

550 W Garvey Ave

550 W Garvey Ave, Monterey Park, CA 91754



Raymond Lam

KW Executive

1108 S Fair Oaks Ave, South Pasadena, CA 91030

rlam@kw.com

(626) 321-3393



550 W Garvey Ave

\$42.00 /SF/YR

Property Overview: This newly constructed retail/office space, built in 2021, offers excellent visibility along Garvey Avenue with easy access to the 10 FWY and surrounding key streets. Featuring ground-floor retail or food use, along with second-floor office space, this location is perfect for a variety of business types, including restaurants, retail, medical, or professional offices.

Key Features:

Ideal for: Retail, restaurant, boba, coffee shop, cafe, or professional offices.

Construction: Newly built in 2021 with over \$250K invested in construction, renovations, and brand-new appliances.

Location: High street visibility with easy access to the 10 FWY, Atlantic Boulevard, and Garfield Avenue.

Design: Open, airy space with high ceilings and abundant...

- Ample Parking
- Newly Built in 2021
- Street Exposure

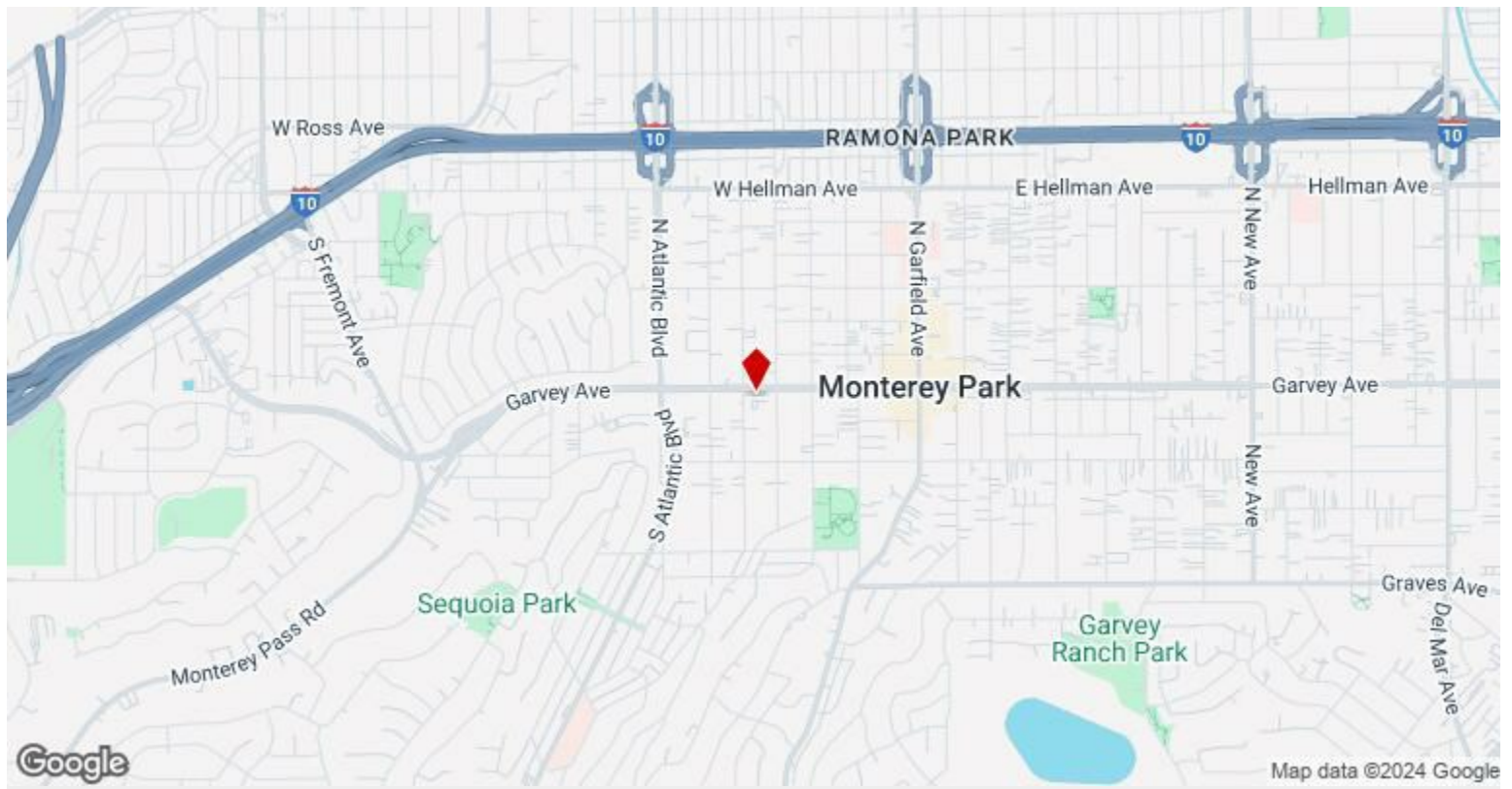


Rental Rate:	\$42.00 /SF/YR
Property Type:	Retail
Property Subtype:	Retail
Gross Leasable Area:	11,363 SF
Year Built:	2021
Walk Score ®:	91 (Walker's Paradise)
Rental Rate Mo:	\$3.50 /SF/MO

1st Floor Ste C

Space Available	1,480 SF
Rental Rate	\$42.00 /SF/YR
Date Available	November 06, 2024
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Sublet
Space Use	Retail

Property Overview: This newly constructed retail/office space, built in 2021, offers excellent visibility along Garvey Avenue with easy access to the 10 FWY and surrounding key streets. Featuring ground-floor retail or food use, along with second-floor office space, this location is perfect for a variety of business types, including restaurants, retail, medical, or professional offices.**Key Features:**Ideal for: Retail, restaurant, boba, coffee shop, cafe, or professional offices.**Construction:** Newly built in 2021 with over \$250K invested in construction, renovations, and brand-new appliances.**Location:** High street visibility with easy access to the 10 FWY, Atlantic Boulevard, and Garfield Avenue.**Design:** Open, airy space with high ceilings and abundant natural light, offering a welcoming and spacious environment for customers and employees.**Parking:** Ample parking available for customers and staff.**Space Configuration:** Ground floor designed for retail or food use, with second-floor office spaces.**Business Opportunity:** This is a unique sublease opportunity, with an option to take over the business, including the purchase of brand-new appliances and equipment—purchased in 2021 and available for sale at an additional \$75K. The list of appliances and equipment can be provided upon request. This is a turnkey solution for entrepreneurs looking to step into an established space with modern amenities, or those looking to invest in a prime location for a new business.**Lease Details:**Sublease Available: Flexible terms for the right tenant**Asking Price for Business & Equipment:** \$75,000**Construction & Renovation Costs:** Over \$250K invested in build-out, equipment, and renovation**This property offers exceptional potential for a variety of uses—whether you're looking to open a retail operation, restaurant, or a professional office space. With a solid foundation of recent investment, this is a great opportunity for new businesses to hit the ground running.**For more information or to schedule a tour, contact Raymond Lam - KW Executive at (626)-321-3393.



550 W Garvey Ave, Monterey Park, CA 91754

Property Overview: This newly constructed retail/office space, built in 2021, offers excellent visibility along Garvey Avenue with easy access to the 10 FWY and surrounding key streets. Featuring ground-floor retail or food use, along with second-floor office space, this location is perfect for a variety of business types, including restaurants, retail, medical, or professional offices.

Key Features:

Ideal for: Retail, restaurant, boba, coffee shop, cafe, or professional offices.

Construction: Newly built in 2021 with over \$250K invested in construction, renovations, and brand-new appliances.

Location: High street visibility with easy access to the 10 FWY, Atlantic Boulevard, and Garfield Avenue.

Design: Open, airy space with high ceilings and abundant natural light, offering a welcoming and spacious environment for customers and employees.

Parking: Ample parking available for customers and staff.

Space Configuration: Ground floor designed for retail or food use, with second-floor office spaces.

Business Opportunity: This is a unique sublease opportunity, with an option to take over the business, including the purchase of brand-new appliances and equipment—purchased in 2021 and available for sale at an additional \$75K. The list of appliances and equipment can be provided upon request. This is a turnkey solution for entrepreneurs looking to step into an established space with modern amenities, or those looking to invest in a prime location for a new business.

Lease Details:

Sublease Available: Flexible terms for the right tenant

Asking Price for Business & Equipment: \$75,000

Construction & Renovation Costs: Over \$250K invested in build-out, equipment, and renovation

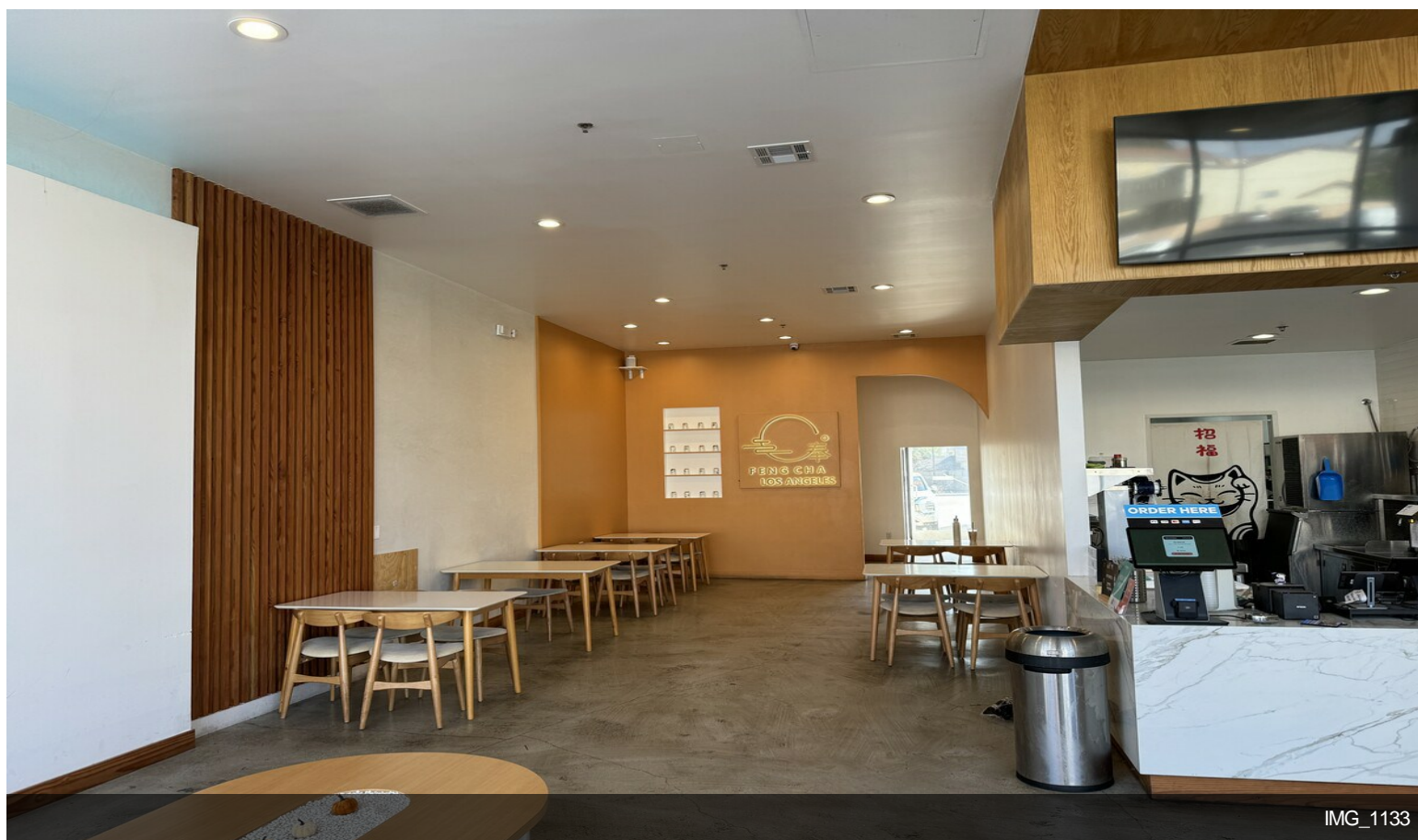
This property offers exceptional potential for a variety of uses—whether you're looking to open a retail operation, restaurant, or a professional office space. With a solid foundation of recent investment, this is a great opportunity for new businesses to hit the ground running.

For more information or to schedule a tour, contact

Property Photos



IMG_1132



IMG_1133

Property Photos



IMG_1137

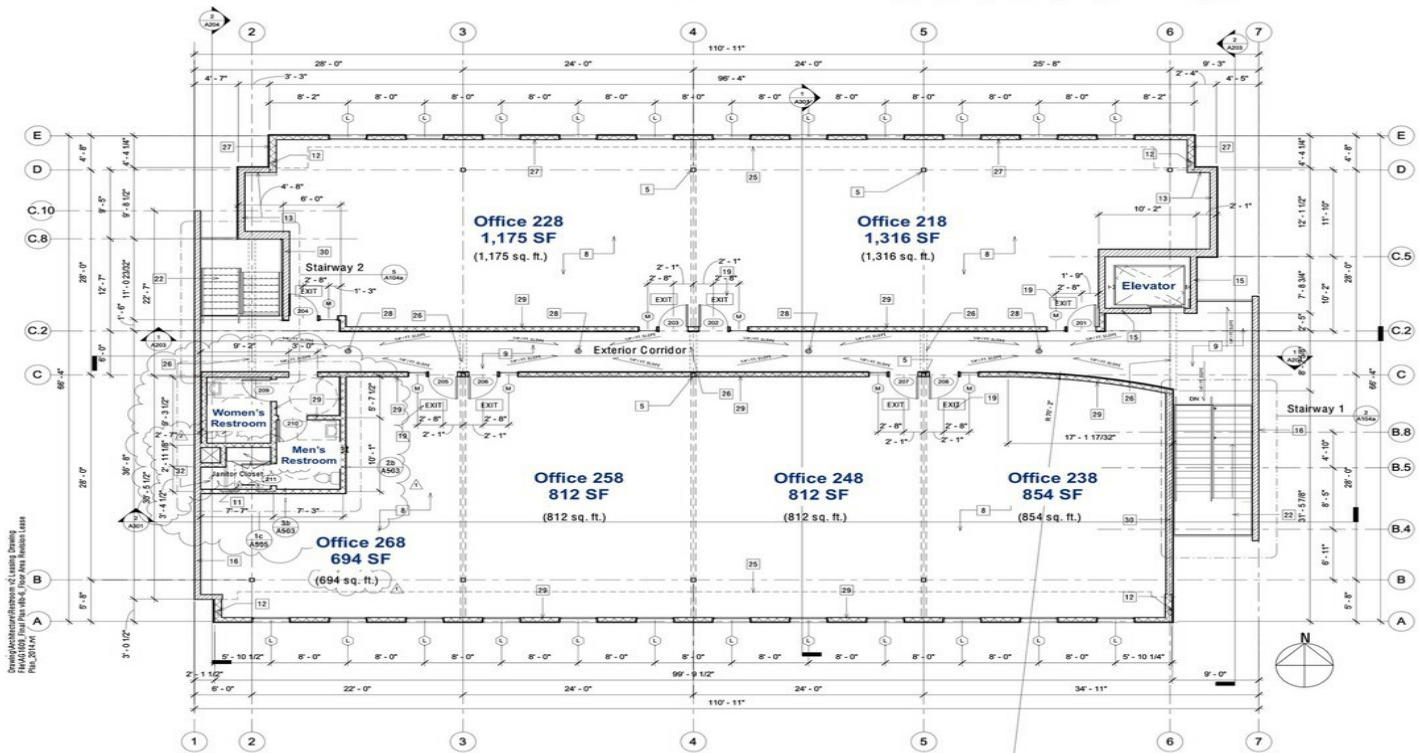


IMG_1143

Property Photos

Garvey Avenue

Scope of work: Adding restrooms at areas clouded on plans.



Notes:
Proposed restrooms are based on request of the applicant and not based on occupancy group. Minimum required plumbing fixture counts cannot be determined without establishing occupancy of the tenant spaces.

1 Second Floor Plan

Site Plan

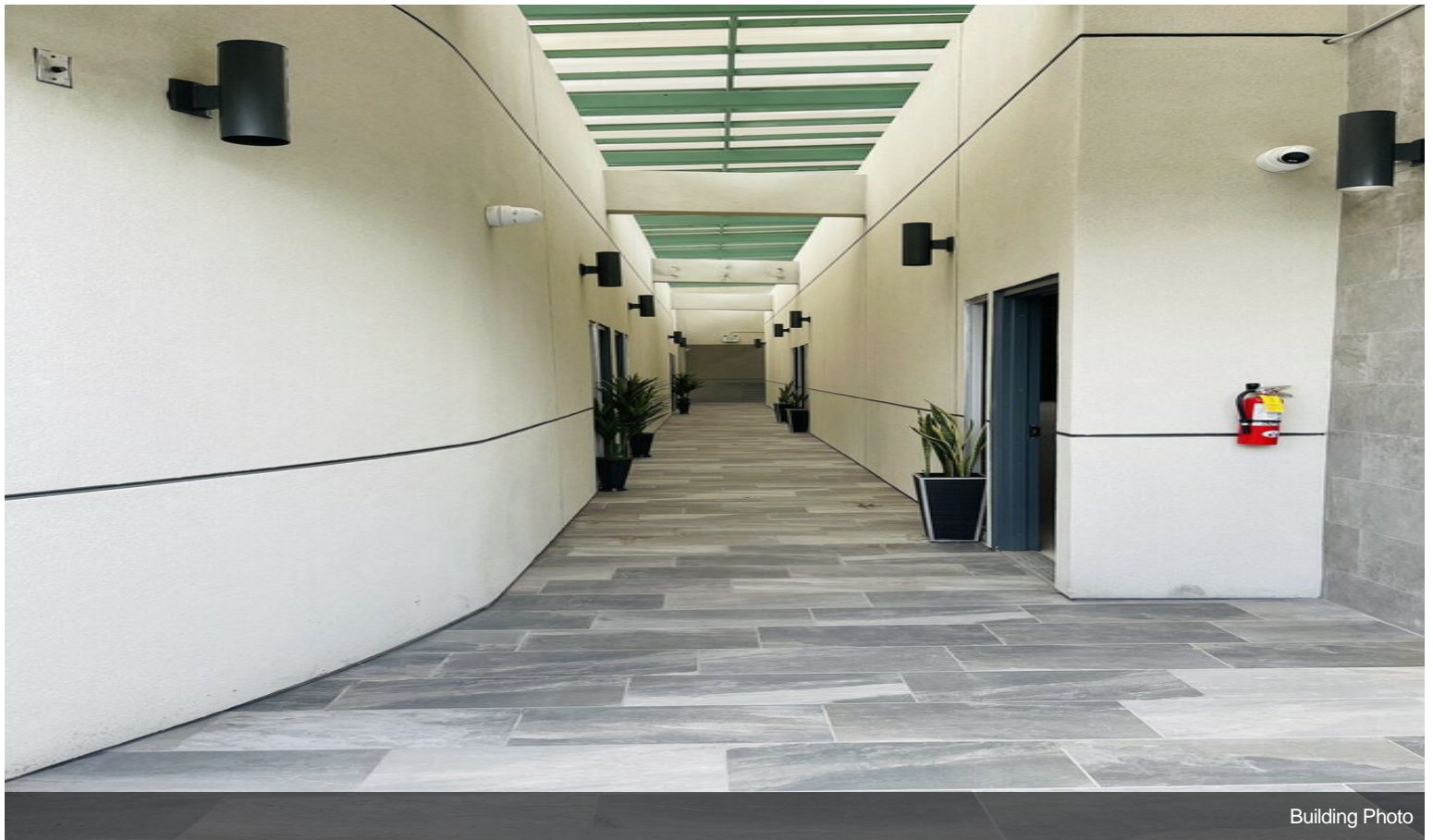


Building Photo

Property Photos

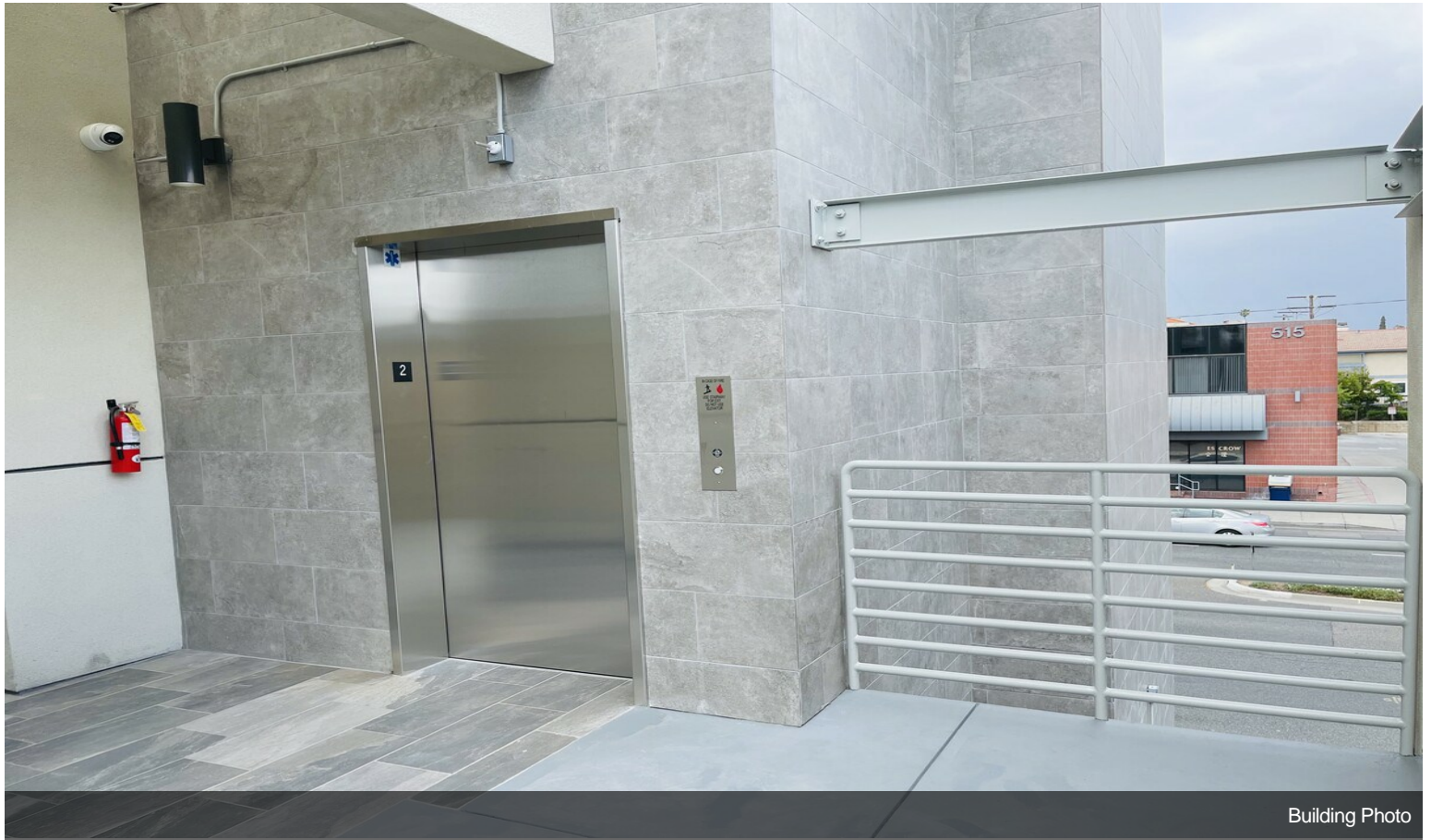


Interior Photo

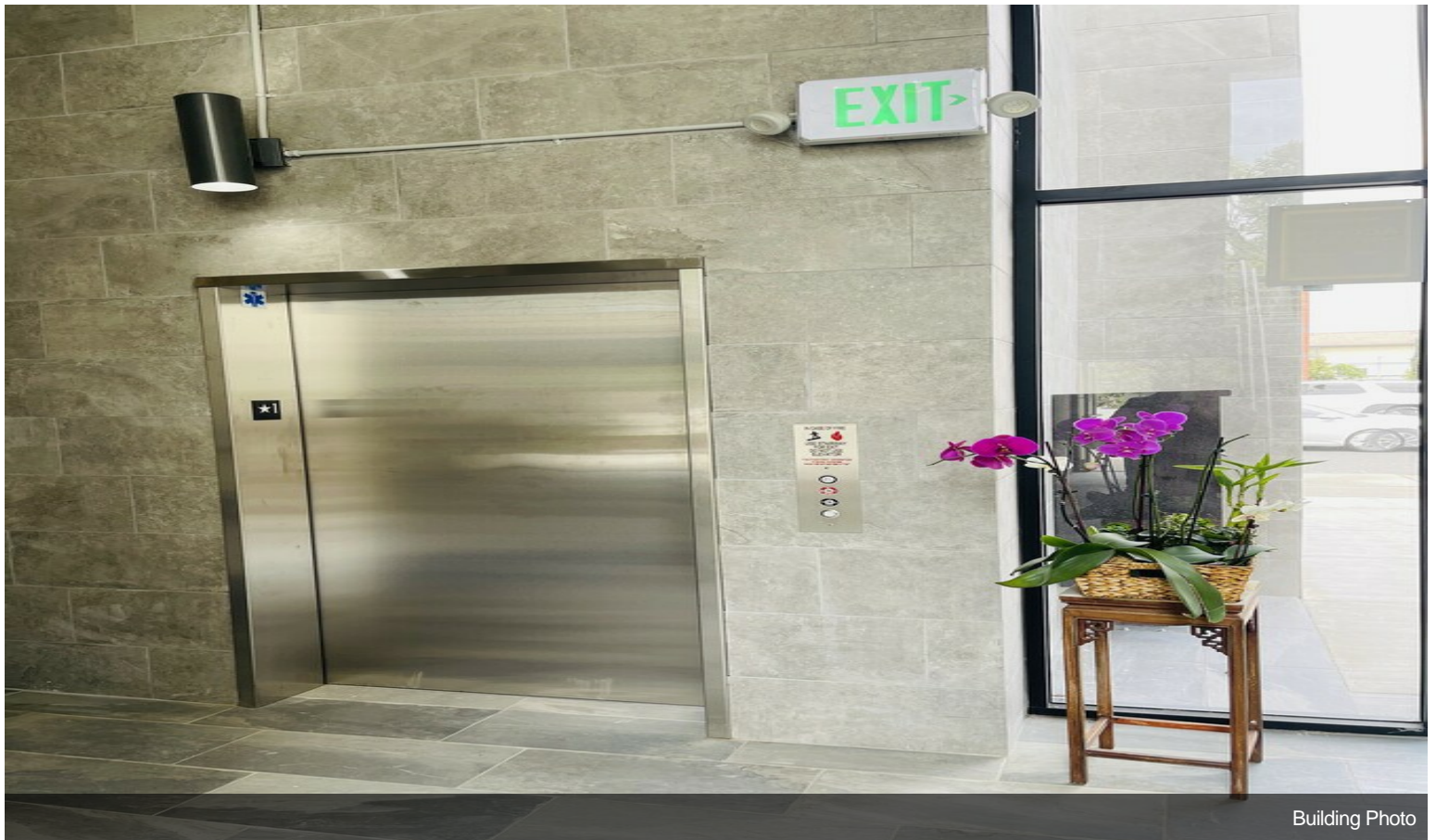


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Building Photo

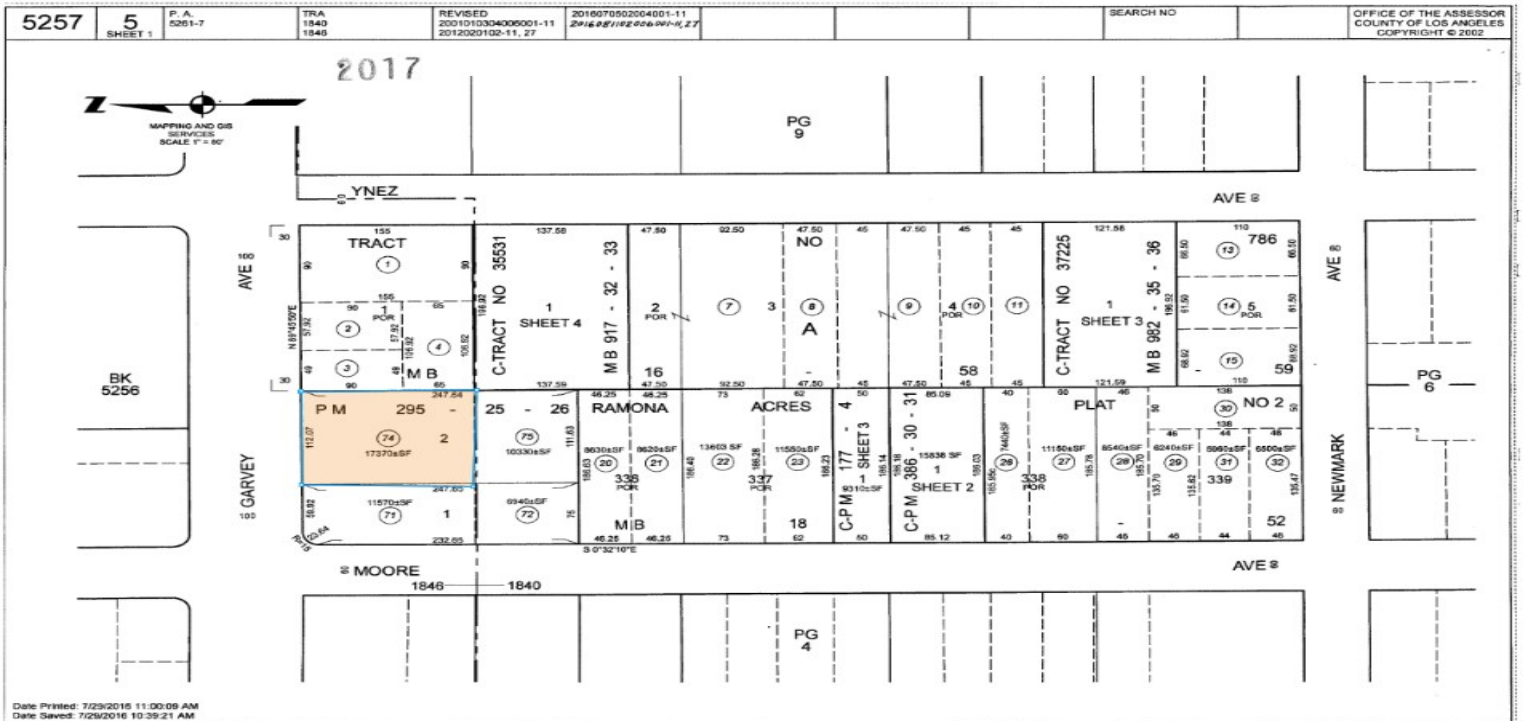


Building Photo

Property Photos



Building Photo



Date Printed: 7/29/2016 11:00:09 AM
Date Saved: 7/29/2016 10:39:21 AM