

OFFERING MEMORANDUM

OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



3223 Del Mar Ave
Rosemead, CA 91770

DAVID CHEN, CCIM, MBA, MRED
dchen@lee-associates.com
C 310.350.3810
License ID 01923629

GREGORY KHO, CCIM
gregory.kho@lee-associates.com
D 213.400.0654
License ID 02033257

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS

03

SALES COMPARABLES

04

LOCATION INFORMATION

PRESENTED BY

David Chen
Principal
dchen@lee-associates.com
D | 626.240.2778
License ID 01923629

Gregory Kho
Associate
gregory.kho@lee-associates.com
D | 213.400.0654
License ID 02033257

All materials and information received or derived from Lee & Associates - Pasadena its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lee & Associates - Pasadena its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lee & Associates - Pasadena will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates - Pasadena makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates - Pasadena does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.



COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION I

EXECUTIVE SUMMARY

3223 DEL MAR AVENUE

ROSEMEAD, CA 91770



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Executive Summary

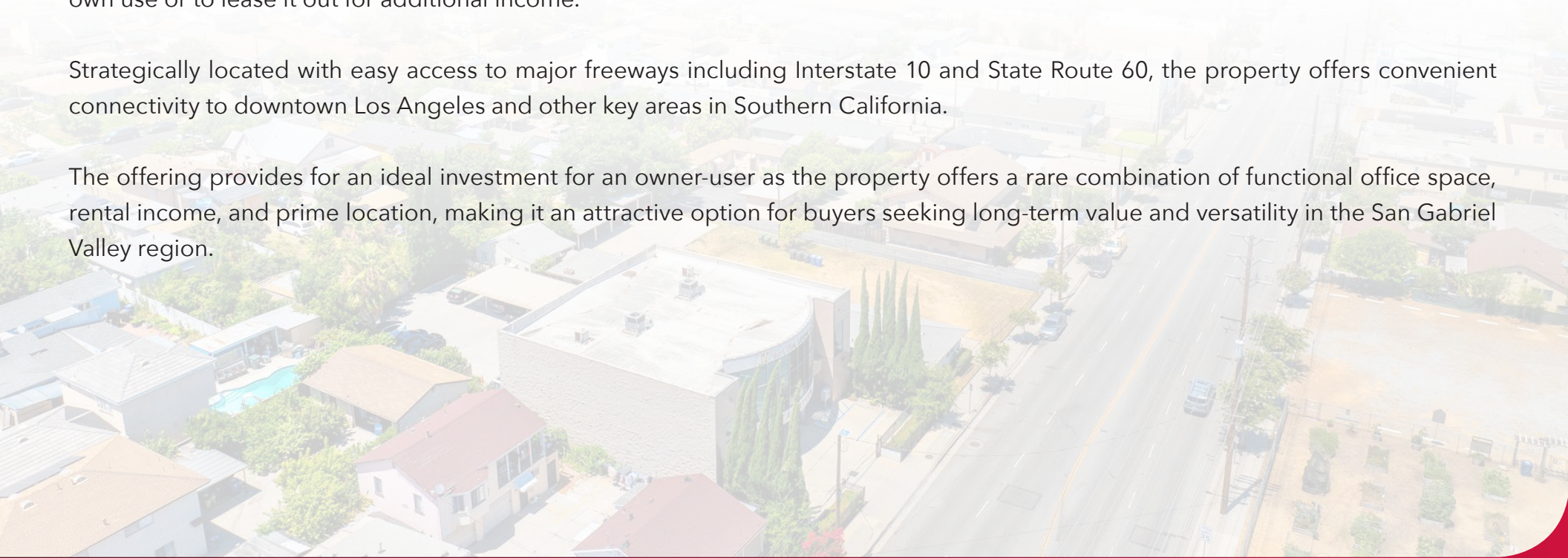
PROPERTY OVERVIEW

Lee & Associates - Pasadena is proud to present 3223 Del Mar Avenue in Rosemead, CA, a multi-tenant office building ideal for an owner-user or investor looking to capitalize on both functional office space and steady rental income. This 6,484-square-foot building is situated on a 12,128-square-foot lot and was constructed in 1991. The building features a C3 zoning designation and offers 24 parking spaces, making it an ideal fit for a variety of professional services or small businesses.

The building currently generates rental income from one tenant occupying unit 101, with a total monthly rent of \$1,925. This provides the new owner with immediate cash flow while retaining the flexibility to occupy the larger 4,523 and 795 square-foot space for their own use or to lease it out for additional income.

Strategically located with easy access to major freeways including Interstate 10 and State Route 60, the property offers convenient connectivity to downtown Los Angeles and other key areas in Southern California.

The offering provides for an ideal investment for an owner-user as the property offers a rare combination of functional office space, rental income, and prime location, making it an attractive option for buyers seeking long-term value and versatility in the San Gabriel Valley region.

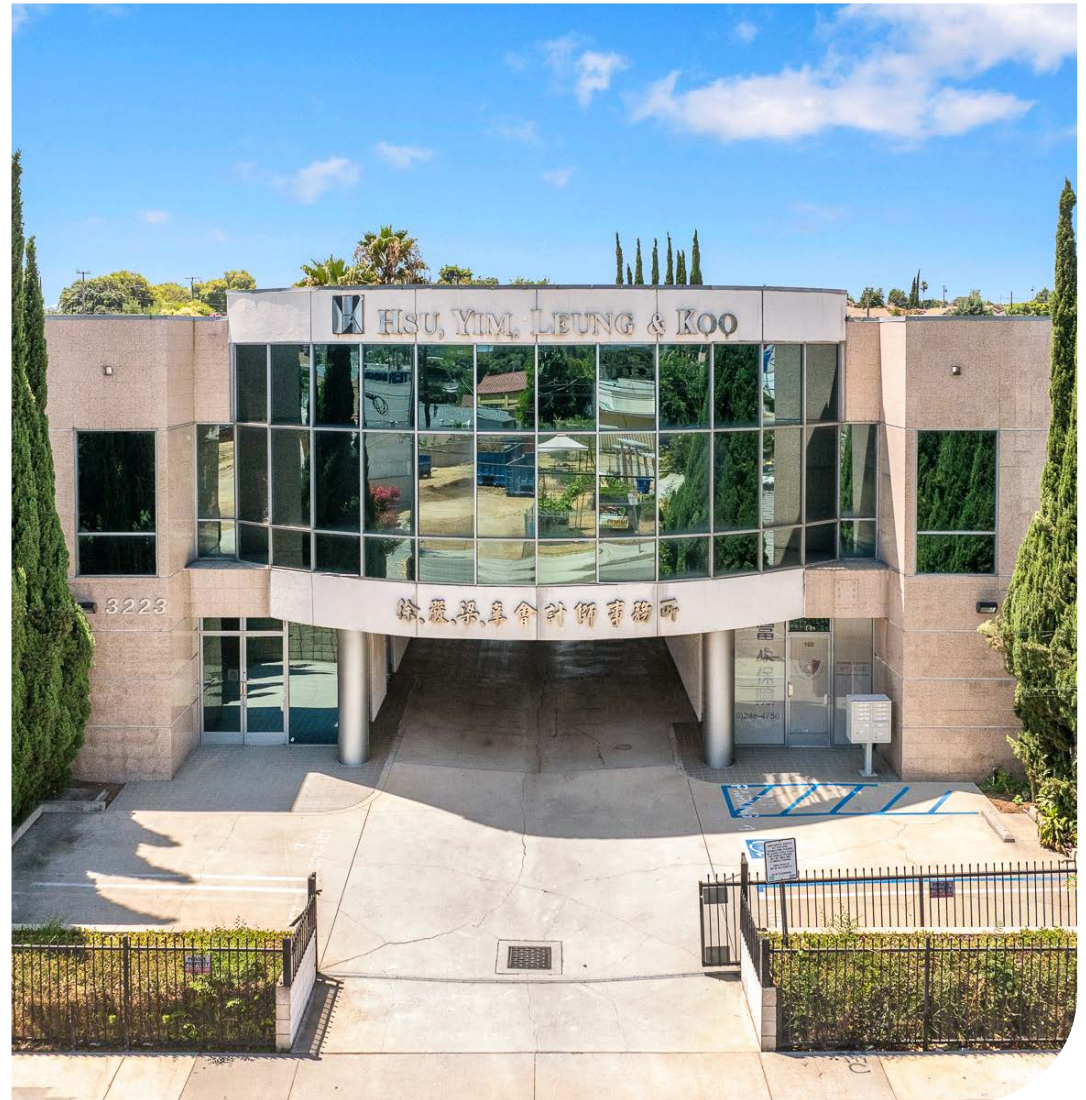


OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY INFORMATION

ASKING PRICE	\$2,700,000
PRICE PER SF	\$416.41
TOTAL BUILDING SF	±6,484
LOT SF	±12,128
YEAR BUILT	1991
ZONING	C3
PARKING RATIO	24 spaces
APN	5286-029-024



DAVID CHEN CCIM, MBA, MRED
License ID 01923629

GREGORY KHO CCIM
License ID 02033257

lee-pasadena.com



OFFERING MEMORANDUM
**OWNER USER OFFICE OPPORTUNITY
WITH RENTAL INCOME**

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY PHOTOS | EXTERIOR



OFFERING MEMORANDUM
**OWNER USER OFFICE OPPORTUNITY
WITH RENTAL INCOME**

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY PHOTOS | EXTERIOR



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY PHOTOS | INTERIOR



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY PHOTOS | INTERIOR



DAVID CHEN CCIM, MBA, MRED
License ID 01923629

GREGORY KHO CCIM
License ID 02033257

lee-pasadena.com



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY PHOTOS | INTERIOR





COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION II

FINANCIAL ANALYSIS

3223 DEL MAR AVENUE

ROSEMEAD, CA 91770



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

RENT ROLL

Unit	Tenant	Lease Type	Lease Expiration	Option None	Square Feet	Rent PSF	Rent PSF Annual	Current Monthly	Current Yearly
101	Del Mar Health Clinic	MG	M-T-M	-	919	\$2.09	\$25.14	\$1,925	\$23,100
102	Vacant	-	-	-	795	\$-	\$-	\$-	\$-
200	Hsu, Yim, Leung & Koo	Owner's Unit	-	-	4,523	\$-	\$-	\$-	\$-
	Common Area	-	-	-	247	-	-	-	-
TOTAL					6,484			\$1,925	\$23,100





COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION III

SALES COMPARABLES

3223 DEL MAR AVENUE

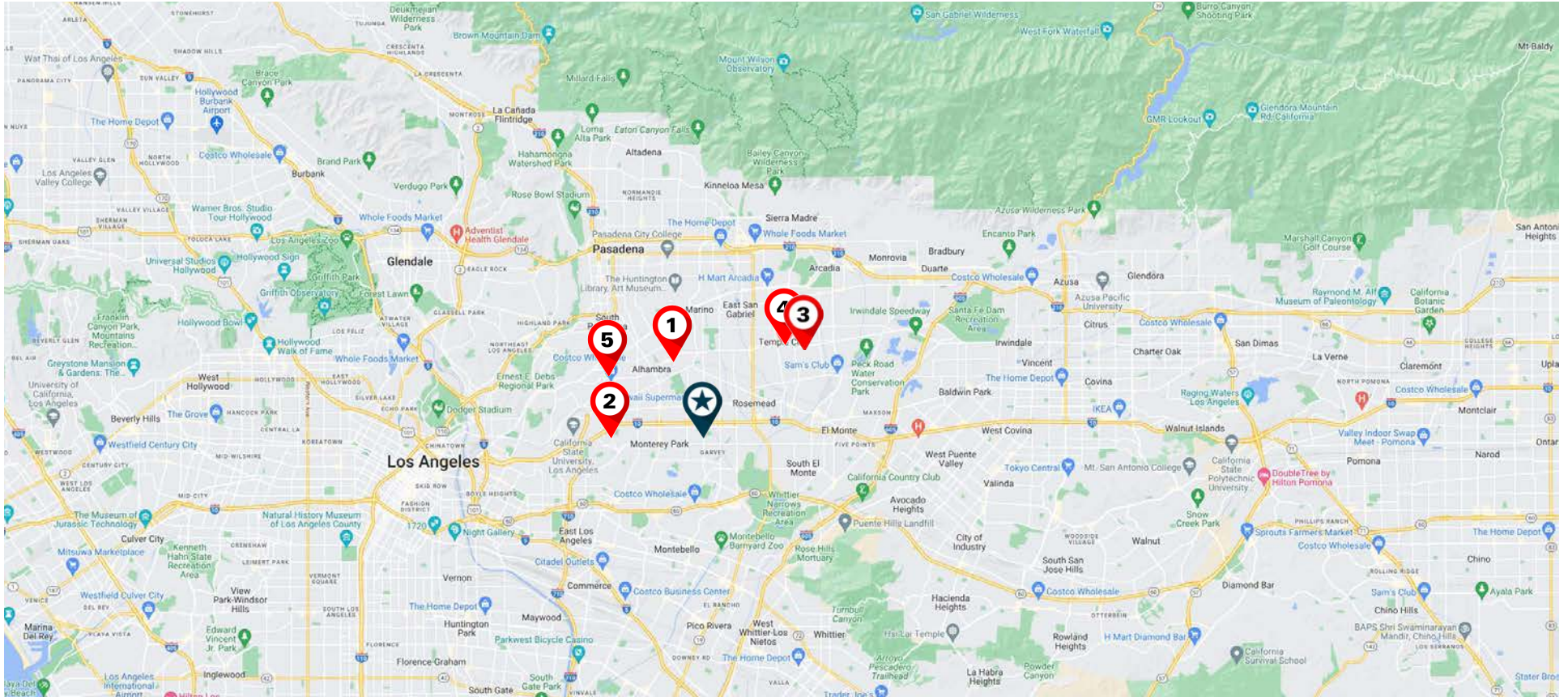
ROSEMEAD, CA 91770



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Sold Comparables Map



SUBJECT PROPERTY

3223 Del Mar Ave., Rosemead, CA 91770

- 1 1027 E MAIN ST Alhambra, CA 2 2200 S FREMONT AVE Alhambra, CA 3 9868 LAS TUNAS DR Temple City, CA 4 9676-9678 LAS TUNAS DR Temple City, CA 5 2450 W MAIN ST Alhambra, CA



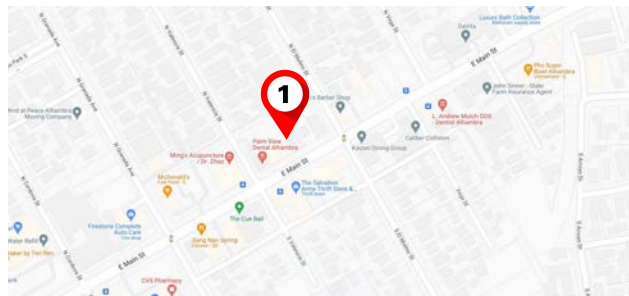
OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Sold Comparables



1 1027 E MAIN ST
ALHAMBRA, CA

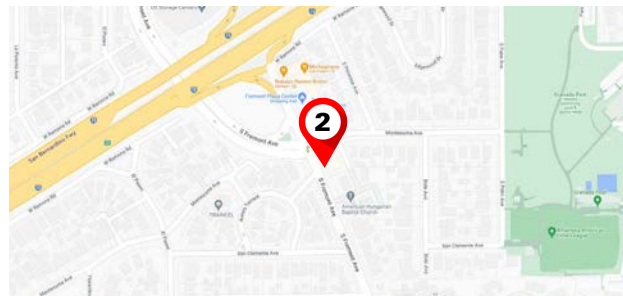


Price	\$2,870,000	Price/SF Land	\$387.58
Gross Leaseable Area (SF)	6,468	Year Built	1975
Price/SF Land SF	\$443.72	Parking Ratio	3.09/1,000
	7,405	COE	3/17/2023

Comments: Deferred maintenance



2 2200 S FREMONT AVE
ALHAMBRA CA

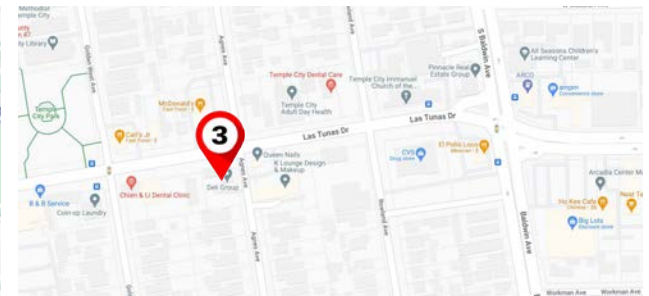


Price	\$2,600,000	Price/SF Land	\$271.43
Gross Leaseable Area (SF)	5,127	Year Built	1988
Price/SF Land SF	\$507.12	Parking Ratio	2.00/1,000
	9,579	COE	5/31/2023

Comments: Property was about 25% occupied at the time of sale



3 9868 LAS TUNAS DR
TEMPLE CITY, CA



Price	\$3,250,000	Price/SF Land	\$222.19
Gross Leaseable Area (SF)	7,395	Year Built	1999
Price/SF Land SF	\$439.49	Parking Ratio	2.97/1,000
	14,627	COE	11/8/2022

Comments: Multi-tenant office/retail



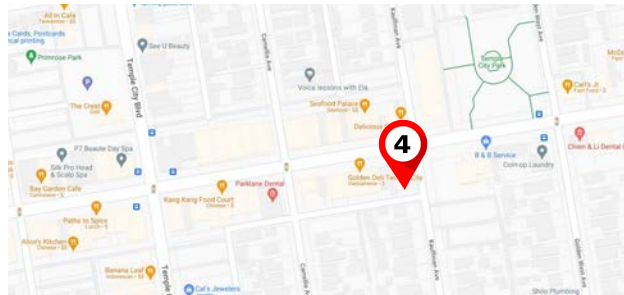
OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Sold Comparables



4 9676-9678 LAS TUNAS DR
TEMPLE CITY, CA

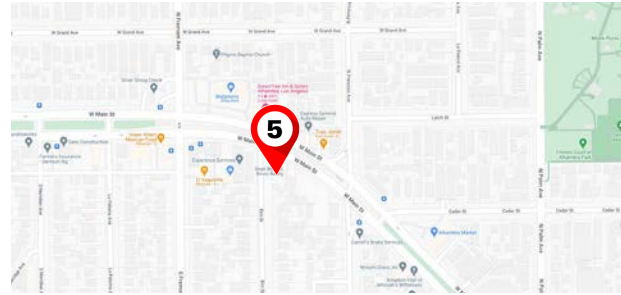


Price	\$1,780,000	Price/SF Land	\$314.32
Gross Leaseable Area (SF)	3,865	Year Built	1955
Price/SF	\$460.54	Parking Ratio	1.55/1,000
Land SF	5,663	COE	7/31/2023

Comments: Multi-tenant office/retail, deferred maintenance



5 2450 W MAIN ST
ALHAMBRA, CA



Price	\$1,325,000	Price/SF Land	\$225.00
Gross Leaseable Area (SF)	3,167	Year Built	1982
Price/SF	\$418.38	Parking Ratio	2.96/1,000
Land SF	5,889	COE	4/27/2023

Comments:

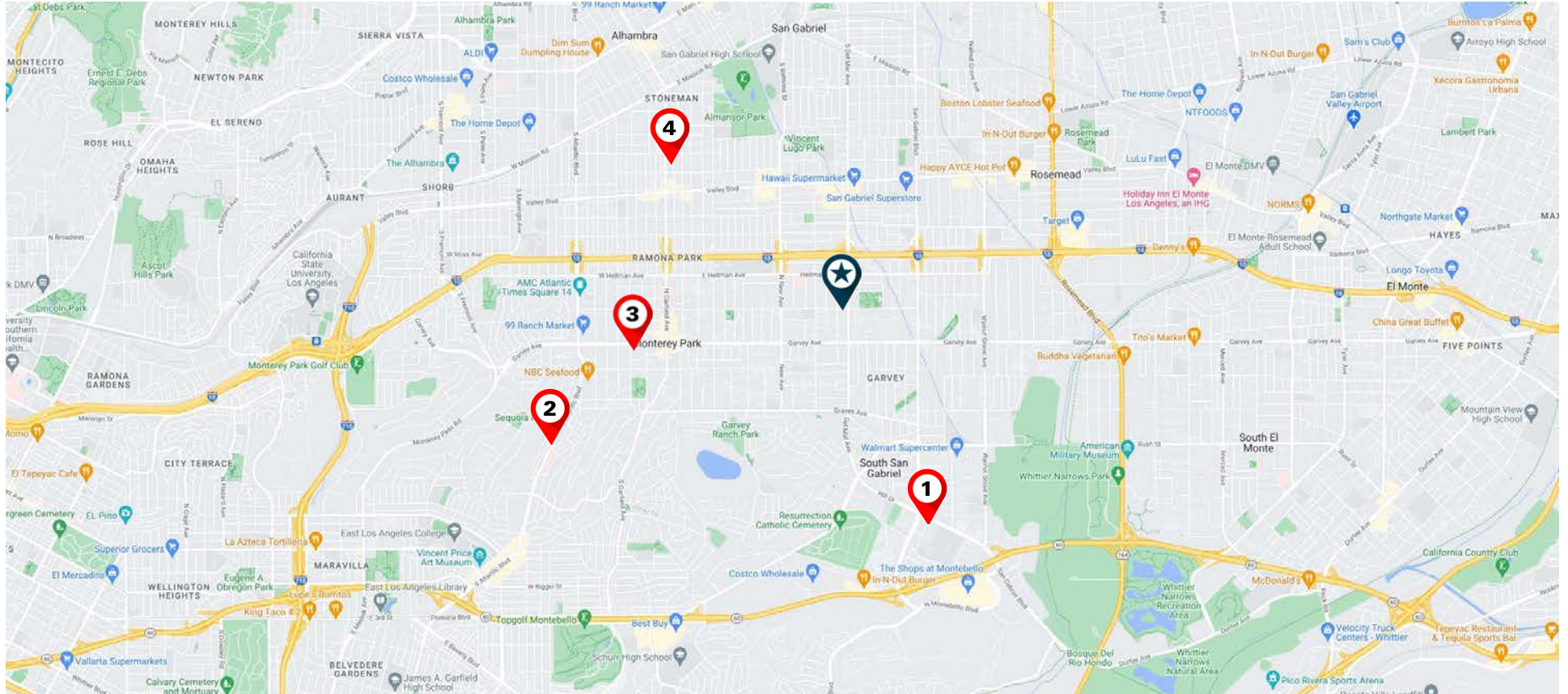
	Price per SF	Price per SF Land
Averages	\$453.85	\$284.10



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Active Sale Comparables Map



 **SUBJECT PROPERTY**
3223 Del Mar Ave., Rosemead, CA 91770

- 1** 1305 SAN GABRIEL BLVD
Rosemead CA
- 2** 823 S ATLANTIC BLVD
Monterey Park, CA
- 3** 365 W GARVEY AVE
Monterey Park, CA
- 4** 1112 S GARFIELD AVE
Alhambra, CA



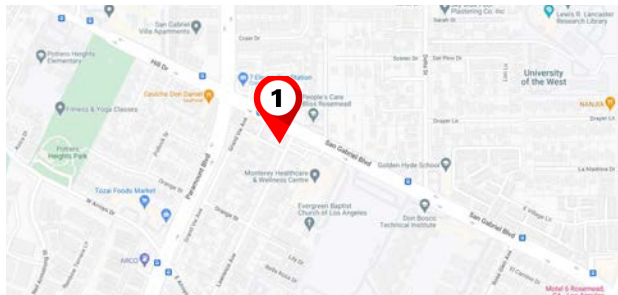
OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Active Sale Comparables



1 1305 SAN GABRIEL BLVD
ROSEMEAD CA

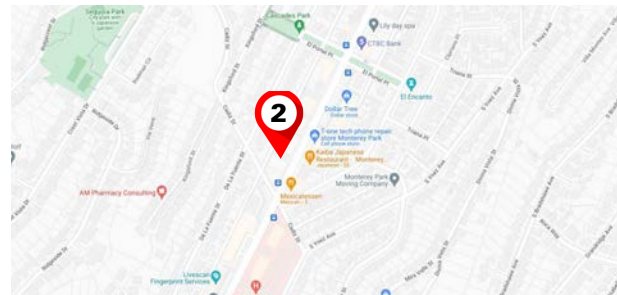


List Price	\$2,500,000	Price/SF Land	\$229.57
Gross Leaseable Area	6,000	Year Built	20001
Price/SF	\$416.67	Parking Ratio	2.50/1,000
Land SF	10,890	Status	Active

Comments:



2 823 S ATLANTIC BLVD
MONTEREY PARK, CA



List Price	\$3,256,000	Price/SF Land	\$219.85
Gross Leaseable Area	7,000	Year Built	1961
Price/SF	\$465.14	Parking Ratio	3.42/1,000
Land SF	14,810	Status	Active

Comments: Property to be delivered vacant at close of escrow. Mid-century architecture, new roof (2019).



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

Active Sale Comparables



365 W GARVEY AVE
MONTEREY PARK, CA

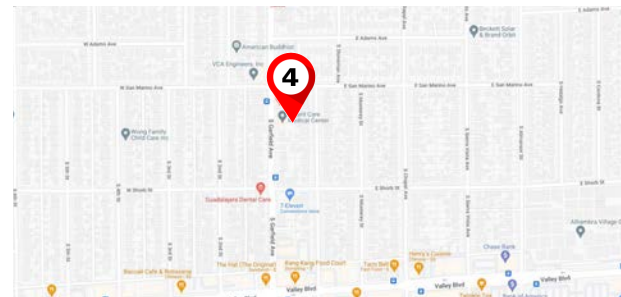


List Price	\$2,100,000	Price/SF Land	\$192.84
Gross Leaseable Area	5,294	Year Built	1960
Price/SF	\$396.68	Parking Ratio	3.02/1,000
Land SF	10,890	Status	Active

Comments: Multi-tenant office building, deferred maintenance.



1112 S GARFIELD AVE
ALHAMBRA, CA



List Price	\$1,680,000	Price/SF Land	\$257.12
Gross Leaseable Area	3,720	Year Built	1948
Price/SF	\$451.61	Parking Ratio	2.69/1,000
Land SF	6,534	Status	Active

Comments: Professional standalone building. 5 offices plus conference room.

	Price per SF	Price per SF Land
Averages	\$432.52	\$224.84





COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION IV LOCATION INFORMATION

3223 DEL MAR AVENUE

ROSEMEAD, CA 91770



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

CONVENIENT ACCESS TO MAJOR FREEWAYS & TRANSIT

- Close proximity to Interstate 10 and State Route 60, providing easy access to downtown Los Angeles and other major cities in Southern California.
- The area is well-served by public transportation, with several bus routes running nearby, providing convenient options for commuting.



DINING AND SHOPPING

- The bustling Valley Boulevard is nearby, offering a wide variety of Asian cuisine, grocery stores, and specialty shops.
- The Shops at Montebello, a large regional shopping mall with numerous retail stores, dining options, and entertainment venues, is just a short drive away.

EDUCATIONAL INSTITUTIONS

- The property is situated near several well-regarded schools, including Rosemead High School and Muscatel Middle School.
- Close to higher education institutions like California State University, Los Angeles (CSULA) and Pasadena City College.



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770



RECREATIONAL OPPORTUNITIES

- The scenic Whittier Narrows Recreation Area is nearby, offering outdoor activities such as hiking, biking, fishing, and picnicking.
- The Rosemead Park and the Garvey Ranch Park, which features playgrounds, sports fields, and a museum, are also within easy reach.

HEALTHCARE FACILITIES

- The property is close to several healthcare facilities, including the Garvey Medical Center and the Alhambra Hospital Medical Center, ensuring residents have access to quality healthcare services.



CULTURAL ATTRACTIONS

- Easy access to the San Gabriel Mission, a historical landmark that provides a glimpse into the early history of California.
- Close to cultural hubs like the San Gabriel Valley Theatre and various local art galleries.



OFFERING MEMORANDUM
**OWNER USER OFFICE OPPORTUNITY
WITH RENTAL INCOME**

3223 DEL MAR AVE
ROSEMEAD, CA 91770

AERIAL OVERVIEW | NORTHWEST



DAVID CHEN CCIM, MBA, MRED
License ID 01923629

GREGORY KHO CCIM
License ID 02033257

lee-pasadena.com



OFFERING MEMORANDUM
**OWNER USER OFFICE OPPORTUNITY
WITH RENTAL INCOME**

3223 DEL MAR AVE
ROSEMEAD, CA 91770

AERIAL OVERVIEW | SOUTHWEST



DAVID CHEN CCIM, MBA, MRED
License ID 01923629

GREGORY KHO CCIM
License ID 02033257

lee-pasadena.com



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

DEMOGRAPHICS INFORMATION



TOTAL POPULATION

39,161
1 MILE

244,100
3 MILE

637,820
5 MILE



TOTAL HOUSEHOLDS

11,575
1 MILE

80,858
3 MILE

205,354
5 MILE



AVG HOUSEHOLD INCOME

\$89,891
1 MILE

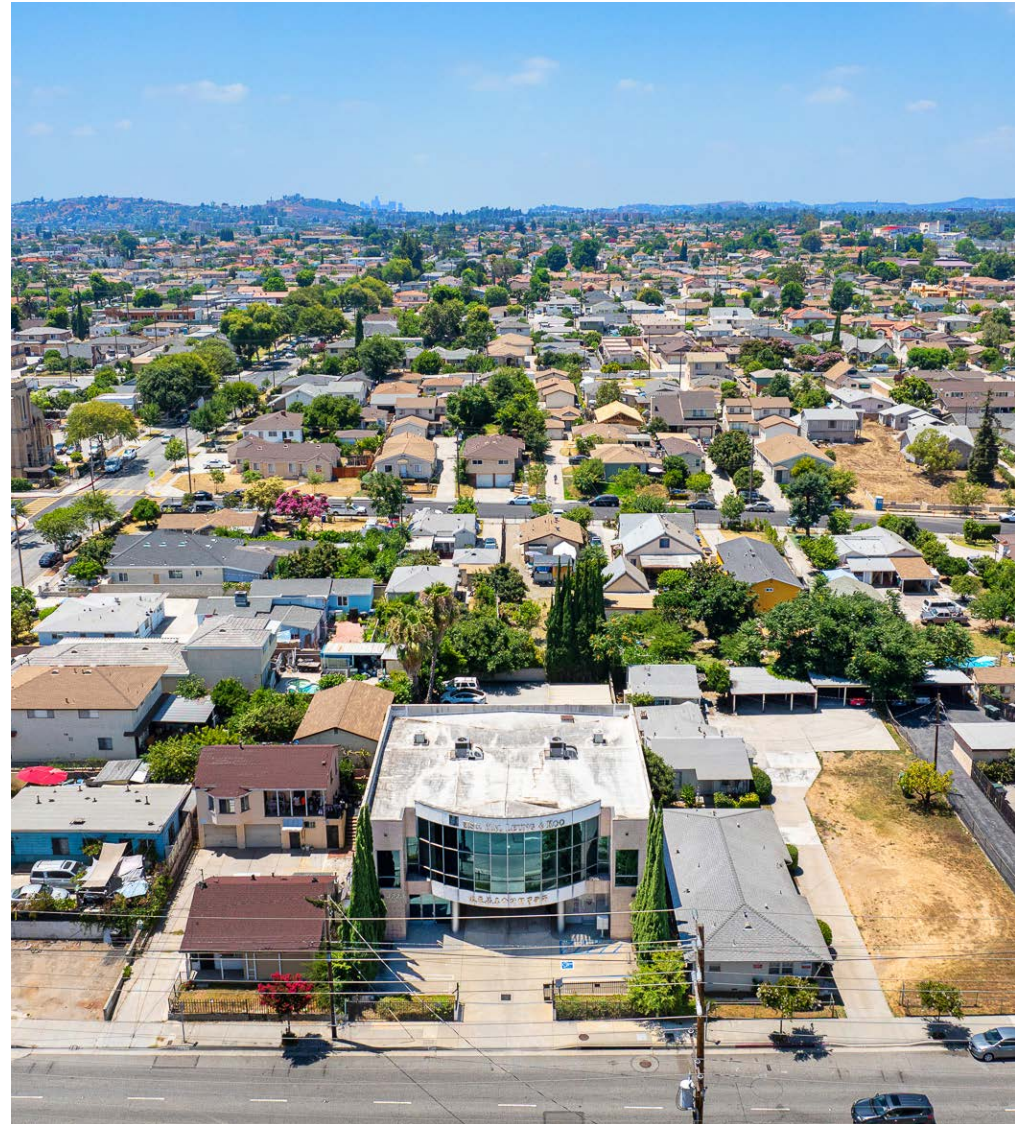
\$105,618
3 MILE

\$114,115
5 MILE



TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
Del Mar Ave.	Emerson Pl	0.02	2024	22,803
10 Fwy		0.34	2024	225,000



OFFERING MEMORANDUM OWNER USER OFFICE OPPORTUNITY WITH RENTAL INCOME

3223 DEL MAR AVE
ROSEMEAD, CA 91770

OVERVIEW MAP

