept. Station 5

Clearman's Galley

Shell

Ski & Snowboard Outlet

SEEK Education

Star Hair & Nails

Bhanu's Indian Cuisine & Market

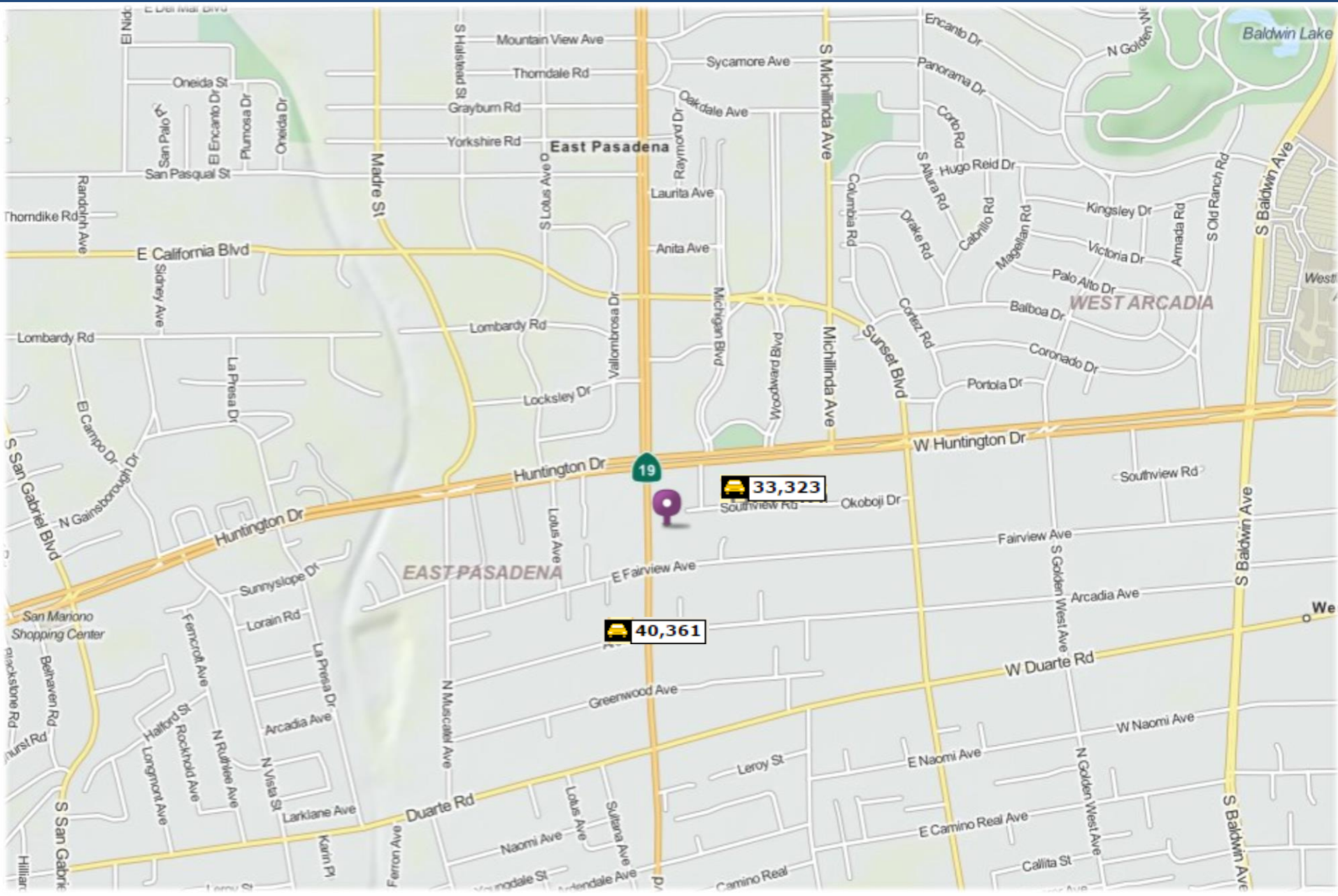
Good Boy Computer Repair

Huntington Dr

Southview Rd

E Fairview Ave

# TRAFFIC COUNT



# OUR COMPANY

For over 3 decades, GE Properties 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. The pictures listed in this publication are only a minuet subset of the projects that we have worked with over the last 30 years.

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.

## **CORPORATE HEADQUARTERS**

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**GE PROPERTIES**

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**Stephen Chan**  
**President and Founder of**  
**GE Properties**

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