

FOR SALE



PRICE REDUCTION!

OLD SALE PRICE: \$1,300,000

NEW SALE PRICE: \$1,080,000

ZONED C-3

GREAT LOCATION FOR A MEDICAL OFFICE, PROFESSIONAL OFFICES

1046 S San Gabriel Blvd, San Gabriel, CA 91776

OFFERING SUMMARY

ADDRESS	1046 S San Gabriel Blvd San Gabriel, CA 91776
BUILDING SF	+/- 1,602 SF
LAND SF	+/- 8,809 SF
YEAR BUILT	1923
APN	5372-001-034
ZONING	SLC3*

FINANCIAL SUMMARY

PRICE	OLD PRICE: \$1,300,000	NEW PRICE: \$1,080,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	31,283	260,320	603,920
2025 Median HH Income	\$86,964	\$86,264	\$92,622
2025 Average HH Income	\$115,433	\$120,490	\$129,811

PROPERTY DESCRIPTION

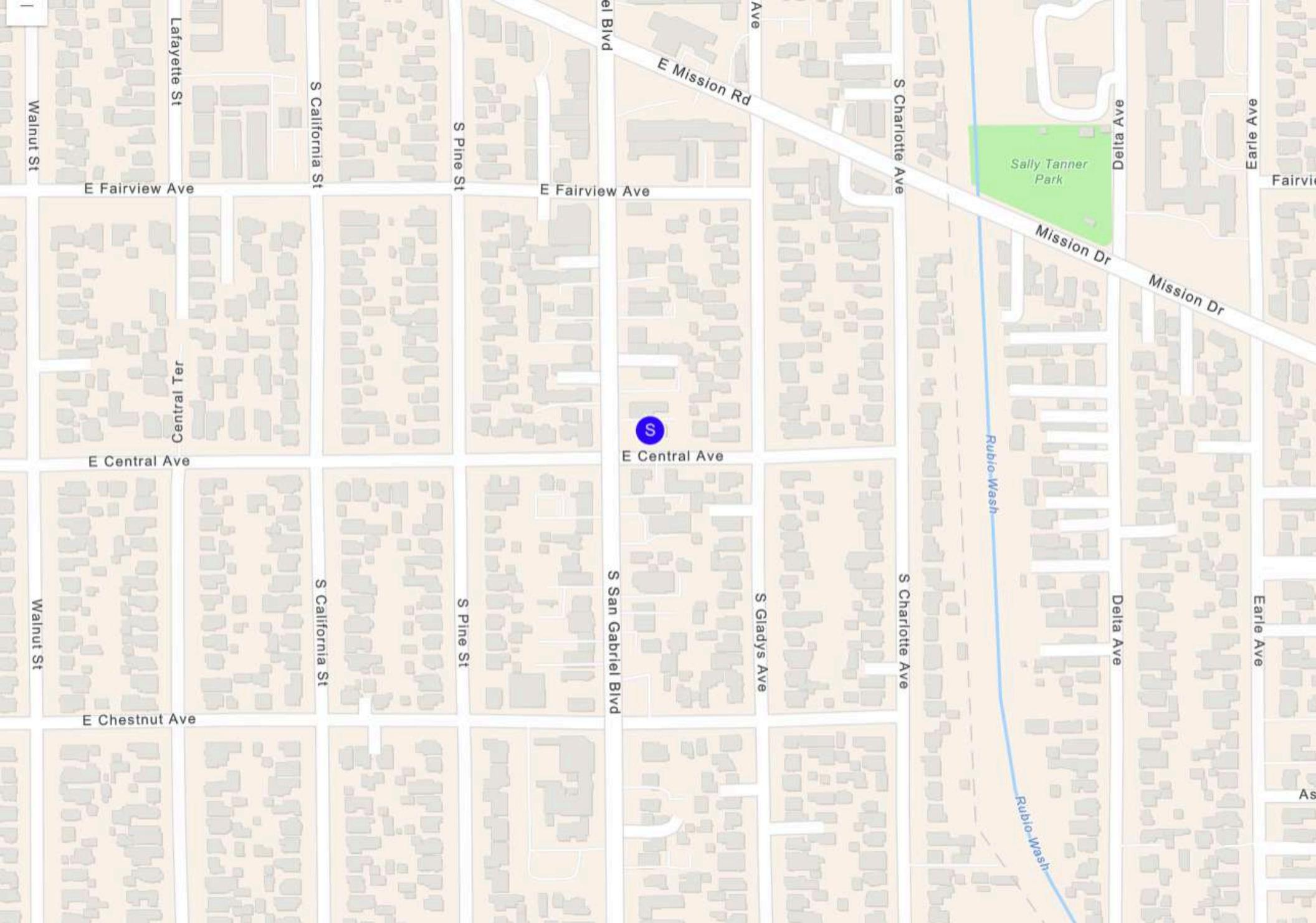
Located in the heart of San Gabriel, this $\pm 1,602$ SF freestanding building sits on an $\pm 8,809$ SF lot with versatile **C-3 zoning**, offering an excellent opportunity for a wide range of professional and medical office uses. Positioned along highly traveled San Gabriel Boulevard, the property benefits from strong visibility and easy access to surrounding neighborhoods.

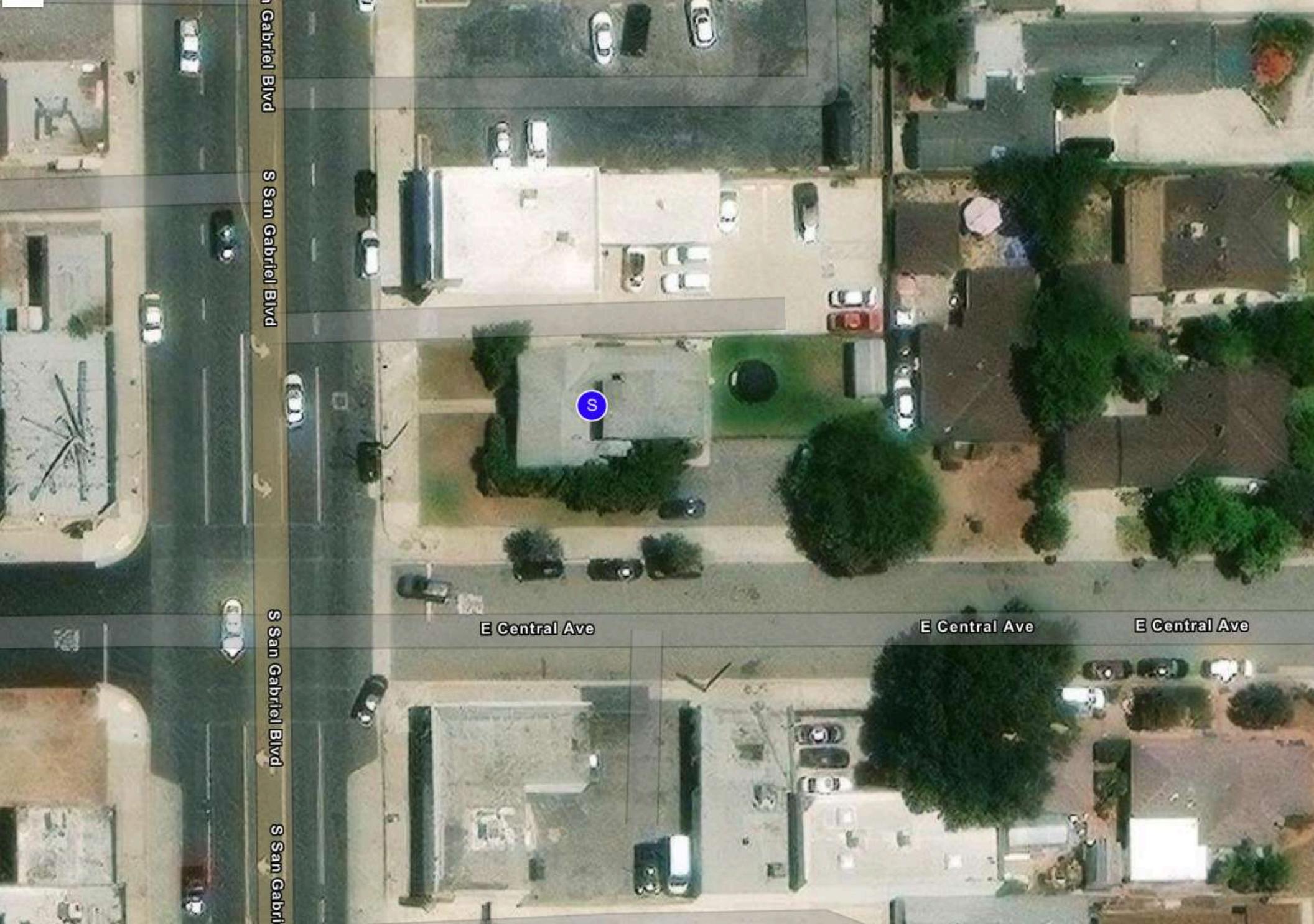
The site is just steps from Valley Boulevard, providing immediate proximity to a vibrant mix of retail, dining, and service amenities that support both business operations and client convenience. Its flexible zoning makes it well-suited for medical practices, law firms, financial services, and other professional office users seeking a prime location in a well-established community.

Do Not Disturb Tenants. Shown by Appointment Only.



[CLICK TO VIEW MATTERPORT VIRTUAL TOUR](#)







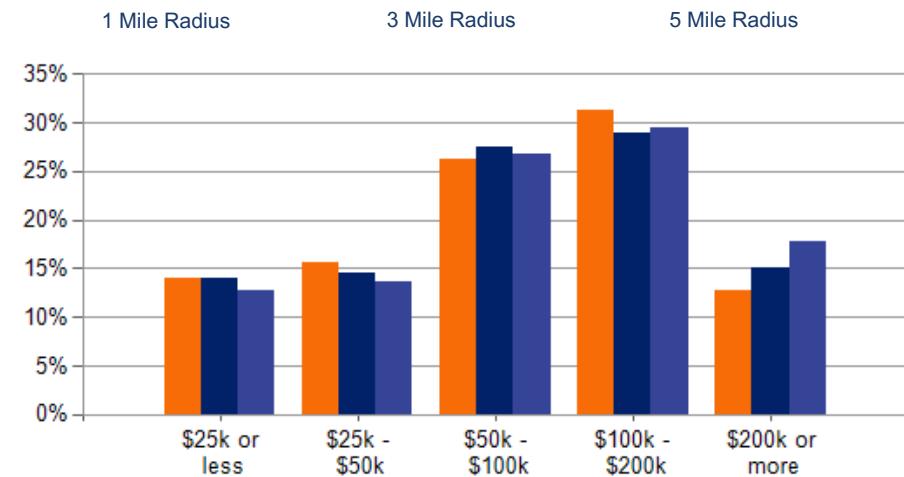


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,669	272,830	624,185
2010 Population	33,237	274,733	629,912
2025 Population	31,283	260,320	603,920
2030 Population	31,705	254,971	593,390
2025 African American	281	2,693	9,704
2025 American Indian	319	2,784	7,865
2025 Asian	20,952	156,977	280,811
2025 Hispanic	8,132	77,753	231,049
2025 Other Race	4,380	41,722	122,218
2025 White	2,781	30,673	105,162
2025 Multiracial	2,542	25,278	77,644
2025-2030: Population: Growth Rate	1.35%	-2.05%	-1.75%

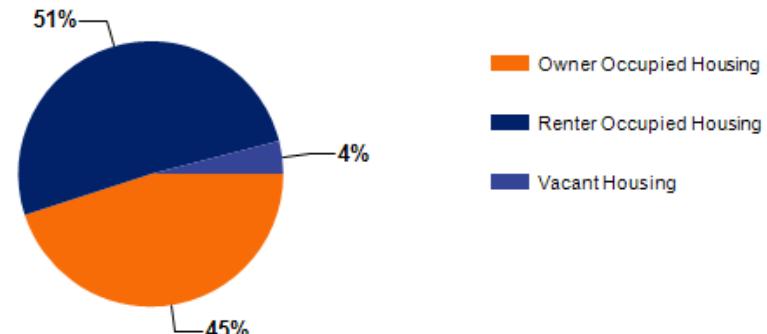
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	761	6,826	15,225
\$15,000-\$24,999	679	5,359	11,342
\$25,000-\$34,999	679	5,125	11,751
\$35,000-\$49,999	931	7,569	16,703
\$50,000-\$74,999	1,359	13,070	30,435
\$75,000-\$99,999	1,345	10,963	25,373
\$100,000-\$149,999	1,878	15,506	37,191
\$150,000-\$199,999	1,344	9,719	24,245
\$200,000 or greater	1,313	13,115	36,990
Median HH Income	\$86,964	\$86,264	\$92,622
Average HH Income	\$115,433	\$120,490	\$129,811



2025 Household Income



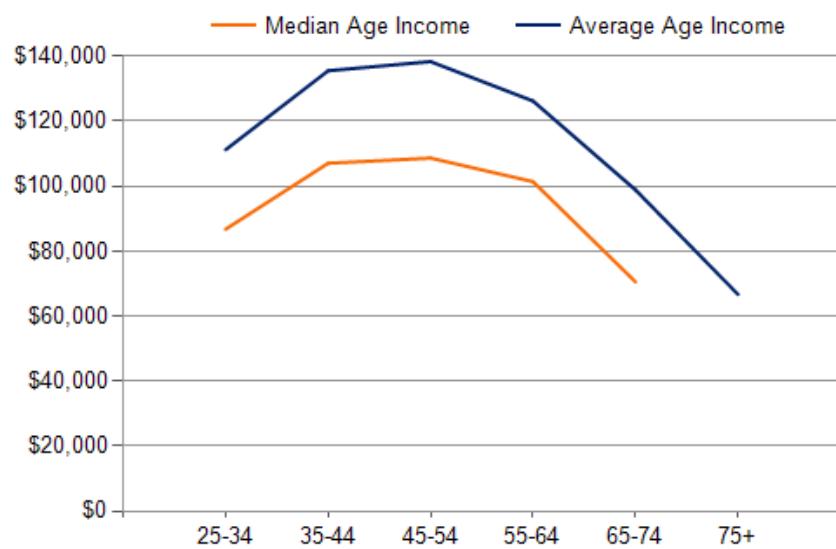
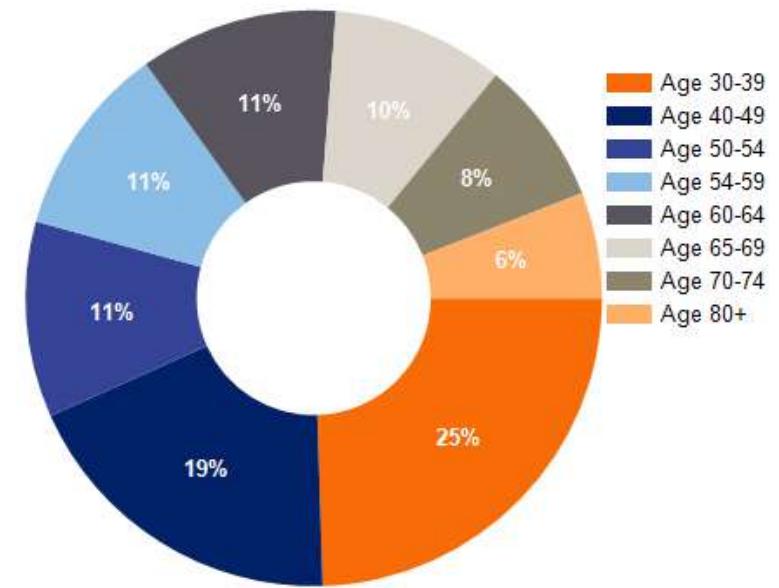
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,550	19,940	46,911
2025 Population Age 35-39	2,438	18,687	43,751
2025 Population Age 40-44	1,943	16,390	39,856
2025 Population Age 45-49	1,880	16,085	38,074
2025 Population Age 50-54	2,240	18,475	41,779
2025 Population Age 55-59	2,200	17,554	39,191
2025 Population Age 60-64	2,263	17,339	37,855
2025 Population Age 65-69	1,966	15,391	33,688
2025 Population Age 70-74	1,661	13,520	29,647
2025 Population Age 75-79	1,210	10,231	22,781
2025 Population Age 80-84	677	6,327	14,455
2025 Population Age 85+	817	7,175	15,847
2025 Population Age 18+	26,330	215,945	497,129
2025 Median Age	43	43	41
2030 Median Age	44	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,741	\$86,064	\$92,176
Average Household Income 25-34	\$111,219	\$114,382	\$121,747
Median Household Income 35-44	\$107,054	\$104,354	\$110,939
Average Household Income 35-44	\$135,523	\$138,058	\$148,021
Median Household Income 45-54	\$108,656	\$109,378	\$118,385
Average Household Income 45-54	\$138,365	\$146,584	\$158,638
Median Household Income 55-64	\$101,407	\$103,527	\$107,736
Average Household Income 55-64	\$126,235	\$137,560	\$146,923
Median Household Income 65-74	\$70,550	\$71,917	\$76,551
Average Household Income 65-74	\$98,839	\$103,255	\$111,705
Average Household Income 75+	\$66,686	\$71,028	\$80,006



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