

OWNER-USER OPPORTUNITY | HIGH VISIBILITY CORNER



**5912 ALESSANDRO AVE | TEMPLE CITY, CA**

Prime Corner Retail Opportunity

Owner-User | High Visibility | Flexible Retail + Warehouse

## INVESTMENT HIGHLIGHTS

- Highly visible corner lot location with strong street frontage
- Excellent exposure with consistent drive-by traffic
- Ideal for owner-user retail, showroom, or service business
- Functional layout combining retail space and warehouse/storage
- Positioned within an established commercial corridor
- Large lot offering operational flexibility and access
- Strong opportunity to establish or expand a business presence

## PROPERTY SUMMARY

<b>Building Size:</b>	±10,783 SF
<b>Lot Size:</b>	±19,600 SF
<b>Zoning:</b>	TC-C2
<b>Year Built:</b>	1946
<b>Property Type:</b>	Retail / Flex

## PROPERTY DESCRIPTION

Positioned on a prominent corner in the heart of Temple City, this versatile commercial property offers a rare opportunity for an owner-user seeking visibility, flexibility, and long-term upside. The property features approximately ±10,700 square feet of improvements situated on a generous ±19,600 square foot lot. The existing configuration supports a combination of retail or showroom space with a warehouse or storage component, making it well-suited for businesses requiring both customer-facing presence and operational functionality. The corner positioning enhances accessibility while maximizing signage exposure and branding potential. Located along a well-traveled corridor, the property benefits from steady daily traffic and proximity to surrounding residential neighborhoods and established commercial uses. This is an ideal opportunity to secure a high-exposure location in a desirable San Gabriel Valley market.