

OFFERING MEMORANDUM

9604 VALLEY BOULEVARD

Rosemead, California 91770



\$3,500,000

OFFERING PRICE

±8,060 SF

BUILDING SIZE

3 Doors

DRIVE-IN LOADING

FCMU

ZONING OVERLAY

Rare Owner/User Opportunity | Vacant for the First Time in 30+ Years

EXCLUSIVELY OFFERED BY



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This Offering Memorandum has been prepared by Los Angeles Property Management Group ("LAPMG" or the "Broker") for use by a limited number of qualified prospective purchasers in considering the acquisition of 9604 Valley Boulevard, Rosemead, California 91770 (the "Property"). The information contained herein has been obtained from sources believed to be reliable; however, the Broker has not independently verified, and will not verify, any of the information contained herein, nor has the Broker conducted any investigation regarding these matters. The Broker makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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All projections, assumptions, and forecasts contained in this Offering Memorandum are illustrative only and are based on sources believed to be reliable. A prospective purchaser should conduct its own independent investigation and verification of any matters material to its acquisition decision, including but not limited to property condition, legal compliance, environmental status, zoning, entitlements, utilities, mechanical systems, and financial performance.

The Property is offered on an "AS-IS, WHERE-IS" basis, with all faults, and with no representations or warranties, express or implied, as to condition, fitness for a particular purpose, habitability, compliance with applicable laws, or any other matter. Prospective purchasers should engage qualified third-party inspectors, environmental consultants, and legal and tax advisors before committing to a purchase.

Seller and Broker reserve the right, at their sole discretion, to withdraw the Property from the market, reject any and all offers, and negotiate with any party at any time, without prior notice.

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1. EXECUTIVE SUMMARY

9604 Valley Boulevard presents a rare opportunity to acquire a versatile, freestanding owner/user industrial-retail hybrid building in the heart of Rosemead's Valley Boulevard commercial corridor. After more than three decades of continuous single-tenant occupancy by a specialty food manufacturing and retail operation, the Property is now being offered vacant for the first time in a generation.

The ±8,060 square foot freestanding building offers a distinctive combination of street-level retail frontage on Valley Boulevard, a drive-in warehouse core with three grade-level loading doors, and a large gated rear truck court. Legacy commercial kitchen infrastructure remains in place — including walk-in refrigeration shells, stainless steel prep stations, floor drains, hood chases, and rooftop exhaust systems — providing a turnkey platform for food-related users or a flexible build-to-suit canvas for any owner/user seeking high-visibility industrial-commercial space in the San Gabriel Valley.

Positioned within the Freeway Corridor Mixed-Use (FCMU) overlay established by the City of Rosemead's General Plan, the Property benefits from zoning flexibility that accommodates a broad range of commercial, light industrial, and specialty manufacturing uses — as well as potential future horizontal or vertical mixed-use redevelopment. The San Gabriel Valley remains among the tightest industrial submarkets in the country, with Q1 2026 direct vacancy reported below 3.5% and steady demand for sub-10,000 SF owner/user buildings on infill corridors.

The Property qualifies for SBA 504 financing, enabling qualified owner/user buyers to acquire with as little as 10% down. With a historic acquisition basis of approximately \$217 per square foot (2023 Assessor base value) and replacement cost well in excess of that figure, 9604 Valley Boulevard represents a compelling long-term platform for a business owner seeking to convert rent payments into equity.

2. OFFERING HIGHLIGHTS

Address	9604 Valley Blvd, Rosemead, CA 91770-1510
Assessor Parcel Number (APN)	8593-002-006
Building Size	±8,060 SF
Year Built / Effective Year	1954 / 1965
Use Type	Industrial (LA County Use Code 3100)
Frontage	±93.83 feet on Valley Boulevard
Loading	Three (3) grade-level drive-in doors
Customer Parking (Front)	3 spaces (2 standard + 1 ADA)
Rear Yard	Gated, secured truck court with ample paved area
Zoning	FCMU Overlay, City of Rosemead
Tax Rate Area	12830
Occupancy Status	Vacant; first offering in 30+ years
Offering Price	\$3,500,000
Financing	SBA 504 eligible for qualified owner/users

3. PROPERTY OVERVIEW



South/east elevation at dusk, showing the building's two-zone massing and site paving

Two-Zone Configuration

The Property consists of a single-story freestanding building configured in two distinct zones, each with its own character and operational role:

Front Section — Retail Storefront on Valley Boulevard

The north-facing front elevation presents as a traditional retail storefront, with full-height storefront glazing, a prominent signage band, and direct pedestrian access from Valley Boulevard. The interior is finished with ceramic tile floors, painted drywall, drop ceilings, and a dedicated accessible restroom — move-in ready for a retail or customer-facing use. Three customer parking spaces (two standard and one ADA-accessible) sit directly in front of the storefront along Valley Boulevard.

Warehouse & Production Core

Behind the retail section sits the primary warehouse and production space. Original 1954 wood-joint roof construction is exposed across the main bay, with skylights providing natural daylight throughout. The middle production bay features steel-column construction — likely installed during the renovation reflected in the Property's effective year of 1965. CMU (concrete masonry unit) perimeter walls, polished concrete floors, and overhead fluorescent task lighting complete the space. The architecture is period-authentic and has genuine aesthetic appeal for creative, artisan, boutique, and light-manufacturing users.

Rear Service Area — Former Commercial Kitchen

The rear service area contains remnants of the previous commercial kitchen operation, including walk-in refrigeration shells, stainless steel prep stations, multi-compartment sinks, hood chase infrastructure, floor drains and floor sinks, and rooftop exhaust systems. This zone requires cosmetic refresh and mechanical assessment, but retains the plumbing, ventilation, and electrical bones that a food-related owner/user would otherwise build from scratch. Buyers are encouraged to request walk-through access to evaluate.

Loading & Gated Truck Court

The Property features three (3) grade-level drive-in loading doors, enabling drive-through operational flow between the street and the rear yard:

- One (1) drive-in door on the north (Valley Boulevard) elevation, providing street-level access for customer-facing loading and quick drop-offs.
- Two (2) drive-in doors on the west elevation, opening into the secured truck court.

The truck court is enclosed by solid masonry walls and accessed by a steel security gate from Valley Boulevard. The rear yard provides a generous expanse of paved, off-street area suitable for fleet vehicles, inventory staging, deliveries, and employee parking — a significant operational and security asset for users handling high-value product, equipment, or perishables.



Gated rear truck court with drive-in door access (view toward rear doors)

4. BUILDING & SITE SPECIFICATIONS

Building Size	±8,060 SF
Year Built	1954
Effective Year of Construction	1965
Frontage	±93.83 ft on Valley Boulevard
Construction	CMU perimeter walls; wood-joint roof over main bay; steel columns in production bay
Roof	Flat, modified bitumen / built-up membrane (age to be verified)
Clear Height	Moderate (exact measurement to be verified)
Office / Retail SF	To be verified
Warehouse / Production SF	To be verified
Drive-In Doors	Three (3) grade-level — one front, two rear
Skylights	Present throughout warehouse bay
HVAC	Multiple rooftop package units serving front retail and rear zones
Electrical	Service size to be confirmed; specifications available in a forthcoming addendum
Plumbing	Commercial plumbing; multiple floor drains and floor sinks
Ventilation	Multiple rooftop exhaust stacks / hood infrastructure in place
Sprinklered	No (per Seller; buyer to independently verify)
Restrooms	One (1) ADA-accessible restroom in retail zone; additional fixtures in service area
ADA Access	Dedicated ADA parking space and accessible entry at retail frontage
Security	Gated truck court with steel security gate; solid masonry perimeter walls

5. ZONING & ENTITLEMENTS

The Property is located within the Freeway Corridor Mixed-Use (FCMU) Overlay district established by the City of Rosemead's General Plan and Zoning Code Update. The FCMU Overlay was adopted to promote context-sensitive mixed-use development along Rosemead's major arterials — including Valley Boulevard, Rosemead Boulevard, Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, and Temple City Boulevard — and identifies special provisions for land use, development standards, urban design, community benefits, and by-right uses.

Under the FCMU framework, the Property supports a wide range of commercial, light industrial, office/business park, and specialty manufacturing uses. The site may additionally support future horizontal or vertical mixed-use redevelopment, subject to applicable development standards and entitlement review.

Prospective purchasers are encouraged to confirm use permissibility and entitlement pathway with the City of Rosemead Planning Division (626-569-2140) prior to closing. The Los Angeles County Building Permit Viewer and the City of Rosemead Building and Safety Division (626-569-2130, 8838 E. Valley Blvd) can provide historical permit records on request.

6. LOCATION OVERVIEW

Rosemead is a 5-square-mile city in Los Angeles County's western San Gabriel Valley submarket, with a population of approximately 54,000 and a dense, diverse business base dominated by retail, logistics, food service, and light manufacturing. The Valley Boulevard corridor is Rosemead's primary east-west commercial spine, connecting Downtown Los Angeles to the west with Pomona and the Inland Empire to the east.

Freeway & Logistics Access

Interstate 10 (San Bernardino Freeway)	±1.5 miles south — full interchange at Rosemead Blvd
Interstate 605 (San Gabriel River Freeway)	±2 miles east
State Route 60 (Pomona Freeway)	±3 miles south
State Route 19 (Rosemead Boulevard)	±1 mile east
Downtown Los Angeles	±10 miles west
Los Angeles International Airport (LAX)	±25 miles southwest
Port of Los Angeles / Port of Long Beach	±25 miles south
Ontario International Airport (ONT)	±30 miles east

7. SAN GABRIEL VALLEY INDUSTRIAL MARKET

The San Gabriel Valley remains one of the most supply-constrained industrial submarkets in the United States. Per published research from major brokerage firms covering the Q1 2026 period, SGV direct industrial vacancy remained in the low-3% range with over 2 million square feet of positive net absorption in the trailing twelve months and more than 1 million square feet of net absorption in a single quarter — the second time that threshold has been crossed in three quarters.

Infill Rosemead is meaningfully tighter than the broader SGV submarket due to limited developable land, the area's dense and established commercial fabric, and sustained owner/user demand from a diverse business base. Small-bay owner/user buildings in the sub-10,000 SF range are particularly tightly held, with limited turnover and consistent bid depth from local business owners, immigrant-entrepreneur operators, and regional food and logistics users.

Published 2026 industry commentary indicates small-bay SGV industrial properties transacting in ranges commonly cited between \$300 and \$500 per square foot for stabilized owner/user sales, with cap rates on leased investments in the 5.0–6.0% range. Pricing for well-located, functional, street-frontage buildings on Valley Boulevard tends to carry a premium relative to non-frontage industrial product.

Note: Market statistics cited are general and drawn from publicly available third-party research. Prospective purchasers should consult current brokerage research for current market conditions.

8. OWNER/USER INVESTMENT THESIS

9604 Valley Boulevard is well suited to an owner/user who values:

- Valley Boulevard visibility, signage, and retail foot traffic — rare for industrial product.
- Three drive-in doors enabling drive-through operational flow (front-to-rear).
- Secured, gated rear truck court for fleet vehicles, inventory staging, or equipment storage.
- Legacy food-manufacturing infrastructure — vent stacks, walk-in shells, stainless prep, floor drains, hood chases.
- Proximity to I-10, I-605, and SR-60 for regional distribution and labor pool access.
- Zoning flexibility under the Freeway Corridor Mixed-Use (FCMU) Overlay.
- Owner/user sizing — ideal for SBA 504 financing with approximately 10% down.
- Established, diverse, and growing business base along the Valley Boulevard corridor.

Likely User Profiles

The combination of street-level retail presentation and rear warehouse/production capacity attracts a broad spectrum of potential owner/users:

- Specialty food manufacturers, bakeries, commissary kitchens, panaderias, tortillerias, confectioners.
- Beverage bottlers, boba and specialty drink producers with retail/showroom interest.
- Retail-plus-warehouse operators (appliance, automotive, equipment, tile/stone, building materials).
- Contractors and specialty trade operators needing street presence plus secured yard.
- Light assembly, light manufacturing, prototype shops, design-build studios.
- Creative/boutique users drawn to the exposed wood-beam warehouse character.

9. FINANCIAL SUMMARY & PROPERTY TAX CONTEXT

Los Angeles County Assessor Values

2026 Roll Preparation — Total	\$1,852,867
Land	\$1,348,794
Improvements	\$504,073
2025 Current Roll — Total	\$1,816,538
2023 Base Value — Total	\$1,746,000
Land (2023)	\$1,271,000
Improvements (2023)	\$475,000
Tax Rate Area	12830
Current Estimated Annual Tax	~\$22,000 (approx. 1.2% of assessed value)

Proposition 13 Reassessment at Sale

Under California's Proposition 13, upon change of ownership the assessed value will reset to the purchase price, with annual increases thereafter capped at 2%. The illustrative table below shows approximate annual property tax at various acquisition prices, using an assumed base rate of approximately 1.2%:

Purchase Price	Est. Annual Property Tax (~1.2%)	Approx. Monthly
\$2,500,000	\$30,000	\$2,500
\$3,000,000	\$36,000	\$3,000
\$3,500,000	\$42,000	\$3,500
\$4,000,000	\$48,000	\$4,000

Buyers are strongly advised to consult their own tax advisor and confirm current tax rates with the Los Angeles County Assessor's East District Office (1190 Durfee Ave, South El Monte, CA 91733 | 626-258-6001).

10. ILLUSTRATIVE SBA 504 FINANCING

For qualified owner/user buyers, the U.S. Small Business Administration's 504 loan program enables the acquisition of owner-occupied commercial real estate with as little as 10% down. The program uses a two-loan structure: a first-position bank loan (typically 50% of the purchase price) paired with a second-position loan originated by an SBA-approved Certified Development Company (CDC, typically 40%).

The illustration below is based on the asking price of \$3,500,000 and is provided for demonstration only. It does not constitute a financing quote or commitment:

Illustrative Purchase Price	\$3,500,000
Down Payment (10%)	\$350,000
1st Trust Deed — Bank (50%, ~25-year amortization)	\$1,750,000
2nd Trust Deed — SBA/CDC (40%, 25-year fixed)	\$1,400,000
SBA Program Requirement	Owner-occupy ≥51% of building within 12 months

Actual monthly debt service will vary based on prevailing interest rates, lender underwriting, SBA debenture pricing, and borrower-specific factors. Prospective buyers should request current quotes from an SBA preferred lender and CDC serving the San Gabriel Valley.

11. DISCLOSURES & AS-IS CONDITIONS

The Property is being offered on an "AS-IS, WHERE-IS" basis, with all faults. Prospective purchasers are expected to conduct their own due diligence, including property inspection, environmental review, and systems testing. The following items are specifically flagged for buyer review:

- The former commercial kitchen area shows visible wear, water staining, and surface damage, and will require cosmetic refresh, mechanical cleaning, and potentially partial demolition and reconstruction to support a new food-production user.
- Walk-in refrigeration shells, stainless steel prep equipment, and commercial hoods remain in place but condition varies; operability and code-compliance have not been verified by Seller.
- The roof is a flat modified bitumen / built-up membrane system; age and remaining life should be verified by a qualified roofing inspector retained by buyer.
- Drive-in door systems are functional but of older sliding-panel design; modern owner/users may wish to upgrade to overhead roll-up operators.
- Interior clear height is moderate and the Property is not suited for high-bay racked distribution uses.
- Given the Property's long operating history as a food-manufacturing facility, buyers are advised to commission a Phase I Environmental Site Assessment.
- All dimensions, square footages, and year-built information are approximate and derived from Los Angeles County Assessor records and publicly available sources. Buyers should verify through title report, ALTA survey, and independent measurement.
- Property tax figures cited are estimates based on Assessor-reported values and general Tax Rate Area information. Actual taxes will be reassessed upon change of ownership under Proposition 13.
- All market statistics and comparable sale commentary are derived from publicly available third-party research and are presented for informational purposes only.
- Seller and Broker make no representation regarding the suitability of the Property for any specific use or business. Buyers must conduct their own feasibility analysis.

12. CONTACT & NEXT STEPS

All offers, questions, site inspection requests, and requests for additional due diligence materials should be directed to:



Kyle Crown

President & Broker | California DRE #01936385

(323) 790-6615 | kcrown15@gmail.com

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Tours and on-site inspections are by appointment only. A signed confidentiality agreement may be required prior to release of detailed operating information, environmental reports, historical financials, or other sensitive materials.

-- END OF OFFERING MEMORANDUM --