

# 1830 S. SAN GABRIEL BOULEVARD



**SAN GABRIEL, CA 91776**

PRIME LOCATION STOREFRONT RETAIL/OFFICE WITH WAREHOUSE FREESTANDING BUILDING

# 1830 S. SAN GABRIEL BOULEVARD ❖ SAN GABRIEL, CA 91776

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Executive Vice President

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LIC 01244457



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DESIGN BY CRESC



# EXECUTIVE SUMMARY

1830 S. SAN GABRIEL BOULEVARD

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## PROPERTY SUMMARY

### PROPERTY SUMMARY

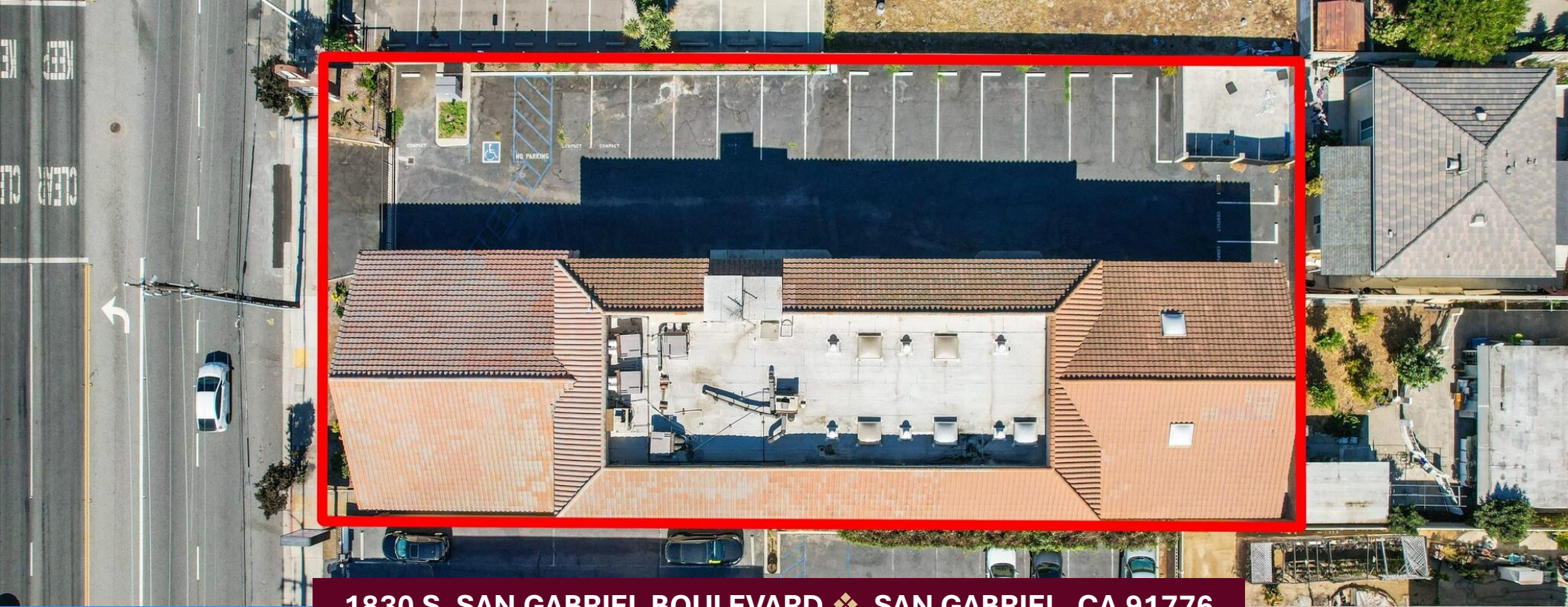
<b>SALE TYPE</b>	Investment or Owner-User
<b>PROPERTY TYPE</b>	Retail
<b>TOTAL BUILDING SIZE</b>	<b>9,328 SF</b>
▪ <i>Retail/Office</i>	2,500 SF (First Floor) 1,300 SF (Second Floor)
▪ <i>Warehouse</i>	5,500 SF
<b>YEAR BUILT</b>	1974
<b>LAND SIZE</b>	0.43 AC
<b>ZONING</b>	Mixed Use, San Gabriel
<b>PARKING</b>	20 Spaces
<b>GL DOOR</b>	One Door, 16' Clear Height

# PROPERTY OVERVIEW

*For Sale or Lease! Prime Location-Storefront Retail/Office with Warehouse Space-Freestanding Building with Fenced Yard in the heart of San Gabriel. This building with exceptional visibility and high traffic on San Gabriel Blvd within 5 minutes from the 10 freeway, offering unbeatable accessibility. Ideal for retail/wholesale, medical, health center or office use. Don't miss this prime opportunity!*

## ▶ Investment Highlights

- Prime Location Storefront Retail/Office with Warehouse Freestanding Building in The Heart of San Gabriel
- Approx. 2,500 sq. ft. of retail/office space on the first floor & approx. 1,300 sq. ft. second-floor with new wall-to-wall carpet.
- Freshly painted interior, updated lighting fixtures, and new up to code-compliant sprinkler system.
- Approx. 5,500 sq. ft. warehouse space approx. 16' height clearance with one ground level automated roll-up door.
- 20 parking spaces and 1 handicapped space and gated fence yard.
- Exceptional visibility & high traffic street with a minute from the 10 freeway and offering unbeatable accessibility.



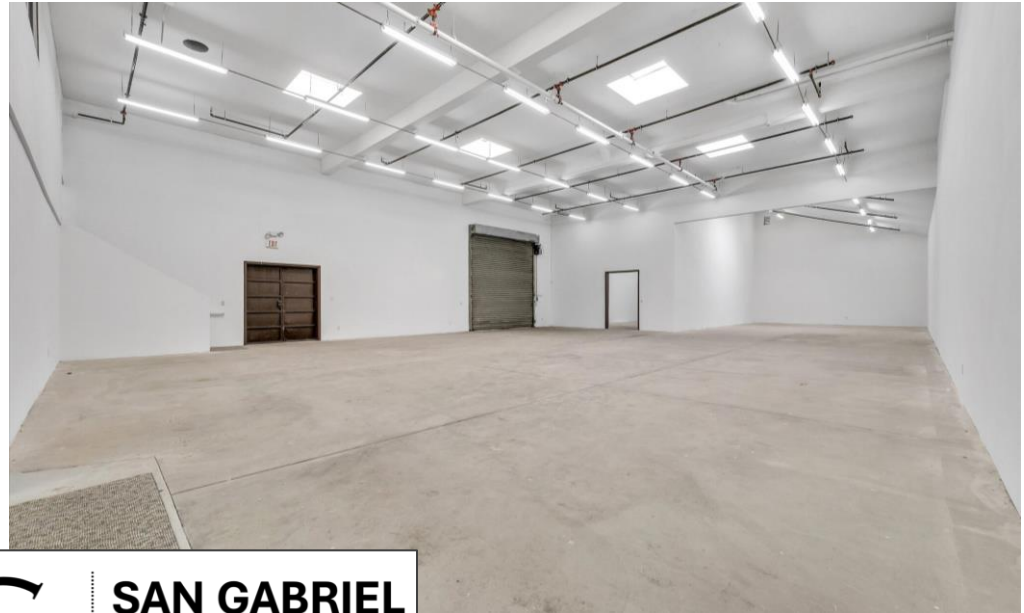
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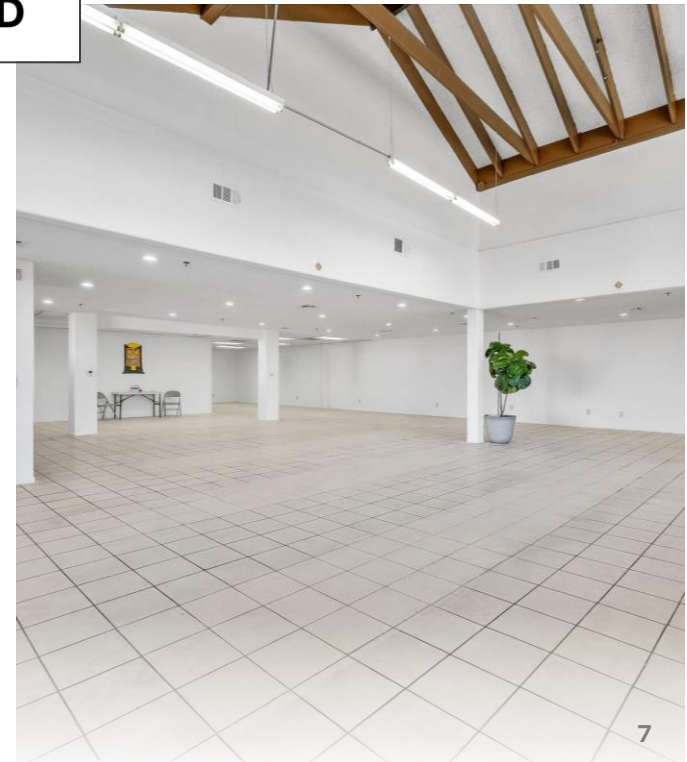
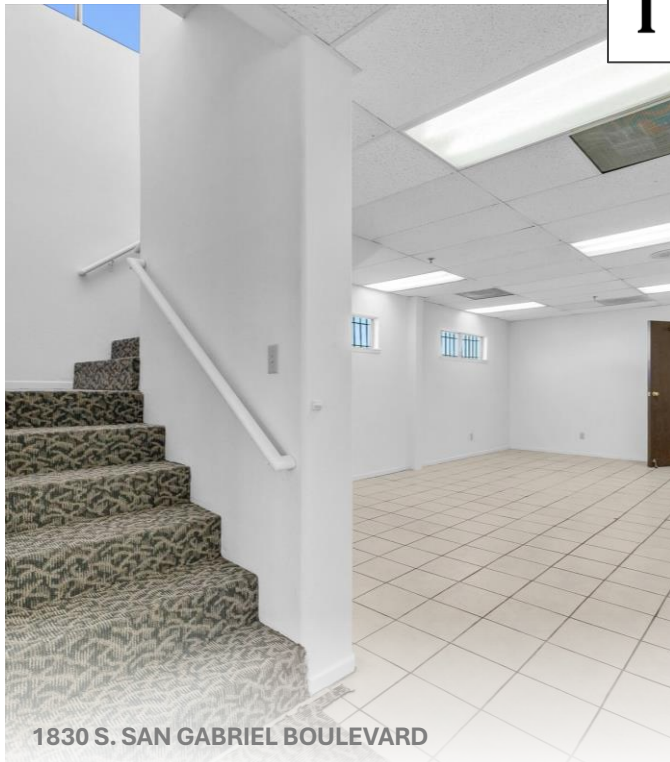
**1830 S. SAN GABRIEL BOULEVARD**



# INTERIOR LAYOUT



1830 S. SAN GABRIEL BOULEVARD



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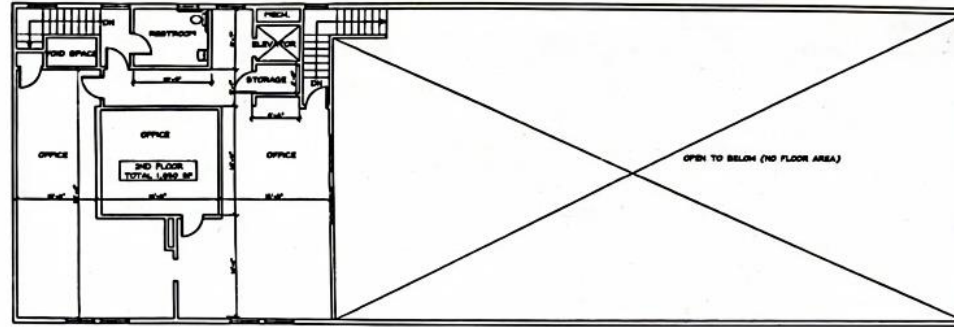
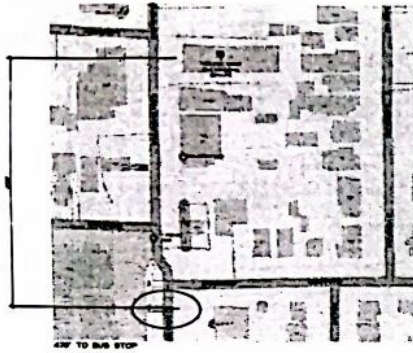
# CENTRAL LOCATION



1830 S. SAN GABRIEL BOULEVARD



# FLOOR PLAN



## PROJECT DATA

**DRW:** JONATHAN FU  
**100 S. SANTA ANITA AVE., ARCATA, CA 95521**  
**CLIENT:** PATRICK YANG  
 10 S. SAN JUAN AVE., ARCATA, CA 95521  
 CALL: 530.825.1887  
**DATE:** 07/11/2018  
**SCALE:** 1/8" = 1'-0"  
**PROJECT:** 100 S. SAN JUAN AVE. - 2ND FLOOR REPAIR & RENOVATION  
**DESCRIPTION:** 2ND FLOOR REPAIR & RENOVATION. SEE PERMIT FOR TRAFFIC ACCESSIBILITY TO STORES & PARKING SPACES. FLOOR AREA AND EXTERIOR ELEVATION REMAIN UNCHANGED.  
**PERMIT NUMBER:** 18-001-017  
**DATE OF PERMIT:** 08/14/2018  
**PERMIT EXPIRES:** 08/14/2019  
**LANDSCAPE PREPARED:** 08/14/2018 BY: JONATHAN FU, LSC



## LEGEND

(N) NEW  
(E) EXISTING

(E) POLE SIGN

PLANTING LEGEND

TREES

(N) 7 OLIVE TREE

(E) 3 PINE TREE

(E) 2 ROODER TREE

(E) 2 STREET TREE

SHRUBS

(N) BUDDLEIA DAVIDII BUTTERFLY BUSH

(N) JASMINUM POLYANTHUM JASMINE

PAVING

EXISTING LANDSCAPE

EXISTING CONCRETE

EXISTING ASPHALT

EXISTING STEEL

EXISTING FENCE

EXISTING SIGN

EXISTING LIGHT

EXISTING UTILITY

EXISTING WALL

EXISTING FLOOR

EXISTING ROOF

EXISTING CEILING

EXISTING MECHANICAL

EXISTING ELECTRICAL

EXISTING PLUMBING

EXISTING PAINT

EXISTING FINISH

EXISTING MATERIAL

EXISTING EQUIPMENT

EXISTING FURNITURE

EXISTING FIXTURES

EXISTING ACCESSORIES

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EXISTING INDEX

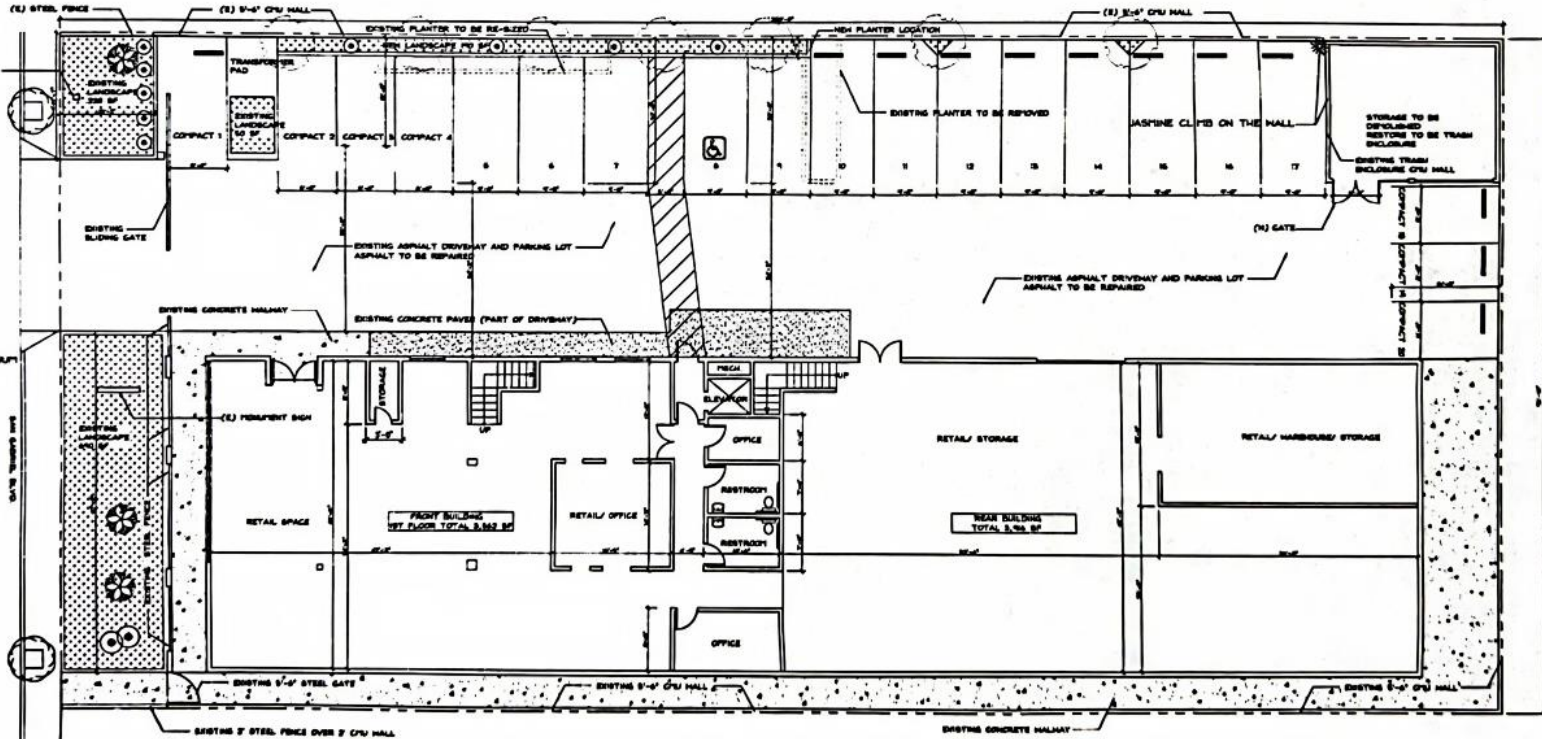
EXISTING GLOSSARY

EXISTING ABBREVIATIONS

EXISTING SYMBOLS

EXISTING MARKINGS

EXISTING NOTATIONS



BUS SCHEDULE



# LOCATION OVERVIEW

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# SAN GABRIEL, CA

Located just 10 miles northeast of downtown Los Angeles, San Gabriel is a city of diversity—not just in its rich cultural history and ethnic fabric but in its many robust City offerings and amenities. The City’s high priorities and focal points are tourism, retail recruitment, real estate development/maintenance, and growth. With more than 41,000 residents, San Gabriel is 4.09 square miles and has been described as suburban, charming, historic, peaceful, varied, and vibrant. Plus, it has stunning mountain views!



**San Gabriel**  
CITY WITH A MISSION



**40,766**

Population



**\$98,000**

Median HH Income



**\$782,000**

Median Home Value

**\$144 B**

Tourism Income

**20,208**

Workforce

**17**

Development Projects

*The city of San Gabriel, located about 10 miles northeast of Los Angeles, is known as the "Birthplace of the Los Angeles Region" and boasts a powerful and far-reaching history in California.*

# AREA AMENITIES

## PRIME SAN GABRIEL, CA





## AREA PROFILE

This beautiful park is home to La Laguna de San Gabriel, also known as Dinosaur Park, which has been named one of nine of America's coolest playgrounds! La Laguna is home to 14 concrete play structures and an adjacent picnic area with 10 tables and barbecue area, which can accommodate up to 100 people. Also available for reservation are the Sage and Oak Picnic Areas, which each have six tables, barbecue grills, and a capacity for 50 people.

# STRATEGIC LOCATION

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## STRATEGIC LOCATION

At the center of the historic Mission District, the Mission Playhouse is home to a wide range of dance, music and theatrical performances, movies screenings and graduations. Built in 1927 for the incredibly successful Mission Play, this beautiful historic building is fully equipped to meet modern needs and has a highly-experienced and helpful staff.

## TRANSPORTATION

The city of San Gabriel is serviced by Metro and the city of Montebello bus lines.

## SCHOOL DISTRICT

The city of San Gabriel is served by the San Gabriel Unified School District. They state: "It is the mission of the San Gabriel School District, in partnership with the Community, to prepare its students for their future as productive citizens and lifelong learners..." The 2019 API school reports has recognized the San Gabriel Unified school district as one of the top school districts in California. Gabrielino High School consistently ranks as one of the highest achieving schools, as it ranks with some of the highest scores possible among public high schools in California.

# San Gabriel Landmarks

A CITY WITH A MISSION



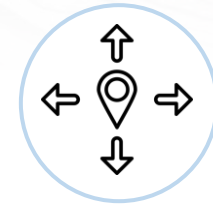
## The Mission Playhouse

Built in 1927, this beautiful historic Spanish-style building has been home to thousands of music, theatre, and dance performances and hosts over 100 events and 80,000 patrons annually. It also serves as a perfect location for graduations, public meetings and events, and film shoots. Additionally, the City has an extremely active social media program with over 10,000 followers.



## Blossom Market Hall

This innovative new food hall and live performance stage is located on the ground-floor of the artfully renovated two story Masonic Lodge. Built in 1949, this huge 9,000 square foot space is part of downtown San Gabriel's exciting revitalization plan. The hall will house 14 vendors including small-batch Artisanal Creamery specialist Rori's and several other popular merchants from Smorgasburg LA. The second story will utilize 2,000 square feet showcasing a Wi-Fi lounge and community meeting space.



## Birthplace of Los Angeles

Known as an energetic scenic suburb, San Gabriel is often regarded as the "Birthplace of the Los Angeles Region." The City's rich history dates back to the 1700s, upon the founding of the famed San Gabriel Mission (known as the "Pride of the California Missions"). The City, as well as a strong civic-minded local community, is committed to protecting and maintaining the original architecture, character and historical landmarks that make San Gabriel one-of-a-kind. Nearby cities include San Marino, Alhambra, Rosemead, Temple City, South Pasadena, Monterey Park, El Monte, Montebello, South El Monte, and Arcadia.



**San Gabriel**  
CITY WITH A MISSION

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