



846 E Valley Blvd, San Gabriel, CA

Offering Memorandum

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KW Commercial



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EXECUTIVE SUMMARY

This income-generating commercial asset on Valley Blvd presents a prime retail footprint in a highly desirable San Gabriel Valley corridor. The property features a fully leased, two-unit storefront food-related use operating at a 4.88% cap rate, capitalizing on strong local food and beverages consumer spending, and a R1B lot with an unpermitted residential unit

Key Investment Highlights

- **Long-term Lease & Stable Cash Flow:** Fully leased storefront assets offering immediate, reliable rental income.
- **Premium Yield:** Operational retail investment delivering a stable 4.88% capitalization rate.
- **Prime Location:** High-traffic position on Valley Blvd with a "Very Walkable" Walk Score of 89.
- **Excellent Visibility:** Features 85 feet of prominent street frontage and dedicated signage.
- **2 Commercial and 1 Residential lots**



Property Profile

Property Address	846 & 640 E Valley Blvd, San Gabriel, CA
APN	5371-004-017, 5371-004-018 (R1) & 5371-004-017
Type	2-Unit Retail, Residential lot, Parking Lot
Building Size	+/- 4,700 SF & +/- 902 SF residential unit (unpermitted)
Lot Size	5,536 SF + 3,280 SF + 3,739 SF (Total: 12,955 SF, 0.29 AC)
Year Built	1946
Parking	13 spaces
Zone	CC-T and R1
Ownership	Fee Simple



**** "The Buyer and Buyer's Brokerage are solely responsible for conducting their own independent investigations, inspections, and due diligence regarding the property."**

Rent Roll & Financial Analysis

Tenant	Size (SF)	Lease Start	Rent / Mo. (Gross)	Lease End	Annual Increase	Option
Happy Family Dining Inc	2,350	May 1, 2026	\$6,000	8/31/2031	4%	One 5-year Option
Hoa Phat Sandwiches Inc	2,350	July 1, 2025	\$8,240	11/30/2030	3%	One 5-year Option

Storefront Retail SF	4700
Residential SF	905
property tax rate	1.34%
Estimated \$/SF Sale	\$472.79

Income

Family Dining Inc	\$6,000.00
Hoa Phat Sandwiches Inc	\$8,240.00

Residential	\$0.00
Annual Income	\$170,880.00

Expenses

Annual Expenses	
Insurance	\$5,177.79
Maintenance (est.)	\$1,000.00
Property taxes	\$35,468.85
Total Expenses	\$41,646.64

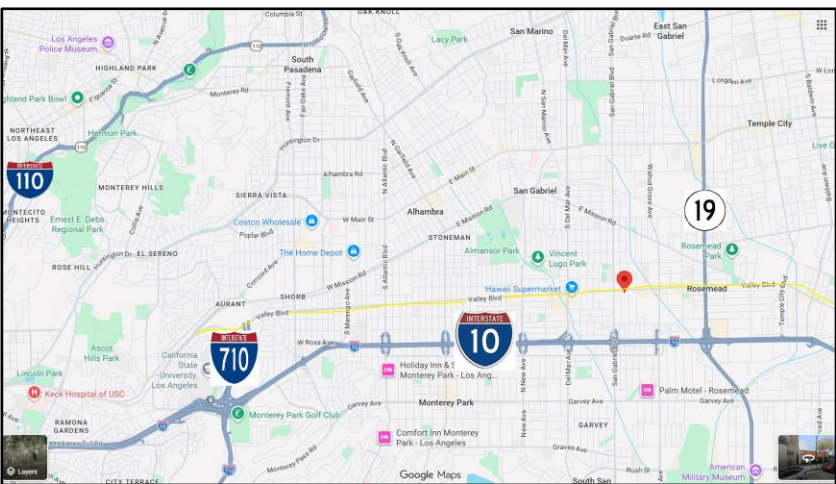
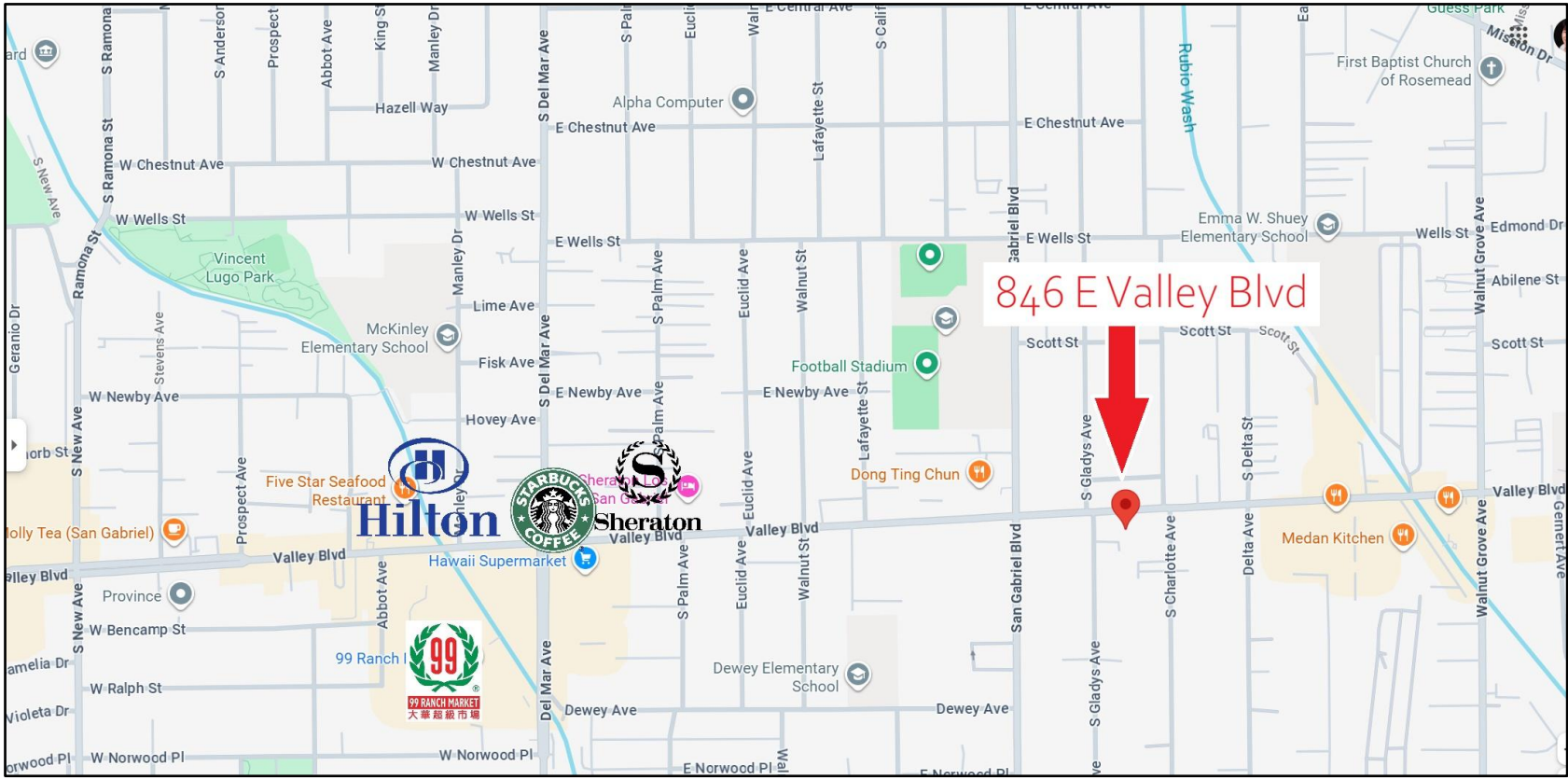
Price	\$2,650,000.00
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NOI	\$129,233.36
cap rate	4.88%

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Map



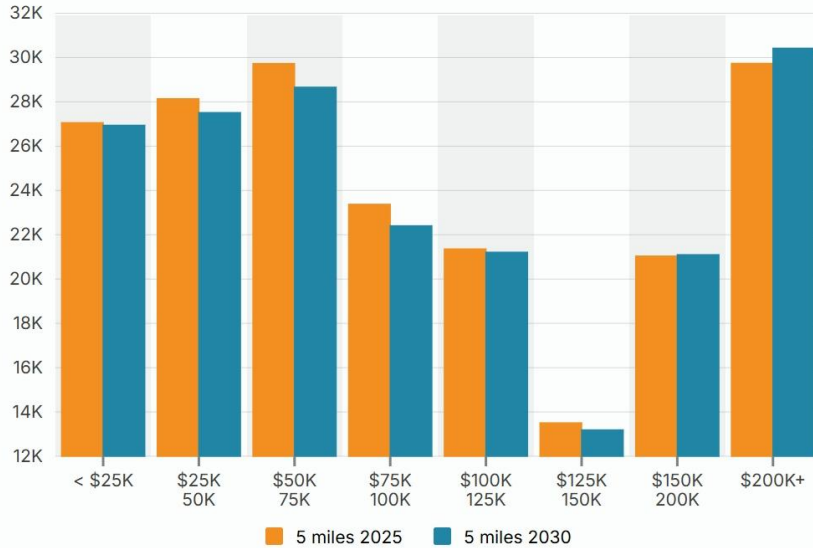
Traffic

Collection Street	Cross Street	Traffic Volume	Distance from Property
East Valley Boulevard	East Valley Boulevard E	25,974	0.03 mi
East Valley Boulevard	East Valley Boulevard W	25,974	0.04 mi
East Valley Boulevard	South San Gabriel Boulevard E	42,474	0.12 mi
South San Gabriel Boulevard	South San Gabriel Boulevard S	42,437	0.23 mi
East Valley Boulevard	Valley Boulevard E	26,476	0.30 mi
Walnut Grove Avenue	Walnut Grove Avenue N	25,758	0.38 mi
Marshall St	Earle Ave E	6,202	0.41 mi
Walnut Grove Ave	Abilene St S	18,848	0.48 mi
Valley Boulevard	Valley Boulevard E	25,891	0.48 mi
South San Gabriel Boulevard	South San Gabriel Boulevard N	5,396	0.48 mi



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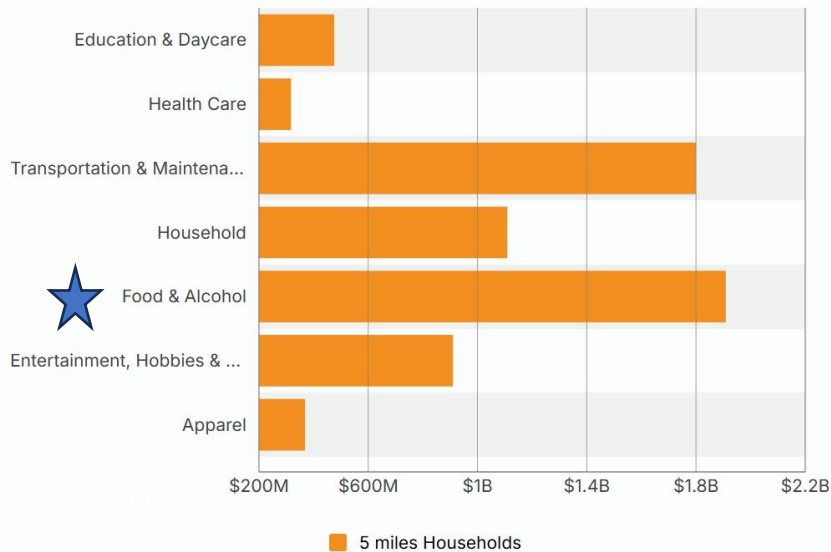
Households By Income



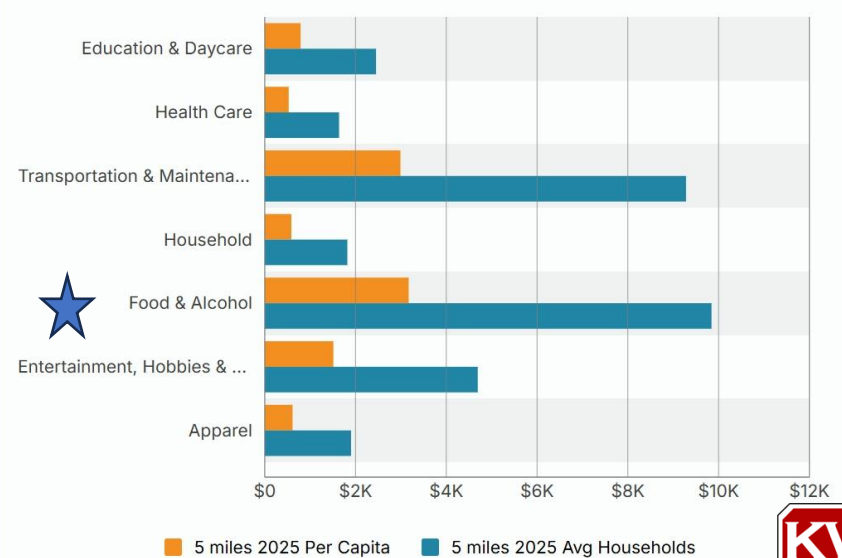
Demographics

★ San Gabriel has strong **Consumer Spending** and **Per Capita & Avg Household Spending on Food & Alcohol**

Consumer Spending



Per Capita & Avg Household Spending



Aerial View



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Additional Photos – Unpermitted Residential Unit



* Property also includes a +/- 902 sq ft unpermitted detached structure sold strictly AS-IS. Buyer to verify all square footage, zoning restrictions, and permitting requirements with the City of San Gabriel.

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