

FOR SALE

MIXED-USE INFILL SITE WITH EXISTING IMPROVEMENTS

8464 GARVEY AVENUE

ROSEMEAD, CALIFORNIA

ASKING PRICE

\$2,375,000

RE/MAX COMMERCIAL

A RARE SAN GABRIEL VALLEY INFILL OPPORTUNITY



THE OFFERING

8464 Garvey Avenue presents a scarce owner-user and redevelopment opportunity along one of Rosemead's principal commercial corridors. Four contiguous parcels combine immediate operating utility with long-term optionality.

- Approximately 27,840 SF of contiguous land with prominent Garvey Avenue frontage
- Existing office, enclosed storage and covered work area support immediate occupancy
- Large fenced and gated yard suited to contractor, distribution and building-material users
- Mixed-use commercial overlay may support future repositioning, subject to City approval
- Central San Gabriel Valley location with direct regional freeway connectivity

\$2.375M

ASKING PRICE

27,840 SF

LAND AREA

4 APNs

CONTIGUOUS PARCELS

THE ASSET AT A GLANCE

ADDRESS	8464 Garvey Avenue, Rosemead, CA 91770
ASKING PRICE	\$2,375,000
LAND AREA	Approximately 27,840 SF / 0.64 acres
PARCELS	5283-003-002, -003, -004 and -005
OFFICE	Approximately 1,301 SF
ENCLOSED STORAGE	Approximately 624 SF
COVERED WORK AREA	Approximately 1,612 SF
ZONING	C-3 (RC-MUDO) (D-O)
SITE	Fenced and gated yard; Garvey Avenue frontage



POSITIONING

Immediate utility today. Strategic
optionality tomorrow.

Owner-user, investor or redevelopment acquisition profile.

FOUR CONTIGUOUS PARCELS | FUNCTIONAL YARD LAYOUT



CONNECTED TO THE GREATER LOS ANGELES MARKET

8464 GARVEY AVENUE

AERIAL MAP



ROSEMEAD, CA 91770



Source: Google Maps (2024)

This information has been obtained from sources believed reliable. Buyer to verify all information.

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REGIONAL CONNECTIVITY

I-10

Primary east-west access across the San Gabriel Valley

I-605

Direct connection to key employment and logistics corridors

SR-60

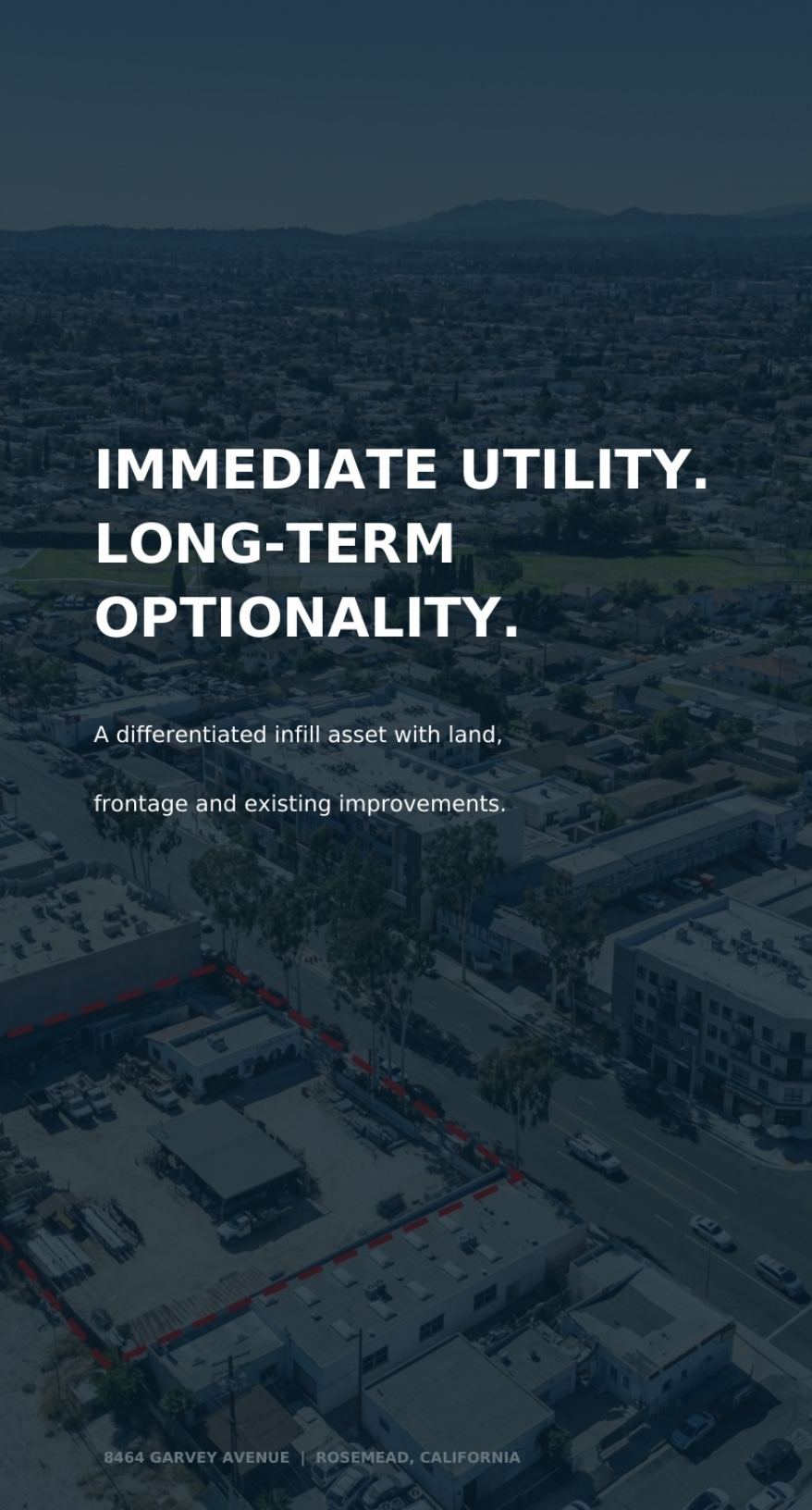
Access toward the Inland Empire and eastern Los Angeles County

I-710

Regional link toward Downtown Los Angeles and the port complex

CENTRAL INFILL LOCATION

Rosemead sits between Downtown Los Angeles and the Inland Empire, supporting broad labor, customer and supplier reach.



IMMEDIATE UTILITY. LONG-TERM OPTIONALITY.

A differentiated infill asset with land,
frontage and existing improvements.

OWNER-USER

Contractor yard, distribution,
storage, showroom or
building-material operations.

VALUE-ADD INVESTOR

Acquire a scarce infill land position
with flexible interim utility.

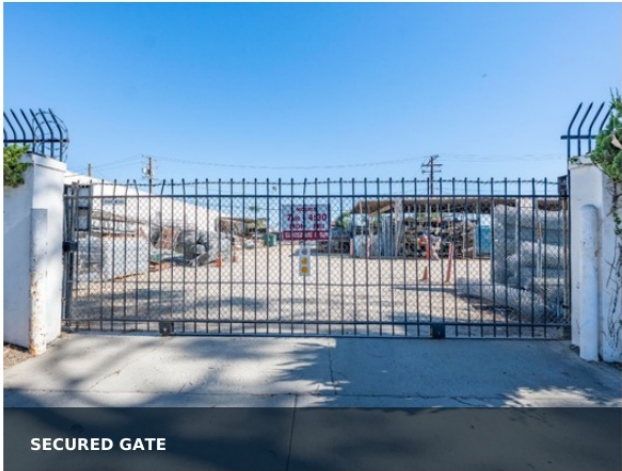
REDEVELOPMENT

Evaluate mixed-use or commercial
concepts under applicable zoning
and City review.

1031 EXCHANGE

A tangible land-focused acquisition
in an established Los Angeles
County submarket.

EXISTING IMPROVEMENTS & YARD



ROSEMEAD SNAPSHOT

CENTRAL SAN GABRIEL VALLEY

Established infill market with regional reach

Rosemead occupies a strategic position in the western San Gabriel Valley, providing access to regional employment, suppliers, customers and transportation corridors.

49,582

POPULATION

\$73,566

MEDIAN HOUSEHOLD INCOME

14.4K

HOUSEHOLDS

44.6

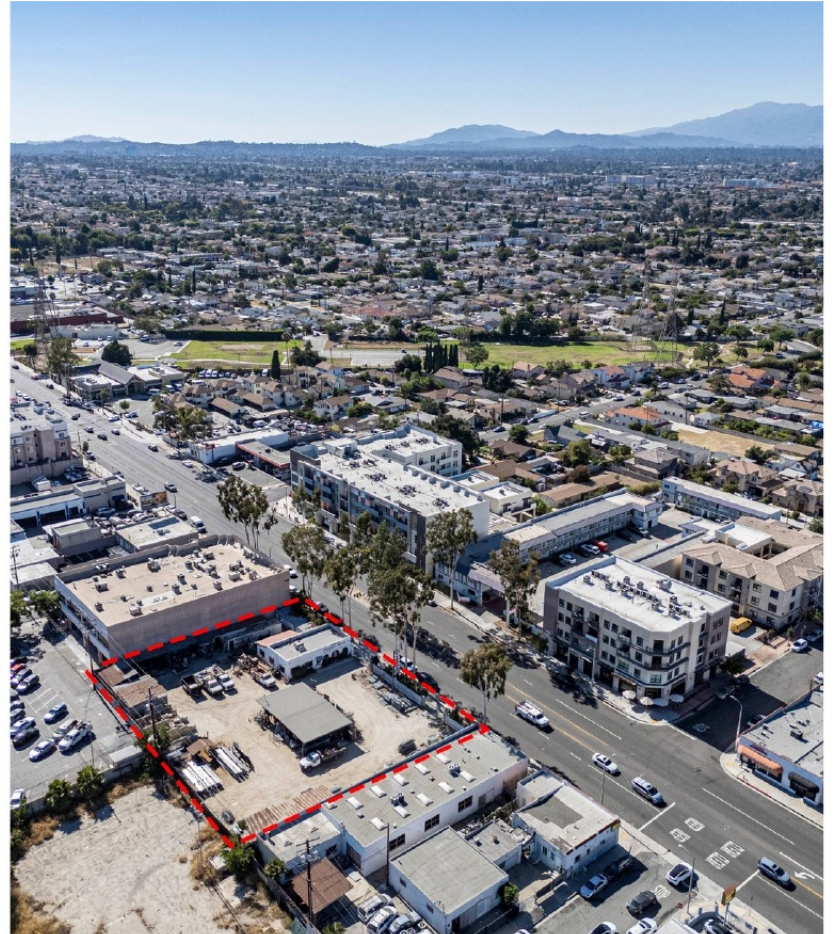
MEDIAN AGE

66.5%

HIGH SCHOOL+

21.6%

BACHELOR+



Figures reproduced from the source OM and should be independently verified with current public data.

TARGET OWNER-USER INDUSTRIES

IDEAL FOR A WIDE RANGE OF OWNER-USER INDUSTRIES

THAT BENEFIT FROM YARD STORAGE AND ACCESSIBILITY

1

TILE, STONE, CABINET & COUNTERTOP SUPPLIERS

Yard and showroom configuration can support display, storage and material handling.

2

FENCE, GATE & ORNAMENTAL IRON COMPANIES

Open yard and covered work areas can accommodate fabrication, inventory and staging.

3

ROOFING, HVAC, PLUMBING & ELECTRICAL CONTRACTORS

Functional office, storage and yard capacity may support service operations.

4

LANDSCAPE, NURSERY & BUILDING-MATERIAL SUPPLIERS

Outdoor storage and Garvey Avenue visibility support customer-facing operations.

5

WHOLESALE DISTRIBUTORS & IMPORT / EXPORT USERS

Central location and flexible yard capacity may support regional distribution.

6

EQUIPMENT, SCAFFOLD & CONTAINER SERVICE COMPANIES

Gated yard and open-area configuration suit equipment storage and dispatch.

OPTIONALITY SUBJECT TO CITY APPROVAL



MIXED-USE COMMERCIAL OVERLAY

Long-term land value with immediate utility

The source OM identifies the property as C-3 (RC-MUDO) (D-O). The site may offer long-term repositioning potential; all concepts remain subject to independent zoning analysis, entitlement review and City of Rosemead approval.

BUYER DUE DILIGENCE

- Verify current zoning and permitted uses
- Confirm parcel boundaries, dimensions and legal descriptions
- Review utilities, access, easements and environmental conditions
- Confirm improvements, permits and code compliance
- Evaluate development feasibility with qualified consultants
- Consult the City of Rosemead before reliance

EXCLUSIVE OFFERING

8464 GARVEY AVENUE

ROSEMEAD, CALIFORNIA

ASKING PRICE \$2,375,000

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This information has been obtained from sources believed reliable but has not been verified. Buyers should independently verify all information, zoning and intended uses.

