



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 |



113 E. LAS TUNAS DR



THE OPPORTUNITY

113 E. Las Tunas Drive is a retail building of approximately 2,720 SF delivered fully vacant on the established San Gabriel storefront corridor — a rare clean canvas for an owner-user seeking to plant a flag on Las Tunas.

Configured as two storefronts of roughly 1,360 SF and 1,200 SF that can be combined, it offers flexibility to occupy the whole or operate two distinct uses. Vacant possession makes this the cleanest of the portfolio to transact.

At approximately \$1.35M total exposure, the property sits comfortably under SBA 504 ceilings, and benefits from a recent new roof and HVAC servicing. It sits two doors from 121-123 E. Las Tunas for a contiguous-frontage assemblage.



CLEAN CANVAS

No tenant relationships to inherit, no lease assignments, no estoppels — the most accessible first commercial purchase in the portfolio.



PROPERTY GALLERY





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