

# EXCLUSIVE LISTING

9000 Garvey Ave, Rosemead, CA

Extremely Rare  $\pm 44,805$ sf Multi-tenant shopping center on a  $\pm 2.60$ acre C3-MU Zoned (Commercial Mixed-Use) Lot in an Excellent Location in west San Gabriel Valley, 1 pylon sign + 2 monument signs



## SUMMARY

Subject Property:	9000 Garvey Ave, Rosemead, CA 91770
SELLER'S ASK PRICE:	\$15,250,000
Year Built:	1986
Building Area:	$\pm 44,805$ SF
Lot Size SF/AC:	$\pm 113,300$ SF / $\pm 2.601$ AC
Assessor's parcel number:	5282-026-047
Zoning:	C3-MU (Commercial Mixed Use) - D/O (Development Overlay) <i>Contact city to check on redevelopment options</i>

## Investment Highlights

- Value-add retail with significant rental upside and strong fundamentals.
- Excellent location on Garvey Ave with high traffic count and high demand for retail spaces
- High Proforma CAP Rate of  $\pm 7.46\%$  (based on rent comparable)
- High density area with  $\pm 221,595$  total population (3-mile) &  $\pm \$77,569$  average household income within a 1-mile radius
- First time for sale since 2006, Close to 20 years ownership!
- Excellent investment property for land banking or to park investment capital in a high growth corridor of San Gabriel Valley
- Located in an extremely strong commercial area on Garvey Ave, one the main retail corridors and major thoroughfares in San Gabriel Valley

## Property Highlights

- Excellent Hard Corner location with  $\pm 285$ ft Garvey Ave frontage
- Extremely rare large  $\pm 2.6$ acre ( $\pm 106,199$  SF) site with C3-MU (Commercial/Mixed-Use) zoning on Garvey Ave
- Highly visible 1 Pylon sign and 2 monument signs along Garvey Ave
- Highly desirable Single-story construction for ease of maintenance and room to grow.
- Estimated  $\pm 49\%$  upside in rents; most tenants are long-time tenants that are due for lease renegotiation.
- Traffic count:  $\pm 23,705$  CPD and  $\pm 77,000$  CPD on Garvey Ave and Rosemead Blvd
- Zoning C3-MU-DO-DO (Commercial/Mixed-Use) offering multiple re-development options.

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**$\pm 2.60$  acre C3-MU Zoning**

**GROWTH INVESTMENT GROUP**

Walk Score **70** Very Walkable  
Most errands can be accomplished on foot.

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WHITTIER NARROWS  
GOLF COURSE



CITY OF ALHAMBRA



CITY OF SAN GABRIEL



9000 GARVEY AVE

GARVEY AVE - TRAFFIC COUNT: ±23,705 CPD

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CITY OF PASADENA



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GARVEY AVE - TRAFFIC COUNT:  $\pm 23,705$  CPD

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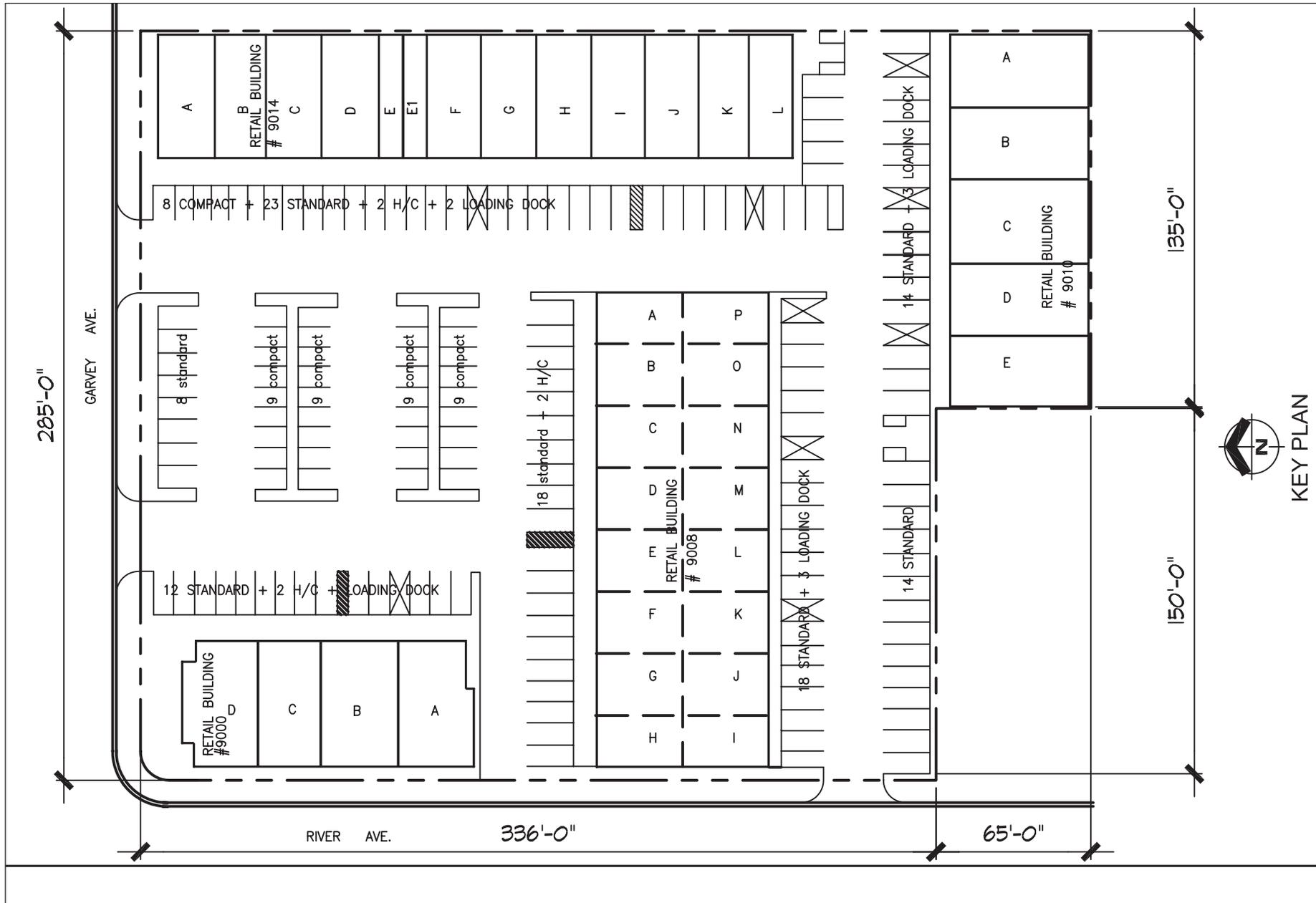
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**GIG**  
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