



FOR LEASE

208 West Fairview Avenue

San Gabriel, CA 91776

Asking Rate: \$3.5/SF+NNN

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
	2,923 SF	\$3.5 SF/Mo	NNN	Specialty , School	Negotiable



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Lic# 02210572



Property Overview

\$3.50 ASKING RATE SF/MO	1955/2026 YEAR BUILT	7,310 LOT SIZE	2932 BUILDING SQFT	5361033015 PARCEL ID
SLC1* ZONING	Los Angeles COUNTY	0 FRONTAGE	34.089578,-118.102887 COORDINATES	Specialty PROPERTY TYPE
				School PROPERTY SUBTYPE

EXECUTIVE SUMMARY

This well-positioned Specialty property in San Gabriel provides an exceptional environment for businesses seeking a professional address.

PROPERTY HIGHLIGHTS

Fully Renovated Specialty Property | Ideal for Preschool, Educational

Positioned in the heart of San Gabriel, this fully renovated specialty property presents a rare opportunity for both owner-users and investors. Designed for educational and specialty commercial uses, the property is ideally suited for a preschool, Montessori school, daycare, therapy center, tutoring academy, medical office, or other professional services (subject to City approval). The property has an established history as a preschool, and the City has approved variance requests related to its preschool expansion, further reinforcing its suitability for childcare and educational use.

Situated within the highly desirable San Gabriel Village neighborhood, the property benefits from strong surrounding demographics, excellent accessibility, and immediate proximity to Valley Boulevard, Del Mar Avenue, and Interstate 10. The dense residential population and affluent neighborhoods provide an outstanding customer base for education, healthcare, and community-serving businesses.

ACCESSIBILITY

TRANSIT

Ramona / Central	0.3 mi
Ramona / Grand	0.3 mi
Ramona / Wells	0.4 mi

AIRPORTS

Hollywood Burbank Airport	16.4 mi
Los Angeles International Airport	20.0 mi
Long Beach Airport	19.1 mi

HIGHWAYS

San Bernardino Freeway	1.2 mi
I-10 Metro ExpressLanes	1.2 mi
Arroyo Seco Parkway	3.3 mi
Long Beach Freeway	3.5 mi

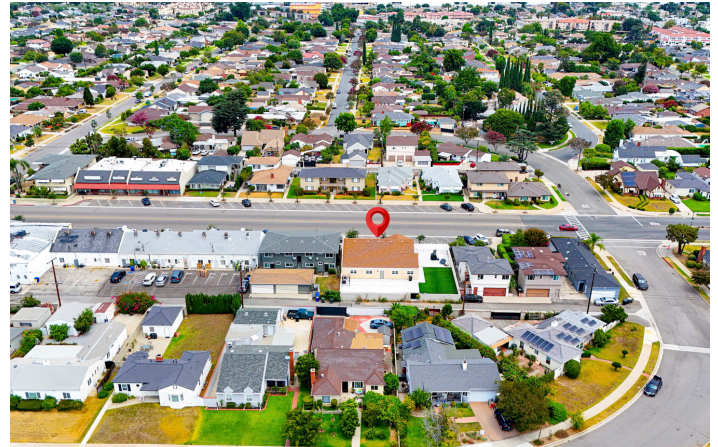
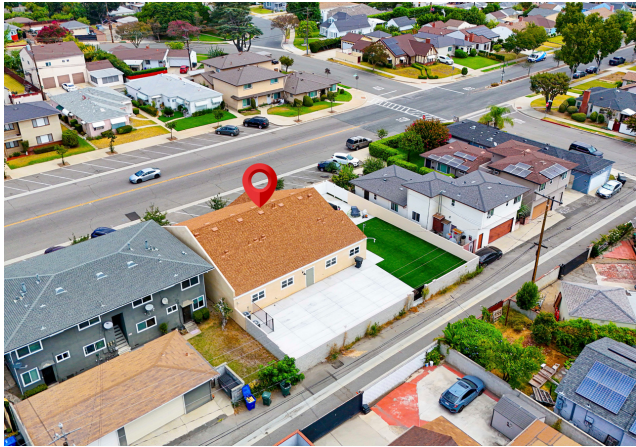


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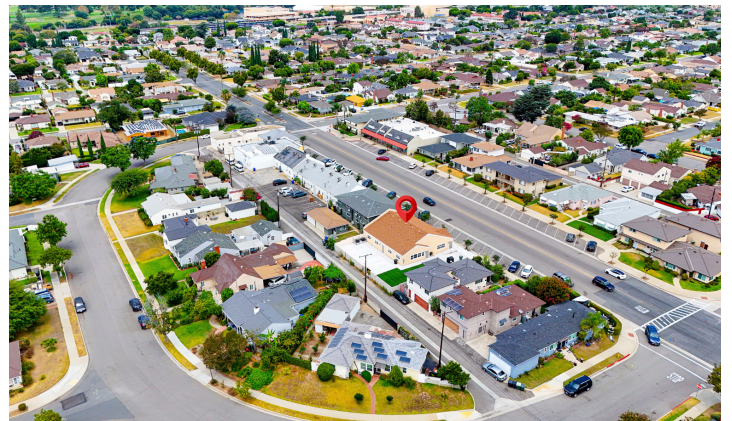
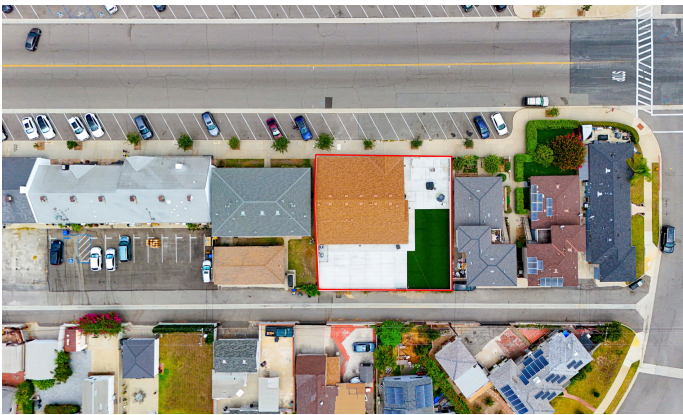




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34.0896°N, 118.1029°W



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●● Market Overview

Market Overview: San Gabriel, CA

San Gabriel (Spanish for "Saint Gabriel") is a city located in the San Gabriel Valley of Los Angeles County, California. At the 2020 census, the population was 39,568. San Gabriel was founded by the Spanish in 1771, when Mission San Gabriel Arcángel was established by Saint Junípero Serra. Through the Spanish and Mexican periods, San Gabriel played an important role in the development of Los Angeles and Californio society. Owing to the prominence of Mission San Gabriel in the region's history, it is often called the "birthplace of the Los Angeles region". edit edit Businesses on Valley Blvd. Shops near the intersection of Abbot Ave and Valley Blvd. According to the city's 2019 Comprehensive Annual Financial Report, the top employers in the city are: ^ "Comprehensive Annual Financial Report" . City of San Gabriel . June 30, 2019 . Retrieved October 25, 2020 .



KEY FACTS

Population	39,568
Area	4.1 sq mi
Elevation	1,378 ft
County	Los Angeles County
Time Zone	Pacific Time Zone
Incorporated	January 1, 1771
State	California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
Median HH Income	Median HH Income	Median HH Income
Households	Households	Households
31,387	254,751	613,007
\$88,884	\$94,292	\$98,968
10,998	87,000	219,100

Source: ESRI / ArcGIS Business Analyst



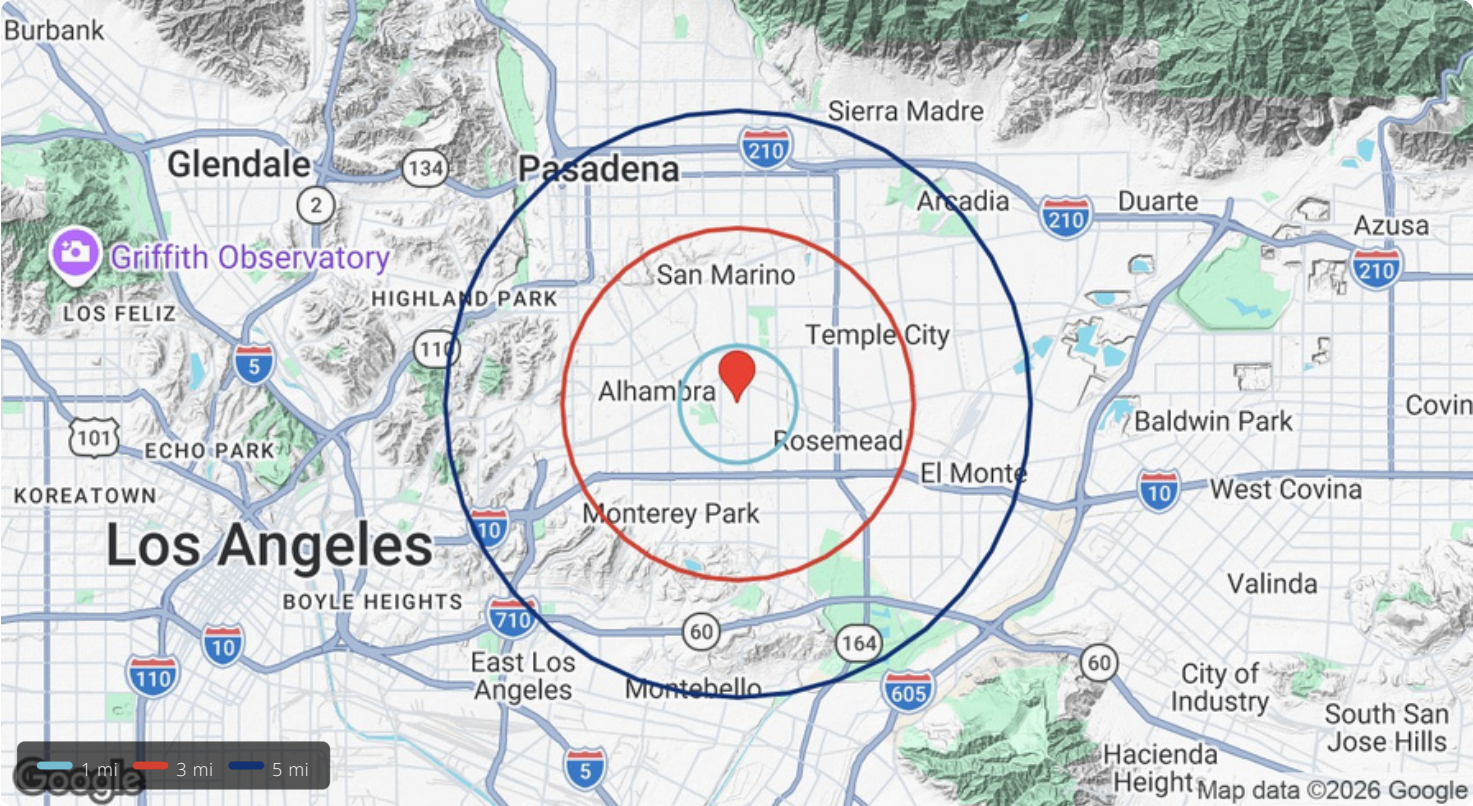
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●● Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,798	265,378	624,918
2010 Population	32,650	266,186	631,884
2026 Population	31,387	254,751	613,007
2031 Population	32,049	252,251	607,604
2026-2031 Growth Rate	0.42 %	-0.20 %	-0.18 %
2026 Daytime Population	28,191	230,093	649,771

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	10,523	83,572	204,202	less than \$15,000	894	6,402	16,825
2010 Total Households	10,579	84,367	209,907	\$15,000-\$24,999	615	4,708	11,084
2026 Total Households	10,998	87,000	219,100	\$25,000-\$34,999	634	4,528	10,707
2031 Total Households	11,439	87,941	221,742	\$35,000-\$49,999	992	7,140	16,821
2026 Avg. Household Size	2.81	2.9	2.76	\$50,000-\$74,999	1,468	12,512	29,831
2026 Owner Occupied Housing	4,315	39,828	100,824	\$75,000-\$99,999	1,442	10,098	25,099
2031 Owner Occupied Housing	4,399	40,441	102,730	\$100,000-\$149,999	2,146	16,148	39,663
2026 Renter Occupied Housing	6,683	47,172	118,276	\$150,000-\$199,999	1,383	10,016	26,400
2031 Renter Occupied Housing	7,040	47,500	119,011	\$200,000 or greater	1,424	15,447	42,669
2026 Vacant Housing	688	4,519	12,205	Median HH Income	\$88,884	\$94,292	\$98,968
2026 Total Housing	11,686	91,519	231,305	Average HH Income	\$119,562	\$132,723	\$139,107



Source: ESRI / ArcGIS Business Analyst



◆
EXCLUSIVELY OFFERED BY



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Harvest Realty Development

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