



SAN GABRIEL, CALIFORNIA

121-123 E. Las Tunas Dr

OFFERED AT

\$1,850,000

WHY 121-123 LAS TUNAS



Approximately 3,871 SF mixed-use building — the largest asset in the portfolio



Three configurable units with commercial and residential entitlements



Deepest mark-to-market upside — pro forma market rent roughly 3.7x current in-place rent



1,935 SF owner-occupied unit deliverable vacant or with negotiated leaseback



Anchor commercial tenant in place since 1999 on a stabilized lease through 2028

OFFERING SUMMARY

SALE PRICE	\$1,850,000
PRICE / SF	\$478
BUILDING SF	±3,871 SF
LOT SIZE	±3,154 SF
APN	5367-011-031
OCCUPANCY	100% (3 of 3)
USE	Mixed Use
ZONING	SLC1



121-123 E. LAS TUNAS DR



THE OPPORTUNITY

121-123 E. Las Tunas Drive is a mixed-use building of approximately 3,871 SF — the largest asset in the Sheu portfolio — in the heart of the San Gabriel storefront retail corridor, a dense and walkable trade area of family-owned commerce.

The building comprises three configurable units: a long-tenured commercial tenant on a stabilized lease, a month-to-month unit, and a 1,935 SF owner-occupied space deliverable vacant or with a negotiated short-term leaseback.

This is the portfolio's headline value-add story. Pro forma market rent is roughly 3.7 times current in-place income, with a clear path to repositioning and an exit to stabilized buyers.



3.7× RENT UPSIDE

The owner-occupied unit alone, leased at market, would generate nearly twice the building's entire current in-place rent.



PROPERTY GALLERY





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