

EXCLUSIVE LISTING

9000 Garvey Ave, Rosemead, CA

Extremely Rare $\pm 44,805$ sf Multi-tenant shopping center on a ± 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 / ± 2.601 AC
Assessor's parcel number:	5282-026-047
Zoning:	C3-MU (Commercial Mixed Use) - D/O (Development Overlay) Contact city to check on redevelopment options

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 ± 285 ft Garvey Ave frontage
- Extremely rare large ± 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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GROWTH INVESTMENT GROUP
CALIFORNIA



Walk Score
70

Very Walkable

Most errands can be accomplished on foot.

Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**

 **626.594.4900**

 **han.chen@growthinvestmentgroup.com**

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WHITTIER NARROWS
GOLF COURSE



9000 GARVEY AVE



CITY OF SAN GABRIEL



CITY OF ALHAMBRA



GROWTH INVESTMENT GROUP

± 2.60 acre C3-MU Zoning

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

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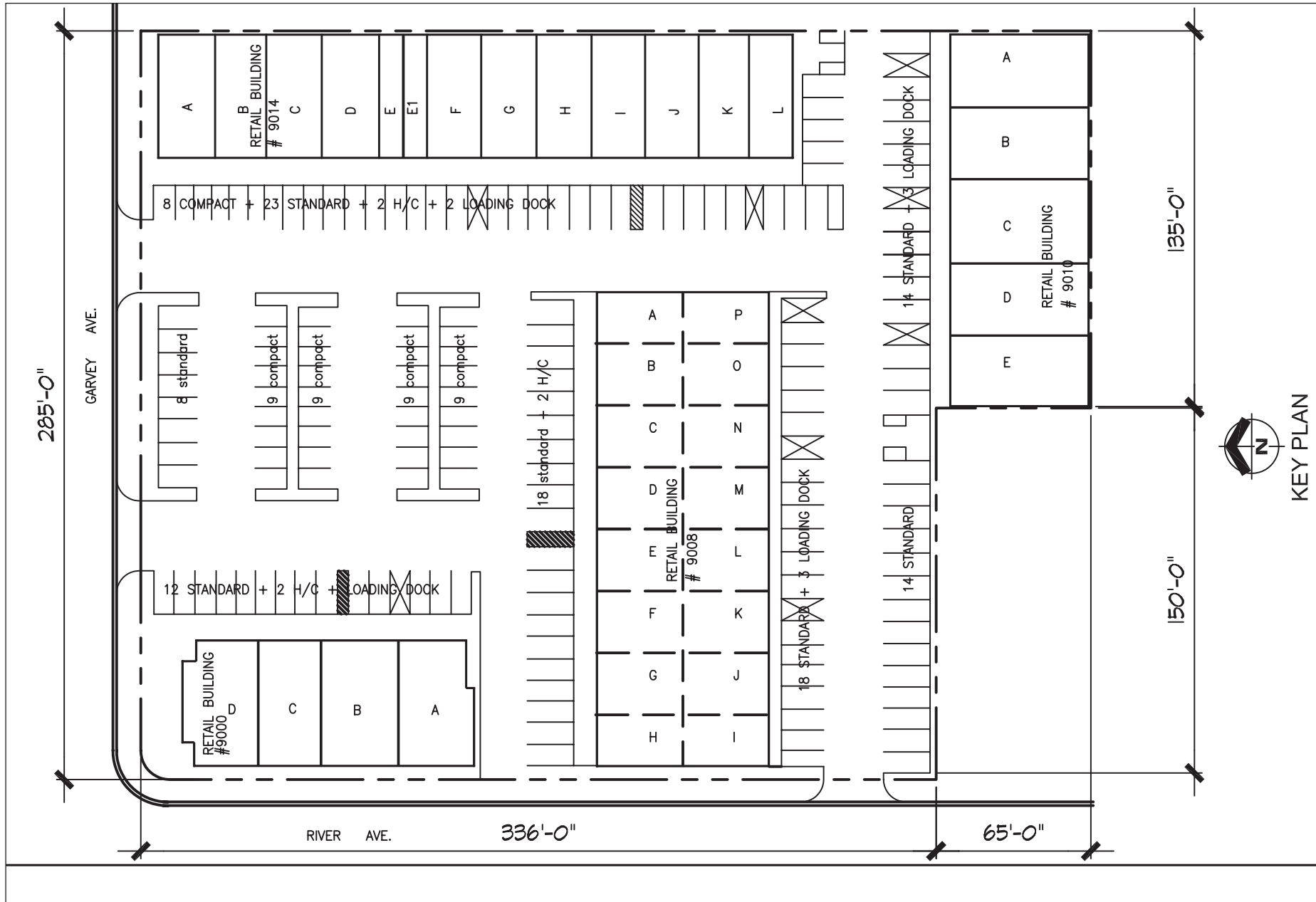
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