

TRIPLEX FOR SALE

\$1,680,000

GE PROPERTY
佳 富 地 產

330 W. Bencamp St. San Gabriel, CA 91776



Raymond Ho
Vice President
DRE# 01868322

Office (626) 458-9000
Cell (626) 297-1228

407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803
WWW.GEPROPERTY.COM
DRE# 01841262

OFFERING

330 Bencamp St.
San Gabriel, CA 91776

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PRICE: **\$1,680,000**
Building: 3,575 SQFT
\$/SQFT: **\$469/SQFT**
Lot: 8,785 SQFT
NOI: \$53,935
Pro Forma
CAP RATE: 3.5%
Year Built: 1946
Zoning: SLR2YY
Tenants: 1 UNIT - 1bed/1bath
2 UNITS -2bed/1bath



Note: Please do not disturb tenants,
contact listing agent for more information.



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- 90/100 Walk Score just behind San Gabriel Golden Mile.
- Permitted 692 SQFT addition in 1990
- Part of Gabrielino High school 10/10 on Greatschools.org, strong local schools (San Gabriel Unified)
- Behind Province, the new luxury apartment & shopping dining center
- Development potential, next-door neighbor is a brand new Duplex
- Many walkable plazas for shopping and groceries.
- Name brand restaurants throughout Valley Blvd.
- Fully occupied with month-to-month tenants.



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AERIAL VIEW

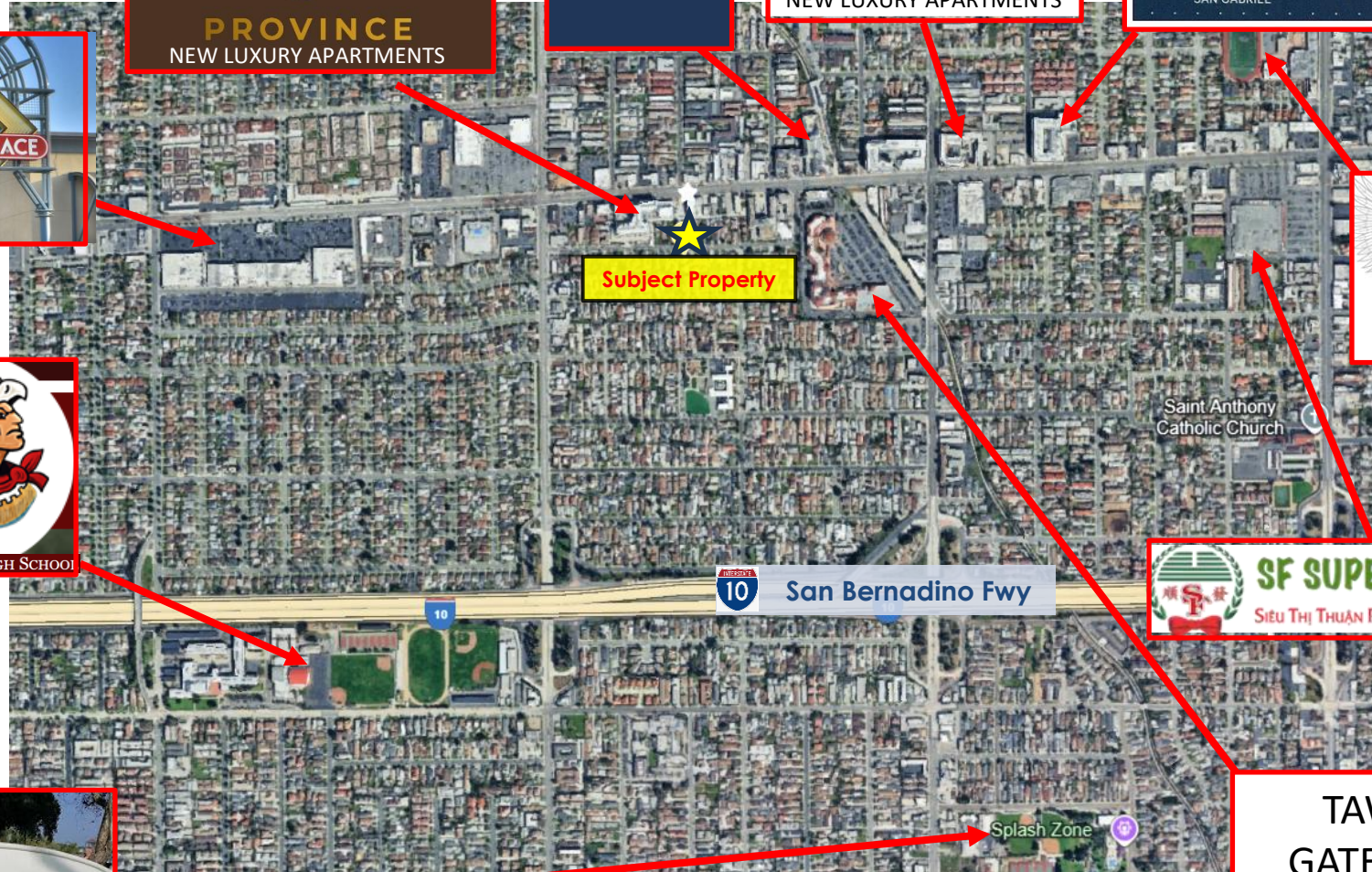


Saint Anthony Catholic Church



TAWA
GATEWAY
PLAZA
(FORMALY SG
SQUARE/FOCUS PLAZA
QUANTONG)

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Subject Property

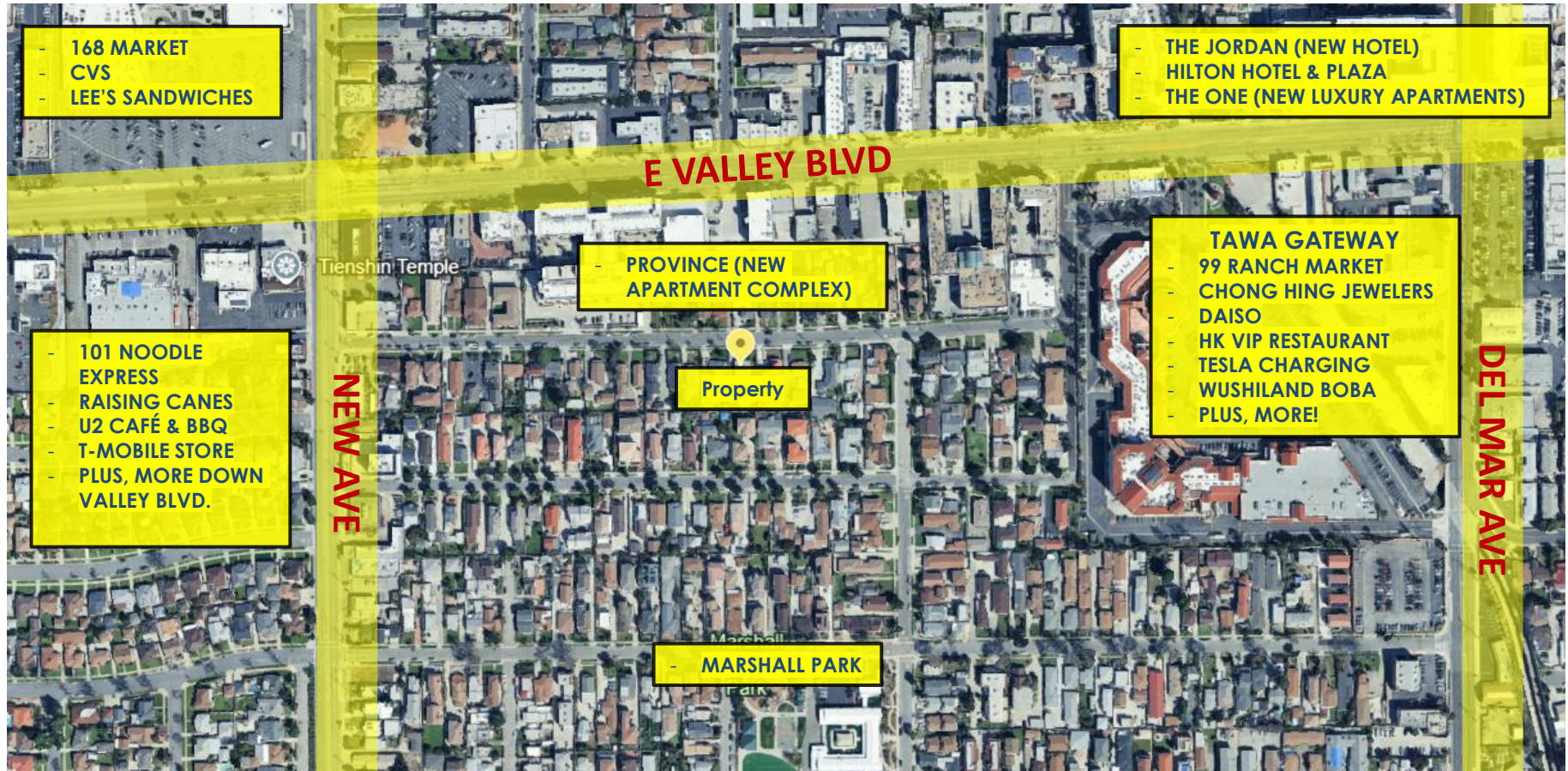
Splash Zone



WALKING DISTANCE

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RENT ROLL



UNIT #	TENANT	LAYOUT	SIZE (SF)	MONTHLY RENT	MARKET RENT	END DATE
A	Tenant 1	2 Bed 1 Bath	1,488	\$2,200	\$2,600	MTM
B	Tenant 2	2 Bed 1 Bath	1,395	\$2,100	\$2,600	MTM
B-2	Tenant 3	1 Bed 1 Bath	692	\$800	\$1,900	MTM



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SURROUNDINGS



Founded in 1984, 99 Ranch Market is a leading Asian supermarket chain dedicated to serving diverse communities with high-quality products and exceptional value. Known for its wide selection of fresh produce, seafood, meats, and authentic Asian groceries, 99 Ranch Market brings global flavors and everyday essentials together under one roof.



Founded in 2005, **Hawaii Supermarket** is a community-focused Asian grocery store committed to serving local neighborhoods with fresh, high-quality products and exceptional value. Known for its wide selection of Asian groceries, fresh produce, seafood, meats, and specialty items, Hawaii Supermarket brings authentic flavors and everyday essentials to its customers.



Founded in 1996, Raising Cane's is a fast-casual restaurant chain dedicated to serving high-quality chicken finger meals with a simple, focused menu and exceptional service. Known for its fresh, never-frozen chicken, signature Cane's Sauce, buttery Texas toast, and crinkle-cut fries, Raising Cane's delivers bold flavor and consistency while creating a welcoming, community-driven dining experience.



Founded in 1999, SF Supermarket is a popular Asian grocery chain committed to providing fresh, affordable, and authentic products to local communities. Known for its wide selection of fresh produce, live seafood, quality meats, and a diverse range of Asian groceries and specialty items.



Founded in 1999, 168 Market is a well-known Asian supermarket chain dedicated to providing authentic, high-quality groceries at exceptional value. Serving diverse communities, 168 Market offers a wide selection of fresh produce, seafood, meats, and specialty Asian products that reflect rich culinary traditions from across Asia.



Founded in 2000, Marugame Udon is a fast-casual Japanese restaurant chain specializing in freshly made Sanuki-style udon noodles. Committed to quality and authenticity, Marugame Udon offers a variety of hand-pulled noodles, tempura, and traditional Japanese sides in a casual, cafeteria-style setting. With locations across the United States and worldwide, the brand focuses on delivering affordable foods.

CITY OF SAN GABRIEL

The City of San Gabriel, located just east of downtown Los Angeles in Los Angeles County, California, is known for its rich cultural heritage and welcoming, diverse community. The city features a balanced blend of residential neighborhoods, commercial corridors, and historic landmarks.

San Gabriel's thriving Mission District and surrounding commercial areas offer a variety of dining, shopping, and entertainment options, allowing residents to enjoy a relaxed suburban atmosphere with convenient access to urban amenities.

The city's commercial real estate market includes a mix of retail, office, industrial, and mixed-use properties, with increasing interest in modern developments that complement San Gabriel's historic character.



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.

GE 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.



Stephen Chan
President and Founder
DRE# 00676562



Raymond Ho
Vice President
DRE# 01868322

CORPORATE HEADQUARTERS

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