

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume, Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



Overview

Address: 700-1/2 W Las Tunas Dr
San Gabriel, CA 91776

Space Type/Size: Retail / $\pm 1,156$ SF

Asking Rent/SF: \$2.55/SF/MONTH - \$30.6/SF/YEAR

CAM Charge: \$300 / Month

Parking: 3 Spaces

Lease Term: 3-5 Years, MG



Space Highlights

Prime retail space available for lease! This $\pm 1,156$ SF retail space is located right on Las Tunas Dr. and block(s) away from major employment centers in San Gabriel Valley such as San Gabriel Valley Medical Center. With EXCELLENT exposure to $\pm 24,000$ Cars Per Day Traffic Volume, and a strong demographics of $\pm \$139,000$ Avg. Household Income within a mile radius plus a strong home ownership ratio, this location provides strong fundamentals for the right retail tenant to open their business. The space is a bright and spacious shell retail space with large windows and signage. It has a separate backroom area complete with a private office and a $\frac{1}{2}$ bathroom. The space comes with 3 parking spaces.

HIGHLIGHTS

- Spacious and bright retail space (shell condition) in an excellent location
- Superb Exposure on Las Tunas Drive with High traffic volume (avg. ± 24 k cars per day)
- High density and high demand area for retail; Walk Score 92
- Superb demographics with $\pm \$139,000$ AHH Income within a mile radius
- Nearby major employers: San Gabriel Valley Medical Center, San Gabriel Mission, San Gabriel City Hall, etc.
- Possible Use: general retail, food service (takeout – tenant to check with city on parking), mail service, other retail uses.

For More Information: **HAN WIDJAJA CHEN, CCIM** ☎ **626.594.4900** DRE#01749321

ANDREW CHIA ☎ **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime ±1,156SF Retail space on Las Tunas Dr, Excellent visibility with ±24k Cars/Day Traffic Volume,
Strong Demographics ±\$139k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP



700-1/2 W LAS TUNAS DR

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

For More Information: **HAN WIDJAJA CHEN, CCIM** ☎ **626.594.4900** DRE#01749321

ANDREW CHIA ☎ **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume, Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



SAN GABRIEL COUNTRY CLUB



SGV MEDICAL CENTER



MITSUWA MARKETPLACE



700-1/2 W LAS TUNAS DR

GROWTH INVESTMENT GROUP

LAS TUNAS DR

TRAFFIC VOLUME: $\pm 24,041$ CPD

DEMO: $\pm \$139,679$ AVG. HOUSEHOLD INCOME (1-MILE)

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume, Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



SAN GABRIEL MISSION PLAYHOUSE



ALMORSOR COURT



ALHAMBRA GOLF COURSE



700-1/2 W LAS TUNAS DR



GROWTH INVESTMENT GROUP

LAS TUNAS DR

TRAFFIC VOLUME: $\pm 24,041$ CPD

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

DEMO: $\pm \$139,679$ AVG. HOUSEHOLD INCOME (1-MILE)

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume, Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



DOWNTOWN ALHAMBRA

700-1/2 W LAS TUNAS DR

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

LAS TUNAS DR
TRAFFIC VOLUME: $\pm 24,041$ CPD
DEMO: $\pm \$139,679$ AVG. HOUSEHOLD INCOME (1-MILE)

For More Information: **HAN WIDJAJA CHEN, CCIM** 626.594.4900 DRE#01749321

ANDREW CHIA 626.898.9710 DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime ±1,156SF Retail space on Las Tunas Dr, Excellent visibility with ±24k Cars/Day Traffic Volume,
Strong Demographics ±\$139k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP



For More Information: **HAN WIDJAJA CHEN, CCIM** ☎ **626.594.4900** DRE#01749321

ANDREW CHIA ☎ **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume,
Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92

GIG
GROWTH INVESTMENT GROUP
CALIFORNIA



GROWTH INVESTMENT GROUP



For More Information: **HAN WIDJAJA CHEN, CCIM**  **626.594.4900** DRE#01749321

ANDREW CHIA  **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume,
Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP



For More Information: **HAN WIDJAJA CHEN, CCIM**  **626.594.4900** DRE#01749321

ANDREW CHIA  **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume,
Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP



For More Information: **HAN WIDJAJA CHEN, CCIM**  **626.594.4900** DRE#01749321

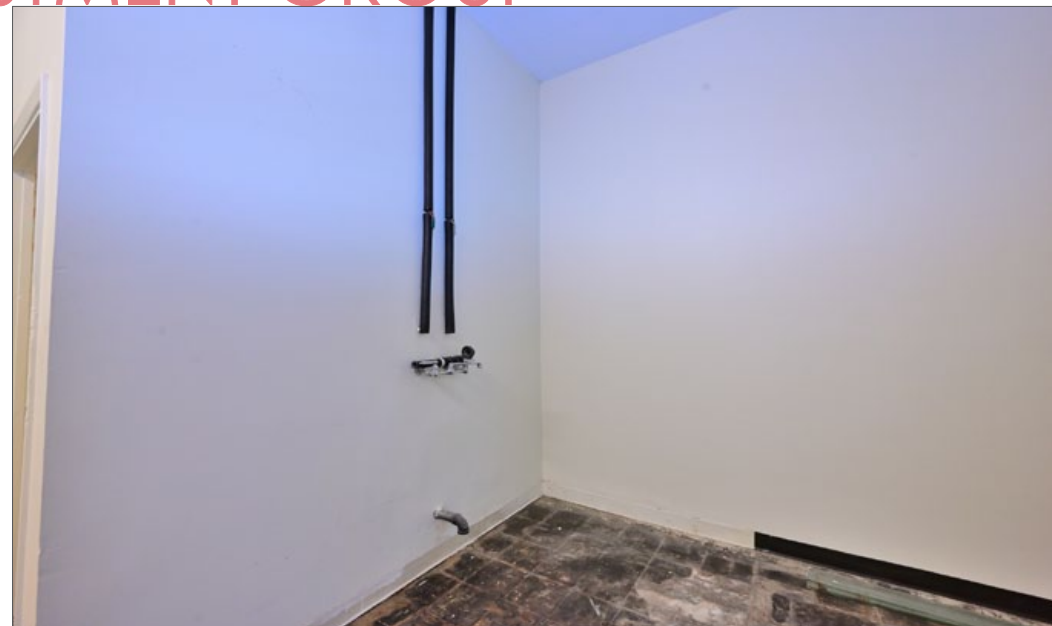
ANDREW CHIA  **626.898.9710** DRE#02250138

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume,
Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP



For More Information: **HAN WIDJAJA CHEN, CCIM**  **626.594.4900** DRE#01749321

ANDREW CHIA  **626.898.9710** DRE#02250138

**FOR
LEASE** 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime $\pm 1,156$ SF Retail space on Las Tunas Dr, Excellent visibility with ± 24 k Cars/Day Traffic Volume,
Strong Demographics $\pm \$139$ k Avg. Household Income within a-mile radius, Walk Score 92



GROWTH INVESTMENT GROUP

FOR LEASE 700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime ±1,156SF Retail space on Las Tunas Dr, Excellent visibility with ±24k Cars/Day Traffic Volume,
Strong Demographics ±\$139k Avg. Household Income within a-mile radius, Walk Score 92



Walkscore Map

700 West Las Tunas Drive

North San Gabriel, San Gabriel, 91776

Commute to **Downtown San Gabriel**

1 min 8 min 3 min 13 min [View Routes](#)



Walker's Paradise

Daily errands do not require a car.



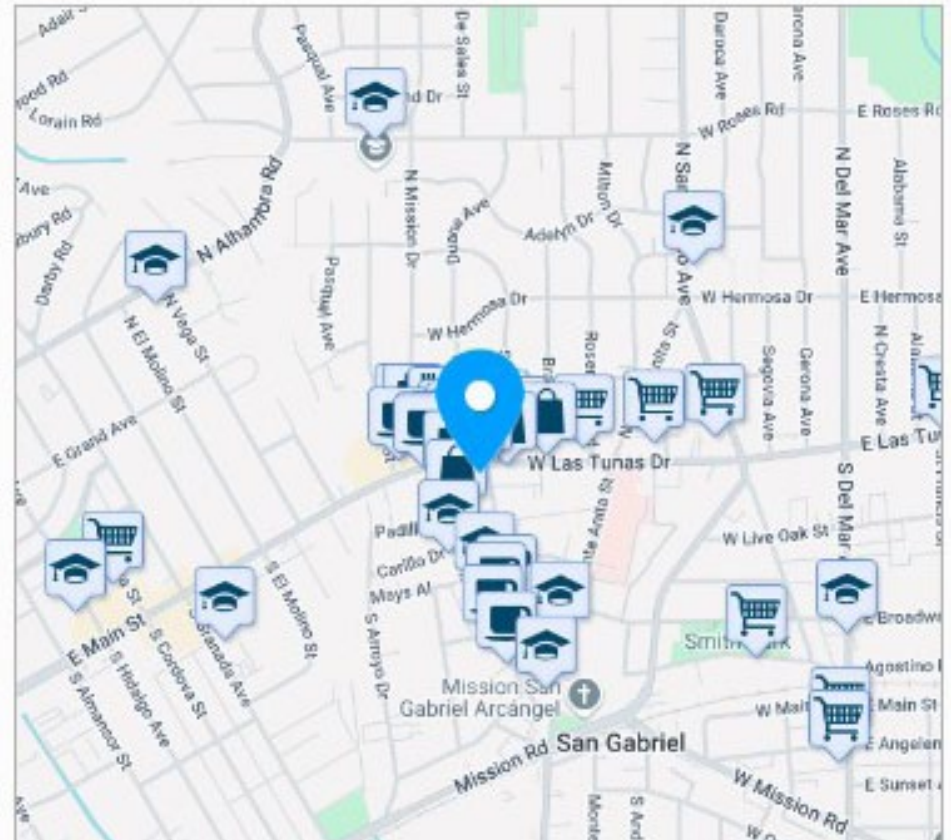
Some Transit

A few nearby public transportation options.



Bikeable

Some bike infrastructure.



**FOR
LEASE**

700-1/2 W Las Tunas Dr, San Gabriel, CA 91776

Prime ±1,156SF Retail space on Las Tunas Dr, Excellent visibility with ±24k Cars/Day Traffic Volume,
Strong Demographics ±\$139k Avg. Household Income within a-mile radius, Walk Score 92



Demographic and Income Profile (1 Mile Radius)

Summary	Census 2010	Census 2020	2024	2029
Population	25,642	26,390	25,357	24,932
Households	9,047	9,368	9,243	9,304
Families	6,536	6,746	6,515	6,581
Average Household Size	2.79	2.76	2.68	2.62
Owner Occupied Housing Units	4,533	4,380	4,320	4,351
Renter Occupied Housing Units	4,513	4,988	4,923	4,953
Median Age	39.8	41.9	42.4	43.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.34%	0.09%	0.38%	
Households	0.13%	0.38%	0.64%	
Families	0.20%	0.37%	0.56%	
Owner HHs	0.14%	0.58%	0.97%	
Median Household Income	2.45%	2.70%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	626	6.8%	550	5.9%
\$15,000 - \$24,999	413	4.5%	301	3.2%
\$25,000 - \$34,999	426	4.6%	322	3.5%
\$35,000 - \$49,999	653	7.1%	523	5.6%
\$50,000 - \$74,999	1,213	13.1%	1,074	11.5%
\$75,000 - \$99,999	1,250	13.5%	1,191	12.8%
\$100,000 - \$149,999	1,818	19.7%	1,893	20.3%
\$150,000 - \$199,999	1,023	11.1%	1,211	13.0%
\$200,000+	1,822	19.7%	2,239	24.1%
Median Household Income	\$100,727		\$113,698	
Average Household Income	\$139,679		\$162,009	
Per Capita Income	\$51,033		\$60,640	