

EXCLUSIVE INVESTMENT OPPORTUNITY

8479 Garvey Ave, Rosemead, CA/3015 Willard Ave, Rosemead, CA

WeTrust Realty
DRE: 02125613

Extremely Rare Commercial/Residential Mixed Use (Zone RMM1-CM), 28,576 SF Lot size, 36,076 SF Rentable Building areas. Built 2018, Easy Maintenance. First Time on Market. Located at the heart of west San Gabriel Valley. Total 42 100% leased units each has its designated parking.



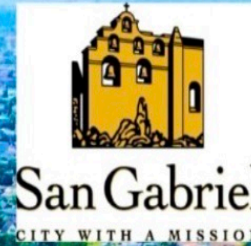
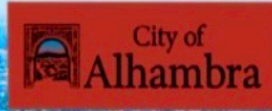
Exclusively Listed By: **KAI KYI** 626-863-2200 kaikiy@yahoo.com DRE 01986720
KERRY MAC 626-566-5875 kerrymac888@gmail.com DRE 01962375

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**Garvey 168 Plaza
City of Rosemead**



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SUMMARY

Subject Property	8479 Garvey Ave, Rosemead, CA 3015 Willard Ave Rosemead, CA
Seller's asking price	\$29,000,000.00
Year Built	2018
Building Area	+/- 36,076 sq ft, + Underground parking
Lot Size SF	+/- 28,576 sq ft
Assessor's Parcel Number	APN 5288-004-067 8479 Garvey Avenue APNs 5288-004-067 thru 5288-004-076 3015 Willard Avenue APNs 5288-004-077 thru 5288-004-096
Annual Income	\$1,157,640.00 / rent collected annually
Total units	8479 Garvey Avenue – Restaurant, Beauty Salon, Office units, Lofts (21 Tenants) 3015 Willard Avenue – Residential leased 1-2 bedrooms (21 units)
Zone	RMM1-CM Commercial Residential Mixed Used

INVESTMENT HIGHLIGHTS

- Corner location with Garvey Frontage, Prime location at the heart of West San Gabriel Valley, close proximity to restaurants, shopping malls, supermarket, bank, schools, post office, and golf course.
- Income potential, fully occupied established tenants for commercial and residential units. Significant rent roll collections. Excellent potential with rooms for growth in rental incomes. Detailed rent roll and lease terms available upon request.
- Both buildings with secure main entrance for ease of maintenance and safety.
- Mix-Use Property: Retail, Restaurant and Beauty Solan, Residential, Loft, multiple units of 1 to 2 Bedroom for residential lease.
- Low Common Area Maintenance (CAM)
- Transportation and accessibility advantages, close proximity to major freeways, and with public transportation options.

PROPERTY HIGHLIGHTS

- Prime location at the corner of Garvey and Willard
- High visibility and accessibility
- Well-built Underground Parking, all units has its own designated parking, as well as common area guest parking
- Modern Construction, Built in 2018, Newly built Contemporary Architecture with up to date amenities, compliance with current building standards
- High Foot Traffic area, ideal for businesses and residents
- Easy Maintenance, established tenants, Low CAM, makes this property attractive investment.

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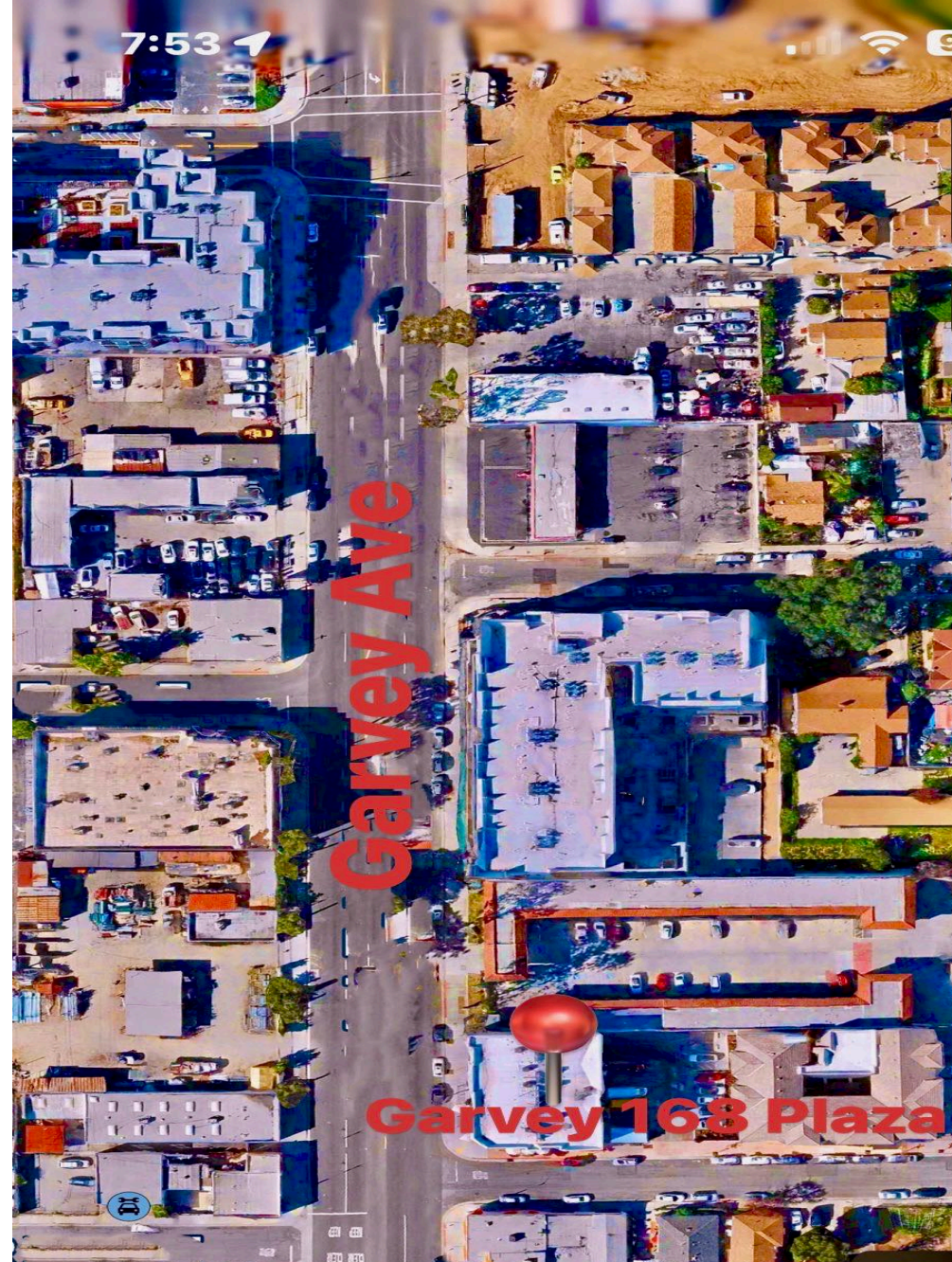
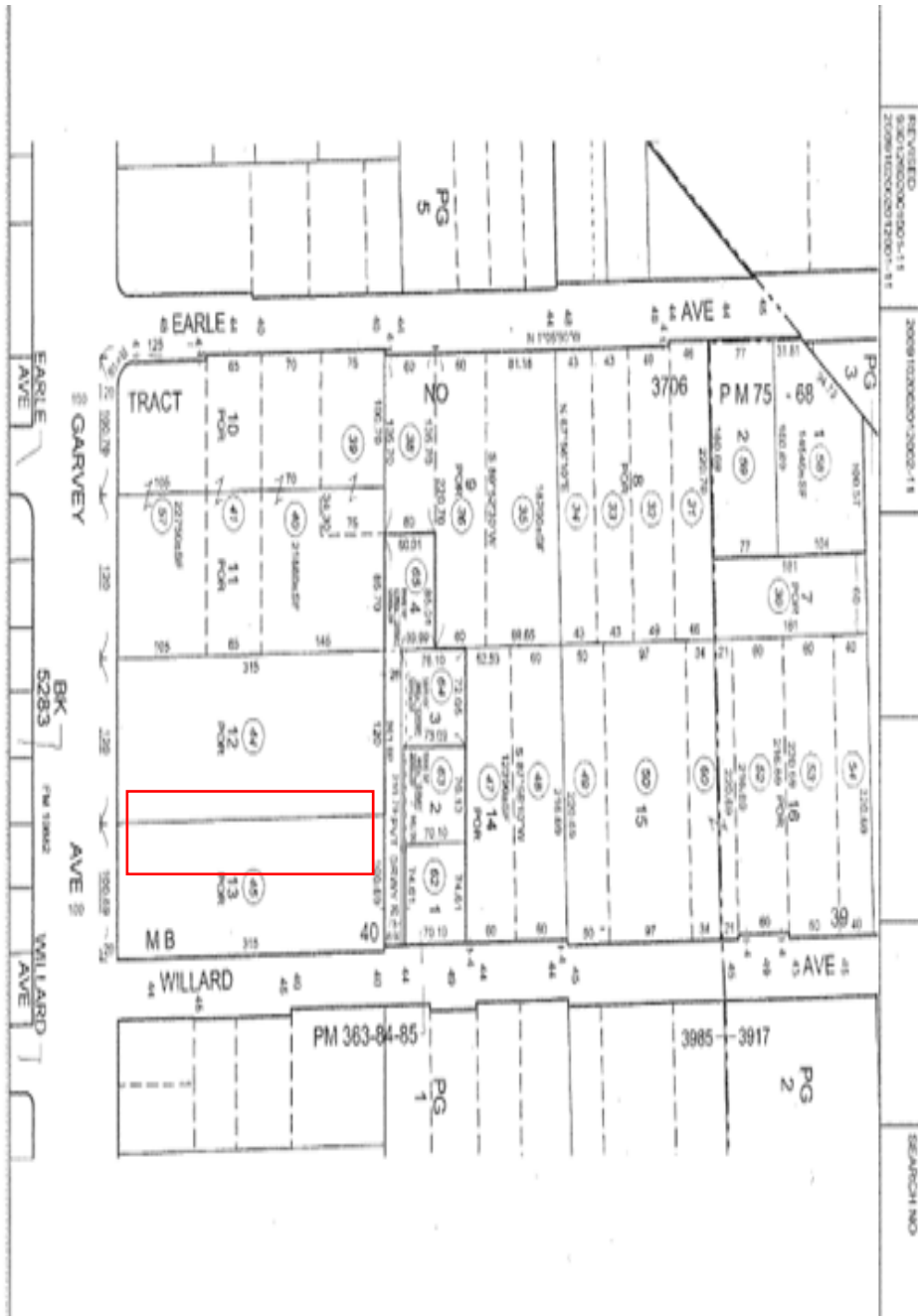
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Garvey 168 plaza

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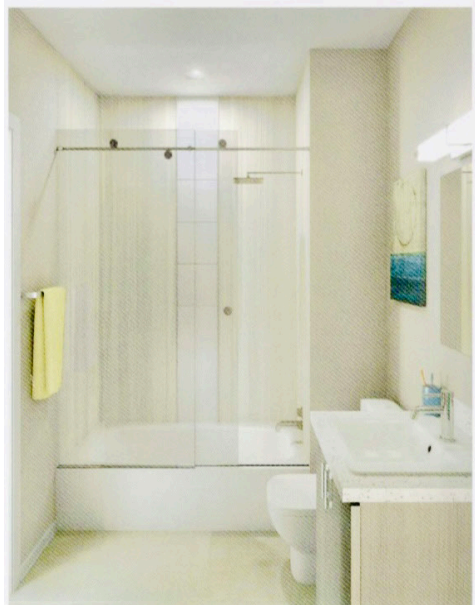
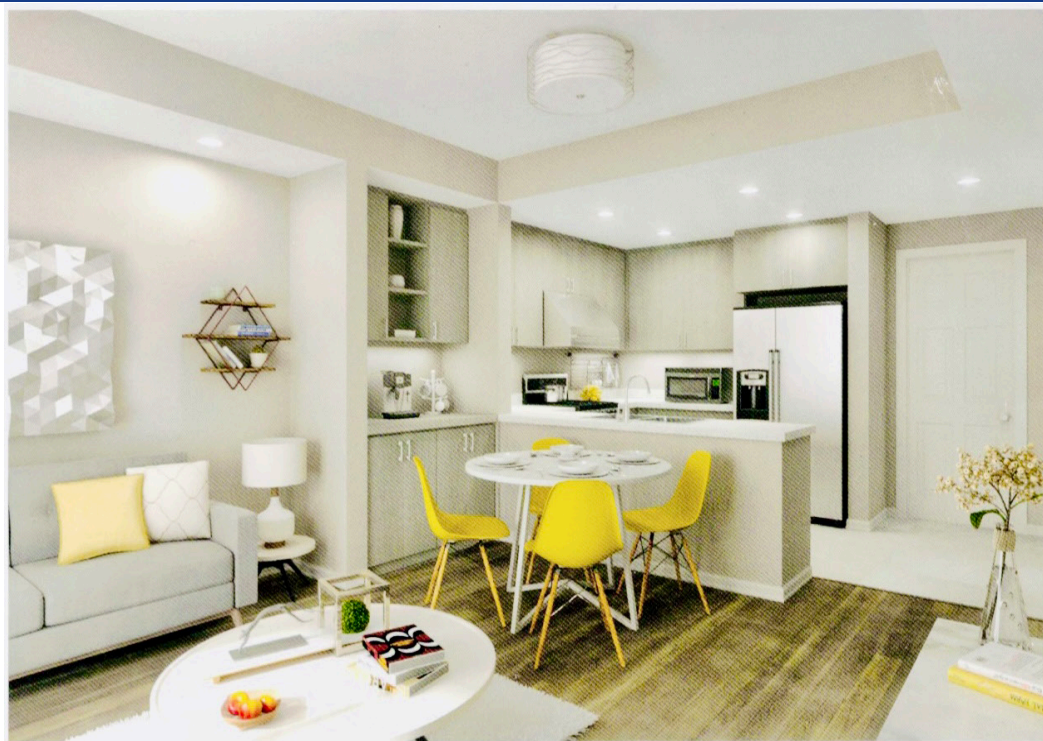
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