

# EXCLUSIVE LISTING

9000 Garvey Ave, Rosemead, CA

Extremely Rare ±44,805sf Multi-tenant shopping center on a ±2.60acre C3-MU Zoned (Commercial Mixed-Use) Lot in an Excellent Location in west San Gabriel Valley, 1 pylon sign + 2 monument signs - PROFORMA CAP RATE ±8.32% (Buyer to Verify)



## SUMMARY

Subject Property:	9000 Garvey Ave, Rosemead, CA 91770
SELLER's ASK PRICE:	\$15,250,000
Year Built:	1986
Building Area:	±44,805 SF
Lot Size SF/AC:	±113,300 SF / ±2.601AC
Assessor's parcel number:	5282-026-047
Zoning:	C3-MU (Commercial Mixed Use) - D/O (Development Overlay) <i>Contact city to check on redevelopment options</i>

## Investment Highlights

- Value-add retail with significant rental upside and strong fundamentals.
- Excellent location on Garvey Ave with high traffic count and high demand for retail spaces
- High Proforma CAP Rate of ±8.32% (based on rent comparable)
- High density area with ±221,595 total population (3-mile) & ±\$77,569 average household income within a 1-mile radius
- First time for sale since 2006, Close to 20 years ownership!
- Excellent investment property for land banking or to park investment capital in a high growth corridor of San Gabriel Valley
- Located in an extremely strong commercial area on Garvey Ave, one the main retail corridors and major thoroughfares in San Gabriel Valley

## Property Highlights

- Excellent Hard Corner location with ±285ft Garvey Ave frontage
- Extremely rare large ±2.6acre (±106,199 SF) site with C3-MU (Commercial/Mixed-Use) zoning on Garvey Ave
- Highly visible 1 Pylon sign and 2 monument signs along Garvey Ave
- Highly desirable Single-story construction for ease of maintenance and room to grow.
- Estimated ±53% upside in rents; most tenants are long-time tenants that are due for lease renegotiation.
- Traffic count: ±23,705 CPD and ±77,000 CPD on Garvey Ave and Rosemead Blvd
- Zoning C3-MU-DO-DO (Commercial/Mixed-Use) offering multiple re-development options.







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WHITTIER NARROWS  
GOLF COURSE



CITY OF ALHAMBRA



CITY OF SAN GABRIEL



9000 GARVEY AVE

GROWTH INVESTMENT GROUP

$\pm 2.60$ acre C3-MU Zoning

GARVEY AVE - TRAFFIC COUNT:  $\pm 23,705$  CPD

Walk Score  
**70**

Very Walkable

Most errands can be  
accomplished on foot.



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CITY OF PASADENA



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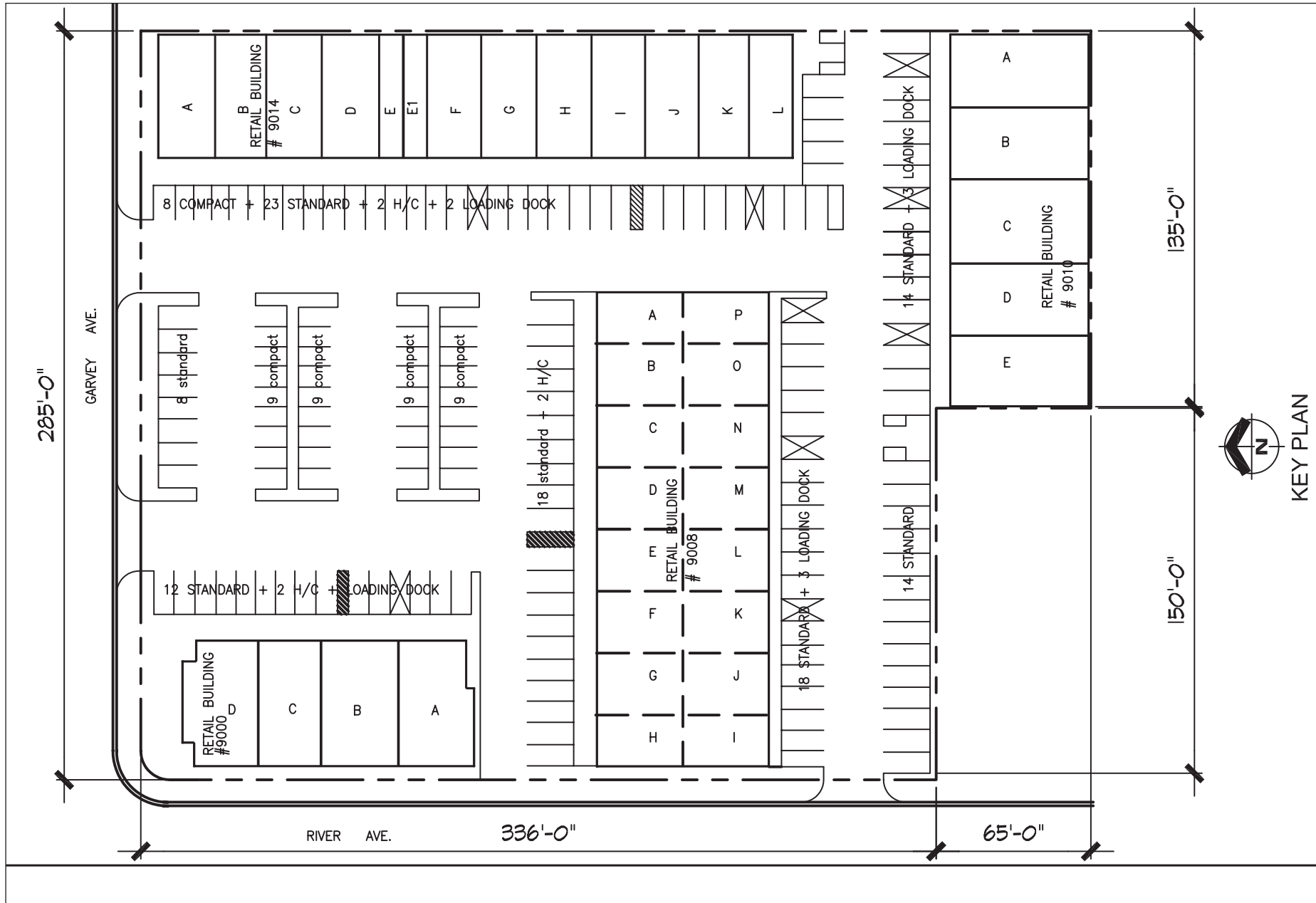
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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



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