

FOR SALE

215-219 E Las Tunas Dr

San Gabriel, CA 91775



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215-219 E Las Tunas Dr

Executive Summary

The Offering

Discover a prime investment opportunity with 215-219 E Las Tunas Dr (“the Property”), a standout four-unit retail or office building in the highly desirable city of San Gabriel, California. Perfect for an owner-user, the Property is perfectly positioned in a bustling location with approximately 31,321 vehicles passing daily, ensuring exceptional visibility and foot traffic. Located on a prominent hard-corner site between Del Mar Ave and San Gabriel Blvd, the Property is ideally situated for maximum exposure.

Constructed in 1954, the building offers approximately 3,256 SF of retail space on a ±5,507 SF lot. Zoned C-1, this district supports small-scale, community-focused retail and service businesses. Each unit features front and rear access, with two dedicated parking spaces per unit, plus plentiful street parking.

The Property is nestled in a highly affluent area with an average household income of \$111,333 within a one-mile radius, providing a strong customer base. Surrounding amenities include a vibrant mix of restaurants, shops, tea shops, entertainment venues, and dense residential developments, making this a coveted location for businesses.

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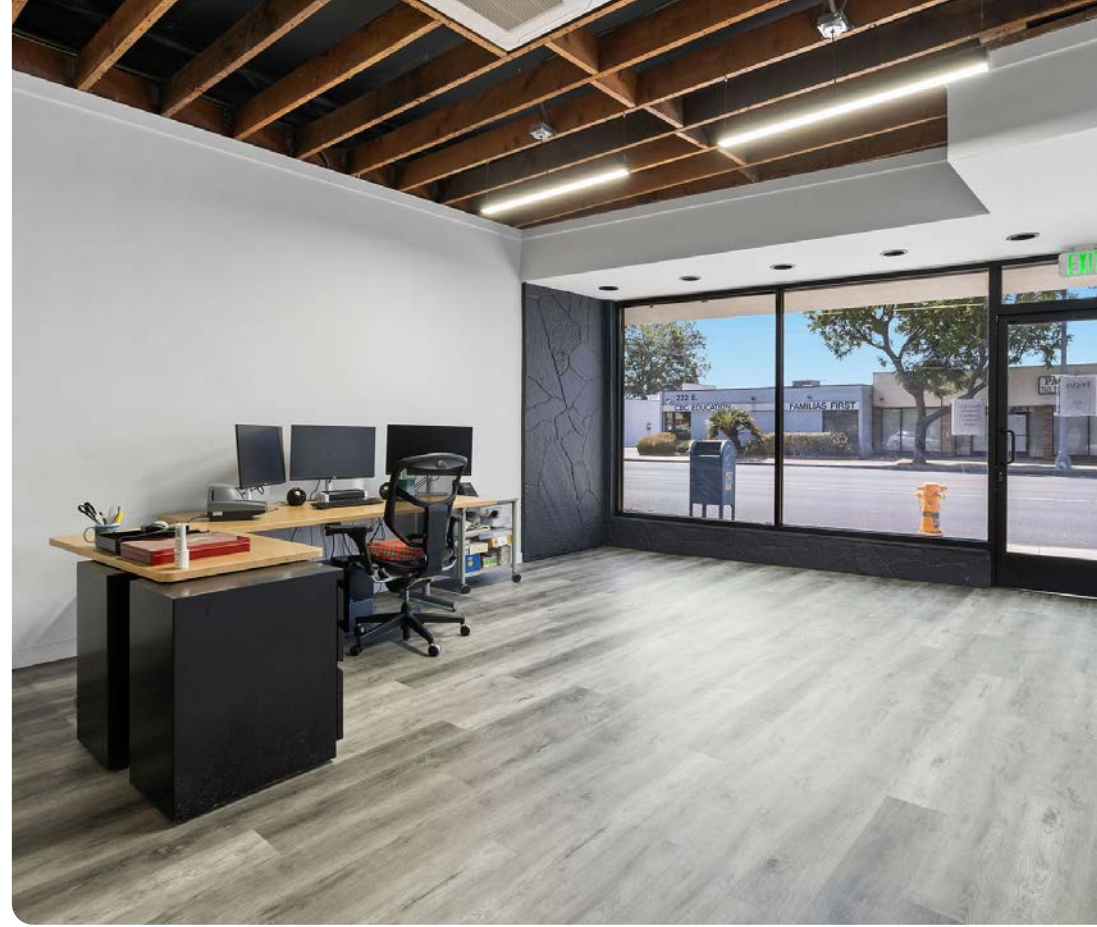


Year Built / Renovated	1954 / 2022
Number of Stories	1
Number of Units	4
Building SF	3,256 SF
Parking Ratio	8 Spaces 2.46/1,000 SF
Land Acres	0.13 AC
Occupancy	0%
Zoning	Retail Commercial Zone (C-1)
Parcel	5367-034-021



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Property Images



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