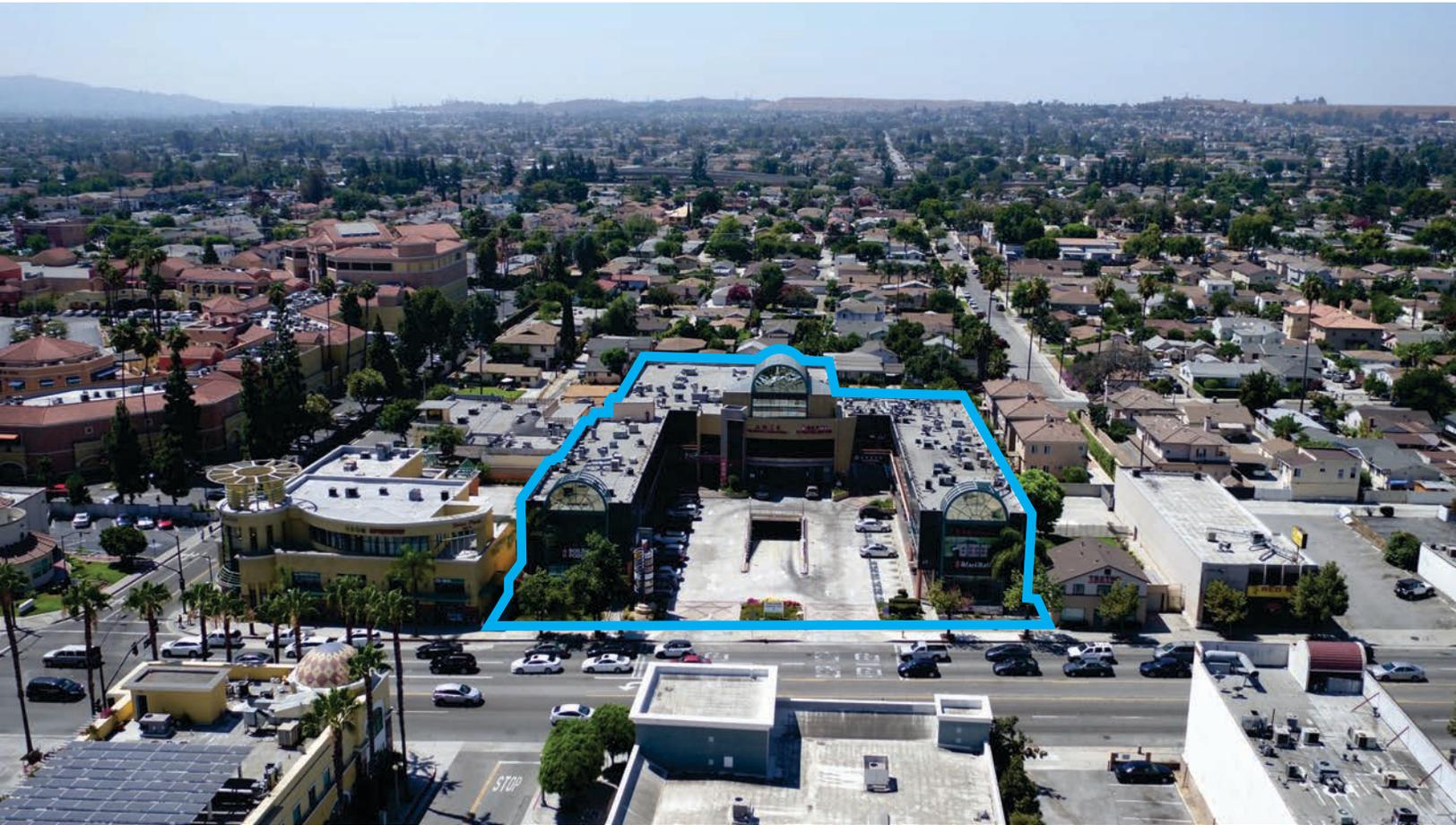


LIFE CENTER PLAZA

Retail/Office Spaces For Lease
Iconic Neighborhood Center in San Gabriel Valley



6,824 sf of divisible retail space
1,045 sf of retail space
400 sf of retail space

250 W Valley Boulevard, San Gabriel, CA 91776

For more information, please contact:

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LIFE CENTER PLAZA

Retail/Office Spaces For Lease

Iconic Neighborhood Center in San Gabriel Valley

THE MOST NOTICEABLE RETAIL SPACE

- \$3.50/sf NNN
- Ground floor Unit P-1 (6,824 sf) is centrally located in Life Plaza Center and can be divided into smaller retail spaces
- Life Center Plaza is well-located on Valley Boulevard near the intersection of Del Mar Avenue
- Highly noticeable spaces and surrounded by locally popular retailers and restaurants
- Store front parking available with additional ample parking on subterranean levels
- On-site security guard and security monitoring system throughout the common areas

GROUND FLOOR

Unit P-1

Not to scale.
For illustrative purposes only.



Valley Boulevard



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WILSHIRE PROPERTIES

LIFE CENTER PLAZA

Retail/Office Spaces For Lease

Iconic Neighborhood Center in San Gabriel Valley

GROUND FLOOR SPACES

- Rent Negotiable
- Unit C (1,045 sf) ground-level space with private bathroom. \$3.50/sf NNN
- Unit G1 (400 sf) is a ground floor space with private bathroom
- Life Center Plaza is well-located on Valley Boulevard near the intersection of Del Mar Avenue
- Highly noticeable spaces and surrounded by locally popular retailers and restaurants
- Store front parking available with additional ample parking on subterranean levels
- On-site security guard and security monitoring system throughout the common areas



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SAN GABRIEL VALLEY

San Gabriel is one of the premier retail sub-markets in Los Angeles County as retail and dining destination for Southern California residents and for many of the 12.7 million non-local visitors that visit Los Angeles annually. San Gabriel has one of the strongest demographic tracked within Los Angeles with nearly 70% of the population within 1-mile radius of the property having median household income range of \$44,000 to \$84,000 and has one of the strongest retail tapestry segmentation. San Gabriel retail spaces are showing strong signals with 3% average vacancy rate, positive net absorption, and rental rates increasing since 2011 and projected to increase into 2022.

STRONG RETAIL MARKET



46% PACIFIC HEIGHTS tapestry segmentation

Pacific Heights is composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific coast in California, in Hawaii, and in the Northeast. This market includes the highest percentage of Asian and multiracial populations; many of them born outside of the US. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of townhouses. Workers are generally employed in white collar occupations, such as business, computer, architecture and engineering roles. Median household income and net worth are much higher than the US. These trendy residents buy nice food and clothing, as well as the latest gadgets. Additional consumer trends for Pacific Heights are (1) they keep up with family overseas with frequent phone calls and foreign travel, (2) prefer imported vehicle, owning later models, (3) favor trendier stores for apparel, Costco and specialty market for groceries, (4) own iPods, iPads, and newer Mac computers, (5) use the Internet to visit online blogs and chat rooms, watch TV programs and movies, trade and track investments, and make purchases.

Median Household Income



Median Net Worth



Sources: ESRI, DCBID, CoStar

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BUILDING RETAIL EXCITEMENT

Supported by strong retail tapestry segments Pacific Heights (46%) and Downtown Melting Pot (23%) and overall strong demographics within 1 and 3 mile radius, San Gabriel retail sub-market is a major attraction to both local residents in Southern California and to visitors that come to Los Angeles. Retail restaurant concepts that thrive from San Gabriel sub-markets often successfully expand into other sub-markets in Los Angeles and Orange County and vice versa retail concepts that thrive in Los Angeles and Orange County look into San Gabriel as one of the top list of sub-markets to consider on their expansion.

DEMOGRAPHICS

29,500

Vehicles per day on Valley Blvd

35,155

Population (1-mile radius)

279,841

Population (3-mile radius)

\$54,430

Median HH Income (1-mile radius)

\$58,375

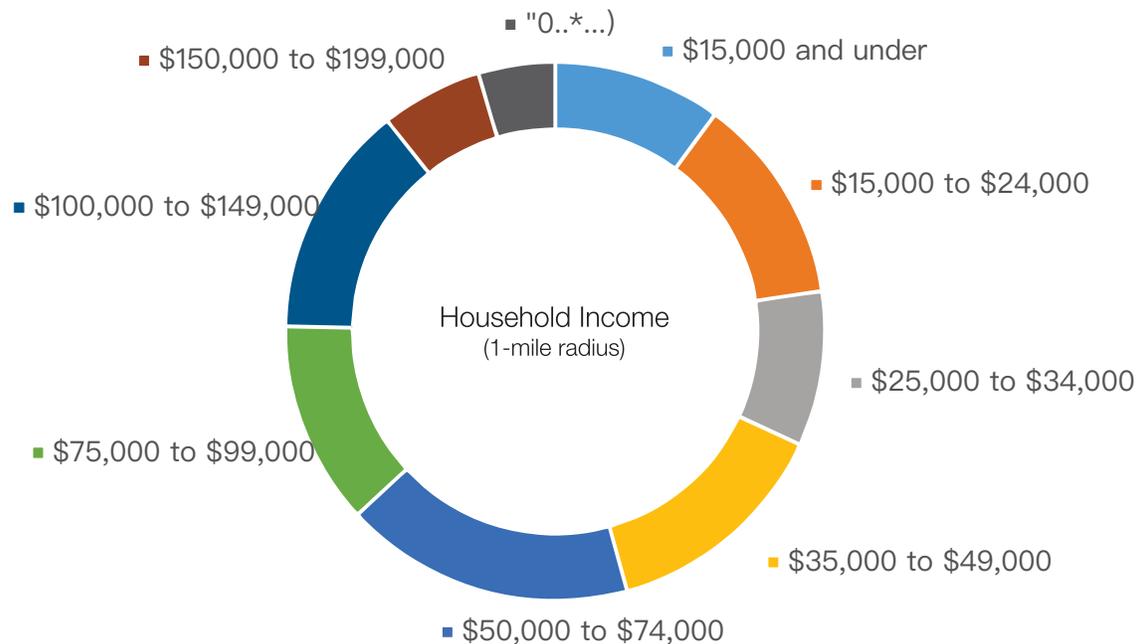
Median HH Income (3-mile radius)

42

Median Age (1-mile radius)

41

Median Age (3-mile radius)



Sources: ESRI, DCBID, CoStar

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WILSHIRE PROPERTIES

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NOTABLE DEVELOPMENTS

- Province, 400-420 W Valley Blvd – 127 condominiums; 50,000SF commercial space
- Hyatt, 101-111 W Valley Blvd – 222 hotel rooms; 87 condominiums; 50,000SF commercial space
- Pacific Square, 700-800 S San Gabriel Blvd – 243 condominiums; 115,000SF commercial space

NOTABLE RETAIL & RESTAURANTS

Boiling Point
Black Ball Taiwanese Dessert
Yu Tian Xia Hot Pot
TK92 Korean BBQ
Beijing Restaurant
Shanghai No 1 Seafood
MIAN
The Alley
Jin Jiang Restaurant
Nature Pagoda
Omar Restaurant
Tan-Cha
Chang'an

HSBC
Shandong Dumplings
Chengdu Laozao Hotpot
Ajisen Ramen
Tea Station
Ten Ren's Tea
Kee Wah Bakery
Boba Ave 8090
Wushiland Boba
Sam Woo BBQ
Spicy City
Little Sheep Mongolian Hot Pot
Long Xing Ji Juicy Dumpling

Five Star Seafood Restaurant
Quantong Square
101 Noodle Express
Don Nguyen Restaurant
Shaanxi Garden
Saigon's Sandwich and Bakery
Com Tam Thuan Kieu
Lu's Garden
Boston Lobster Seafood
Pho Ngon
Savoy Kitchen
Daiso Japan
99 Ranch Market



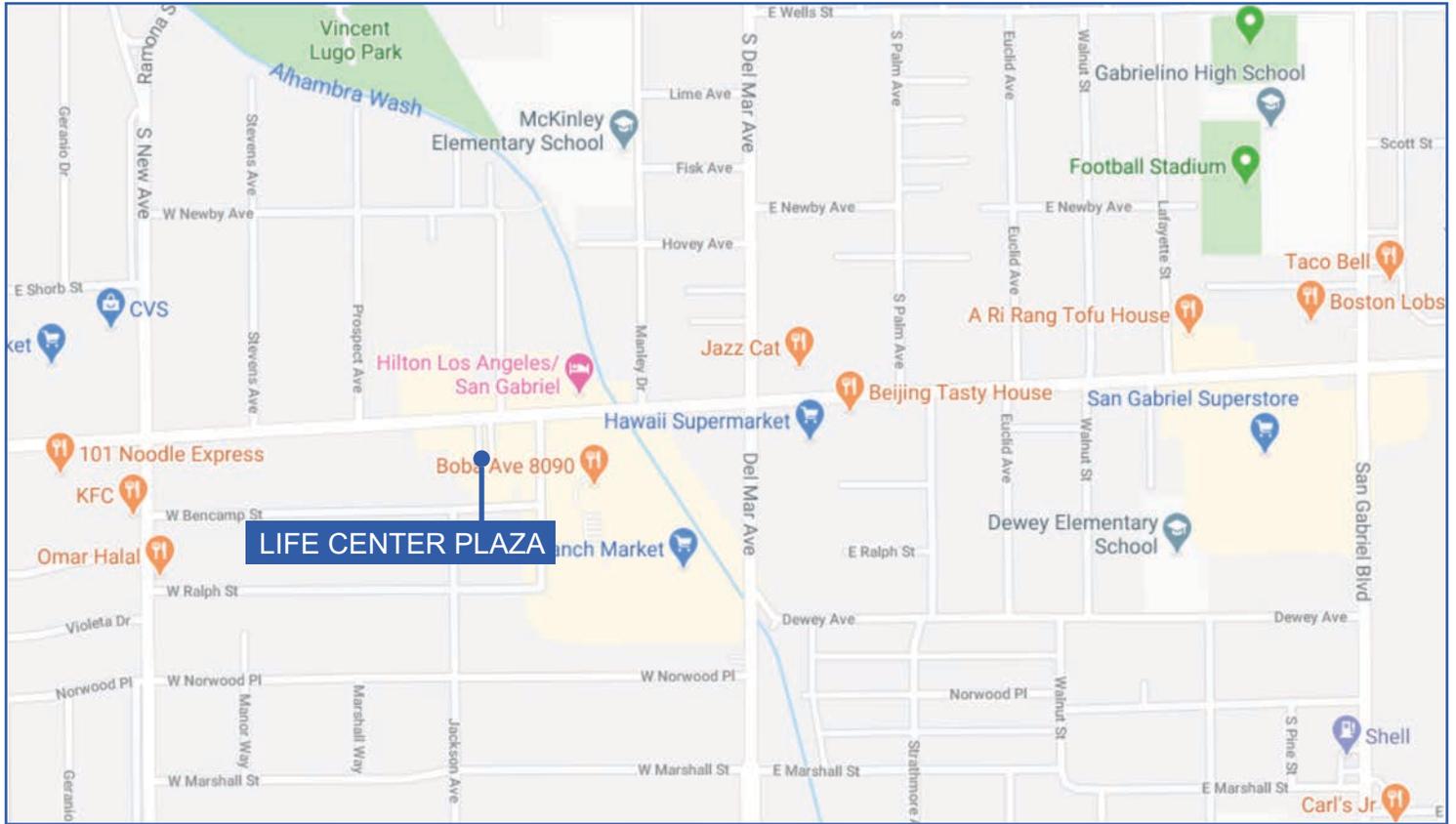
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LIFE CENTER PLAZA

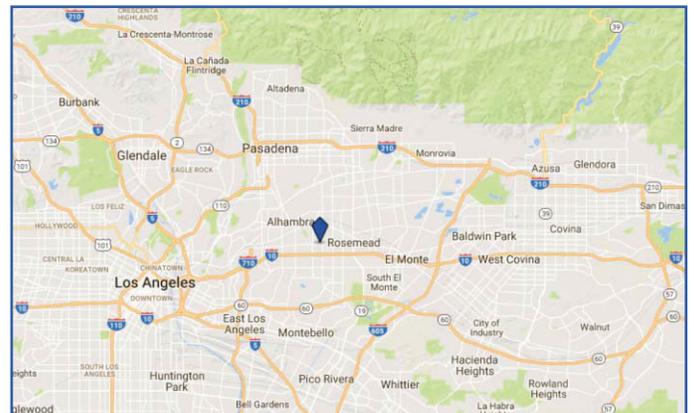
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