



# Retail Portfolio

**3**  
PROPERTIES

**9,232**  
TOTAL SF

**\$468**  
AVG / SF

**\$4.32M**  
PRICE

**3.9%**  
SUBMARKET VAC.

## 919 W. VALLEY BLVD



**\$1,120,000**

**\$424 / SF**

Building ±2,641 SF  
Lot ±8,223 SF  
Occupancy 80%  
City Alhambra

Multi-tenant retail with mark-to-market upside; SBA 504 owner-user fit.

## 121-123 E. LAS TUNAS



**\$1,850,000**

**\$478 / SF**

Building ±3,871 SF  
Lot ±3,154 SF  
Occupancy 100%  
City San Gabriel

Mixed-use value-add; pro forma rent roughly 3.7x current in-place.

## 113 E. LAS TUNAS



**\$1,350,000**

**\$496 / SF**

Building ±2,720 SF  
Lot ±4,742 SF  
Occupancy Vacant  
City San Gabriel

Delivered vacant; clean owner-user canvas under SBA 504 ceilings.



ALHAMBRA, CALIFORNIA

# 919 W. Valley Blvd

OFFERED AT  
**\$1,120,000**

## WHY 919 W. VALLEY

- Approximately 2,641 SF multi-tenant retail building on two parcels totaling 8,223 SF of land
- 80% occupied; paying tenants on month-to-month terms for mark-to-market flexibility
- One block west of Atlantic Blvd — over 100,000 vehicles per day within a quarter mile
- Recent roof replacement and HVAC servicing; ADA work in progress
- Fits SBA 504 financing for an owner-user occupying 51% or more of the building

## OFFERING SUMMARY

SALE PRICE	\$1,120,000
PRICE / SF	\$424
BUILDING SF	±2,641 SF
LOT SIZE	±8,223 SF
APN	5350-016-027
OCCUPANCY	80% (4 of 5)
PARKING	5 Spaces
ZONING	ALCPD



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



SAN GABRIEL, CALIFORNIA

# 113 E. Las Tunas Dr

OFFERED AT

# \$1,350,000

## WHY 113 LAS TUNAS



Approximately 2,720 SF retail building delivered fully vacant — a rare clean canvas



Two configurable storefronts (1,360 SF + 1,200 SF), mergeable for flexible layouts



Cleanest asset to transact — no leases, estoppels, or holdover risk



Recent new roof and HVAC servicing



\$1.35M total exposure sits comfortably under SBA 504 ceilings

## OFFERING SUMMARY

SALE PRICE	\$1,350,000
PRICE / SF	\$496
BUILDING SF	±2,720 SF
LOT SIZE	±4,742 SF
APN	5367-011-029
OCCUPANCY	Delivered Vacant
CONFIG	2 Storefronts
ZONING	SLC1



# PORTFOLIO GALLERY

919 W. VALLEY BLVD



121-123 E. LAS TUNAS



113 E. LAS TUNAS





## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by McIntire Real Estate Inc., d/b/a McIntire Kingstone ("Broker") solely to assist prospective purchasers in evaluating this properties. It is delivered on a confidential basis for the recipient and its advisors in connection with a possible acquisition.

Information herein has been obtained from the Seller and from sources believed reliable, including CoStar and public records. Broker has not independently verified it and makes no representation or warranty as to its accuracy or completeness. Square footage, dimensions, year built, zoning, occupancy, rents, and lease terms are approximate and should be independently confirmed. Each property is offered "as-is, where-is." Pro forma figures are illustrative estimates and not a guarantee of results.

**AI-ENHANCED IMAGERY.** Photographs in this memorandum have been digitally enhanced and, in places, generated or altered using artificial intelligence. These images illustrate what the properties could look like after improvement and do not represent the properties' current condition. Prospective purchasers should rely solely on their own physical inspection of each property as it currently exists.

This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. The Seller reserves the right to reject any or all offers, to withdraw any property at any time, and to negotiate with one or more prospective purchasers. No obligation arises unless and until a definitive written purchase agreement is fully executed.



**JOSHUA W. McINTIRE**  
PRESIDENT | McINTIRE KINGSTONE

Broker DRE #01932041 Agent DRE #01851216

**(626) 228-2777**

[josh@mcintireRE.com](mailto:josh@mcintireRE.com)

129 S. 1st Avenue, Arcadia, CA 91006