



Gold World Plaza, Office

Presentation Information

PREPARED FOR:

Helen Marston, President
WSGVAR BoD

PREPARED BY:

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George Realty
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PROPERTY OVERVIEW

THE PROPERTY

Gold World Plaza, Office
1039 E Valley Bl, Suite 203B
San Gabriel, CA 91776

PROPERTY SPECIFICATIONS

Property Type:	Stores & Office
Class:	B
Unit Size:	1,221
Lot Size:	117,792
Number of Stories:	3
Year Built/Renovated:	1993



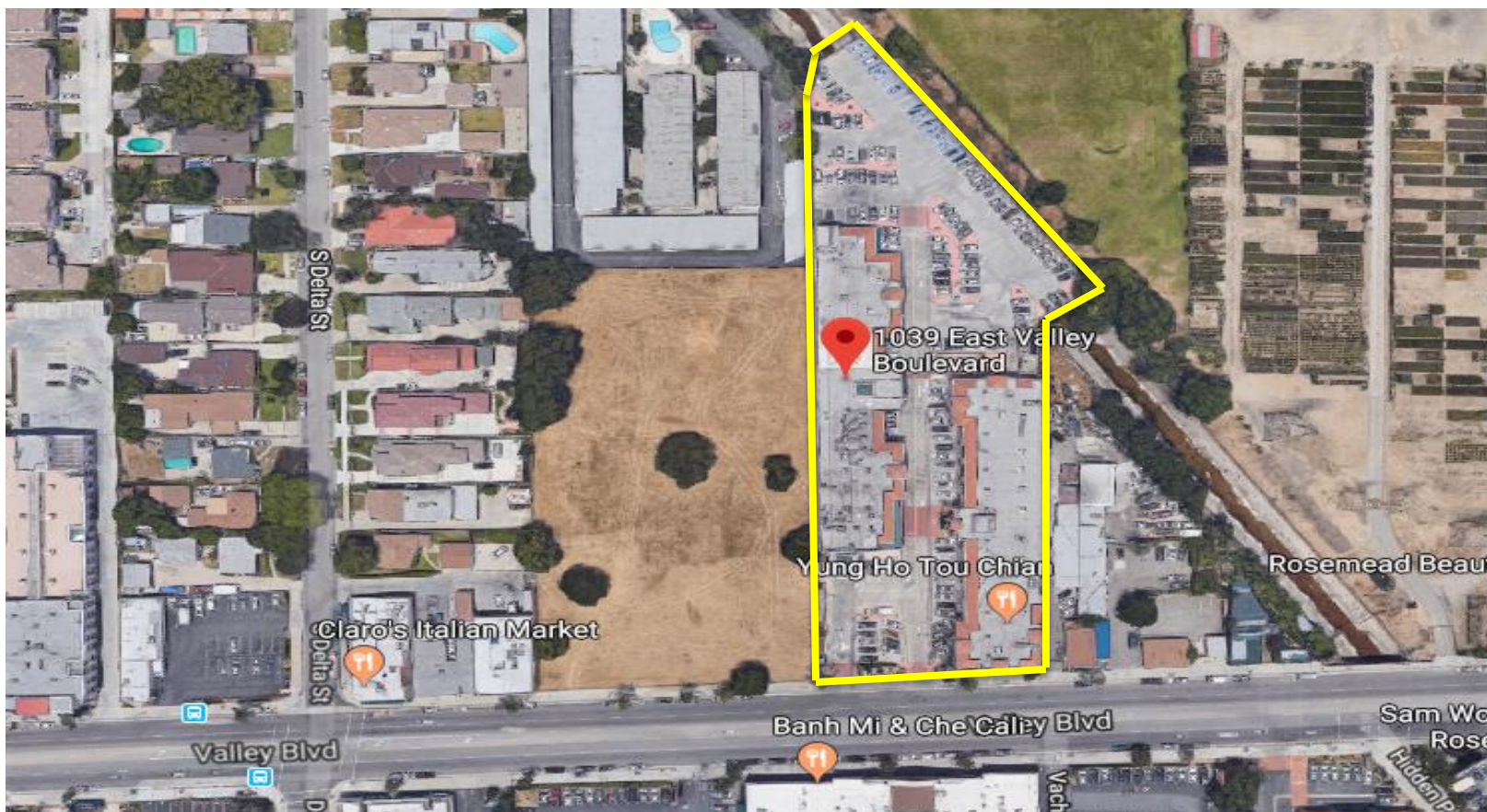
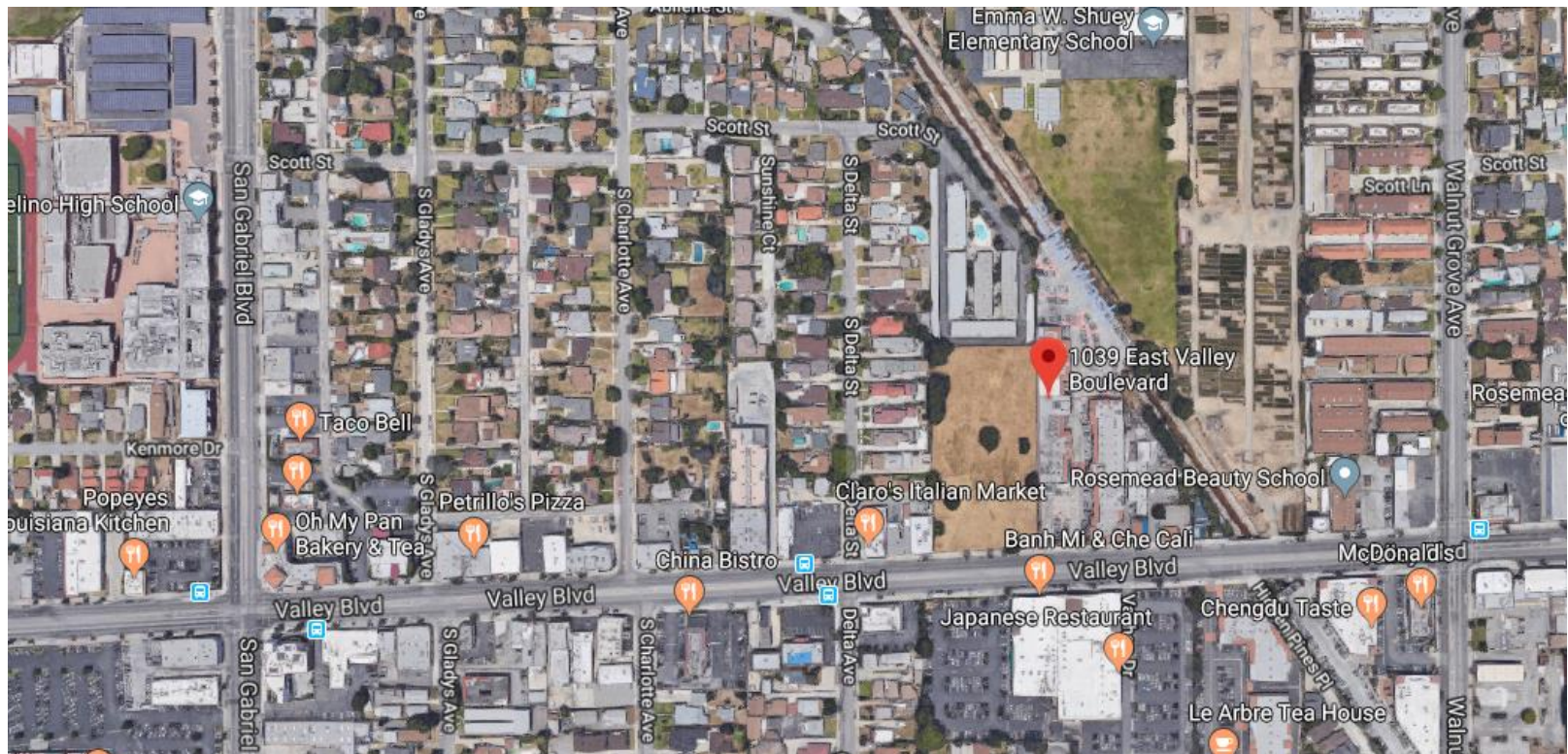
PROPERTY FEATURES

Elevators:	2
Parking:	Ample
Amenities:	Free surface and underground parking

LEASE INFORMATION

Tenancy:	1
Percent Leased	Vacant
Space Available	1,221 SF

MAP AND AERIALS



TAX MAP

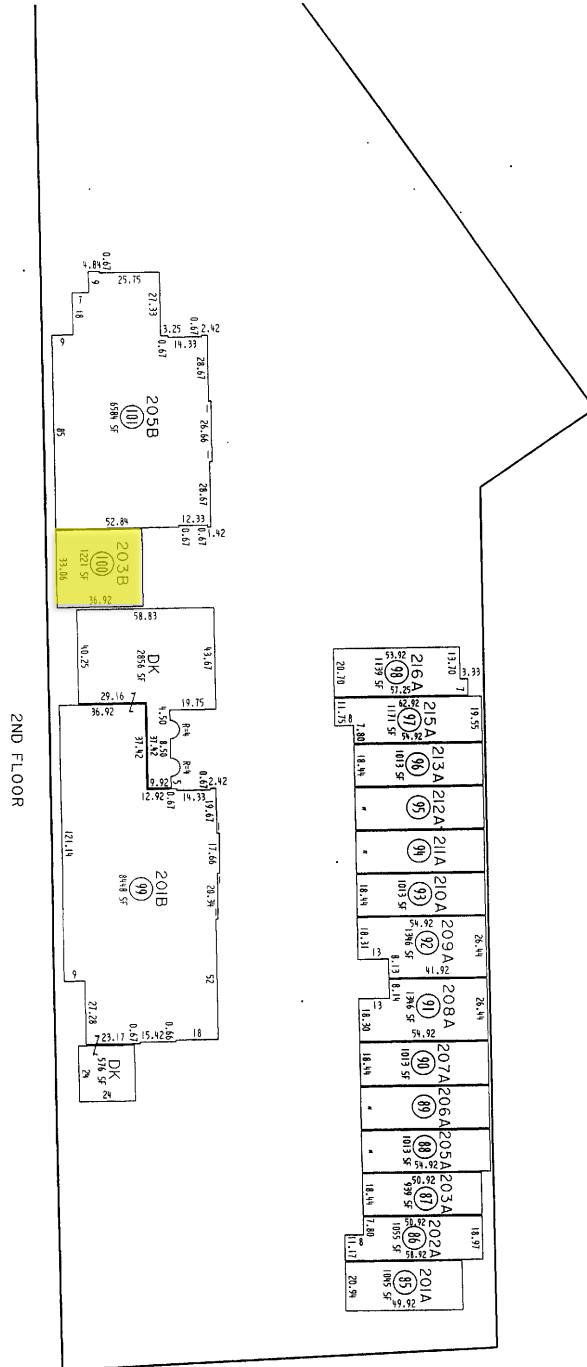
1994

94

REVISED
1994/05/01/01-05

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES
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SCALE 1" = 40'
SHEET 4
5372 19

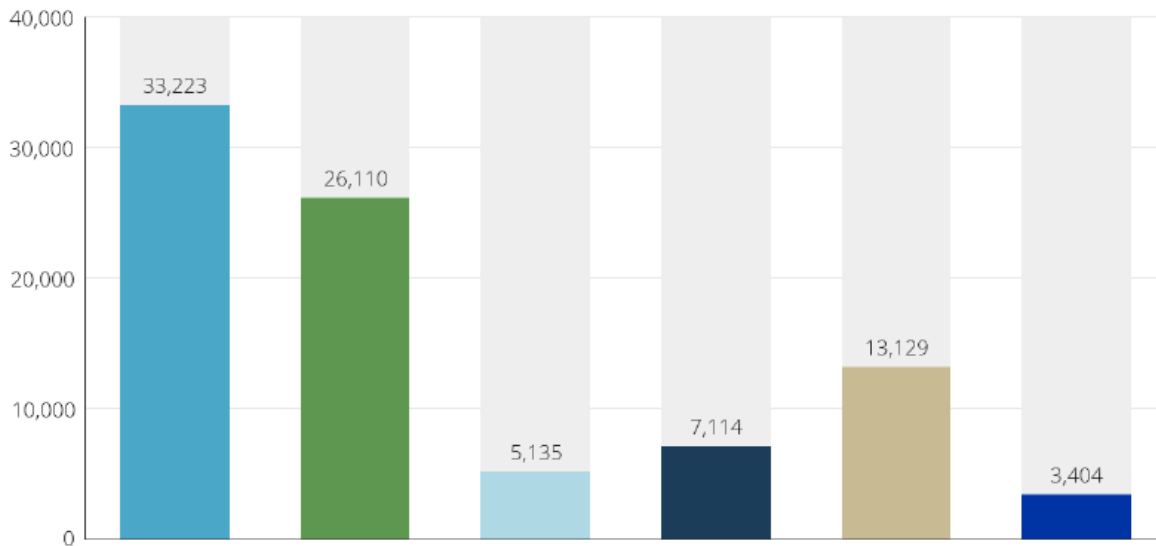


SUBDIVISION OF AIRSPACE
CONDOMINIUM PM 258-59-60
FOR COMMON AREA SEE SHEET 1
SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS OF UNITS

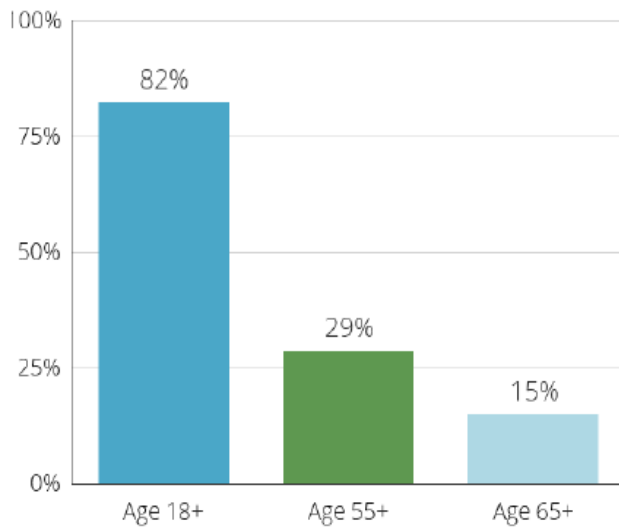
DEMOGRAPHICS

Daytime Population

- Total Daytime Population
- Daytime population (Age 16+)
- Retired population (Age 65+)
- Population aged 16 and under (Children)
- Civilian 16+, at Workplace
- Homemakers (Age 16+)



Age



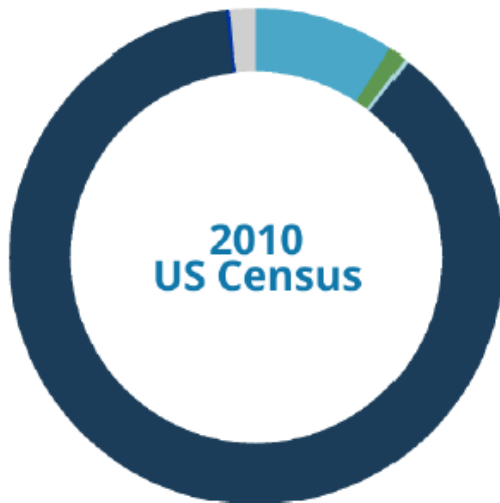
Median Age, Total

40.73

Age Demographics

- 82.34 % Age 18+
- 28.52 % Age 55+
- 14.86 % Age 65+

DEMOGRAPHICS



2010 US Census (Not Hispanic/Latino)

- 9.23 % White
- 1.19 % Black/African American
- 0.22 % American Indian & Alaska Native
- 87.59 % Asian
- 0.07 % Native Hawaiian / Other Pacific Islander
- 0.15 % Some other race
- 1.54 % Two or more races



Current Year (Not Hispanic/Latino)

- 6.58 % White
- 1.14 % Black/African American
- 0.19 % American Indian & Alaska Native
- 90.51 % Asian
- 0.07 % Native Hawaiian / Other Pacific Islander
- 0.12 % Some other race
- 1.39 % Two or more races

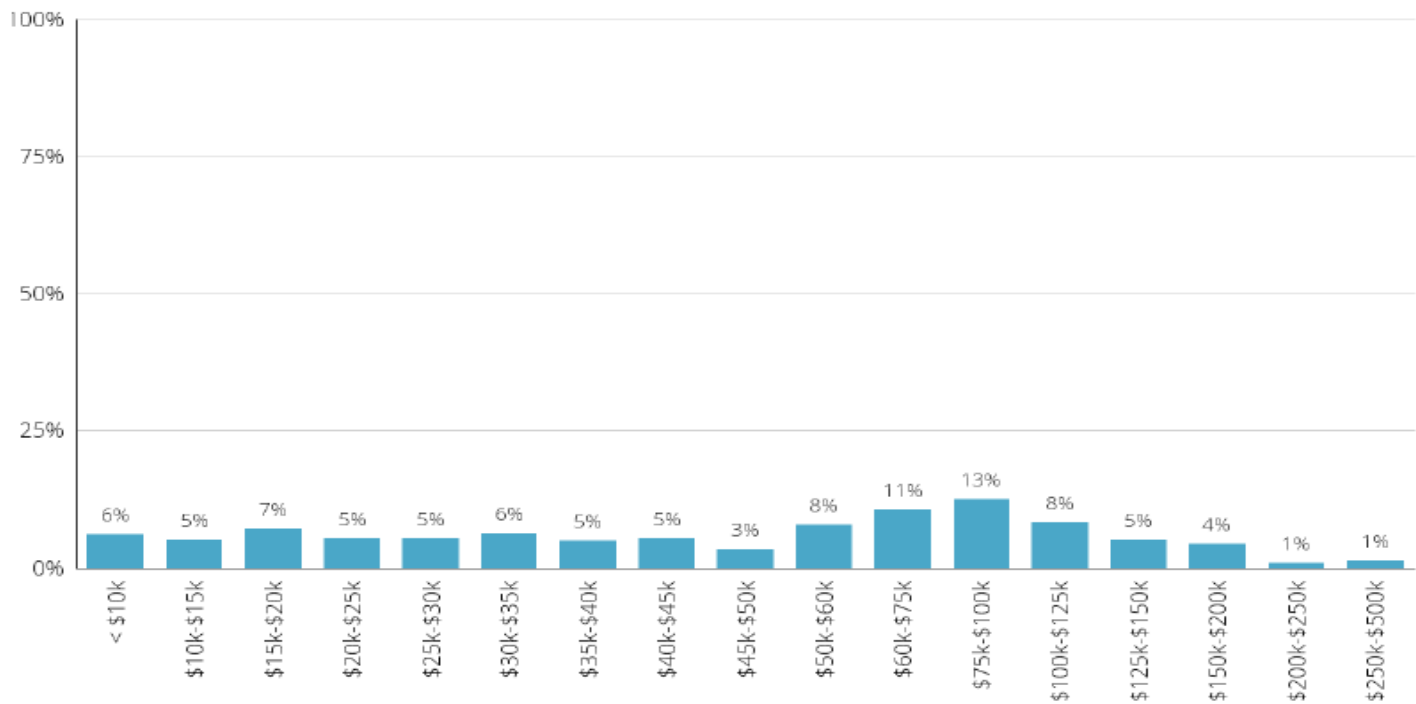


Five Year Projection (Not Hispanic/Latino)

- 5.82 % White
- 1.1 % Black/African American
- 0.19 % American Indian & Alaska Native
- 91.22 % Asian
- 0.07 % Native Hawaiian / Other Pacific Islander
- 0.12 % Some other race
- 1.48 % Two or more races

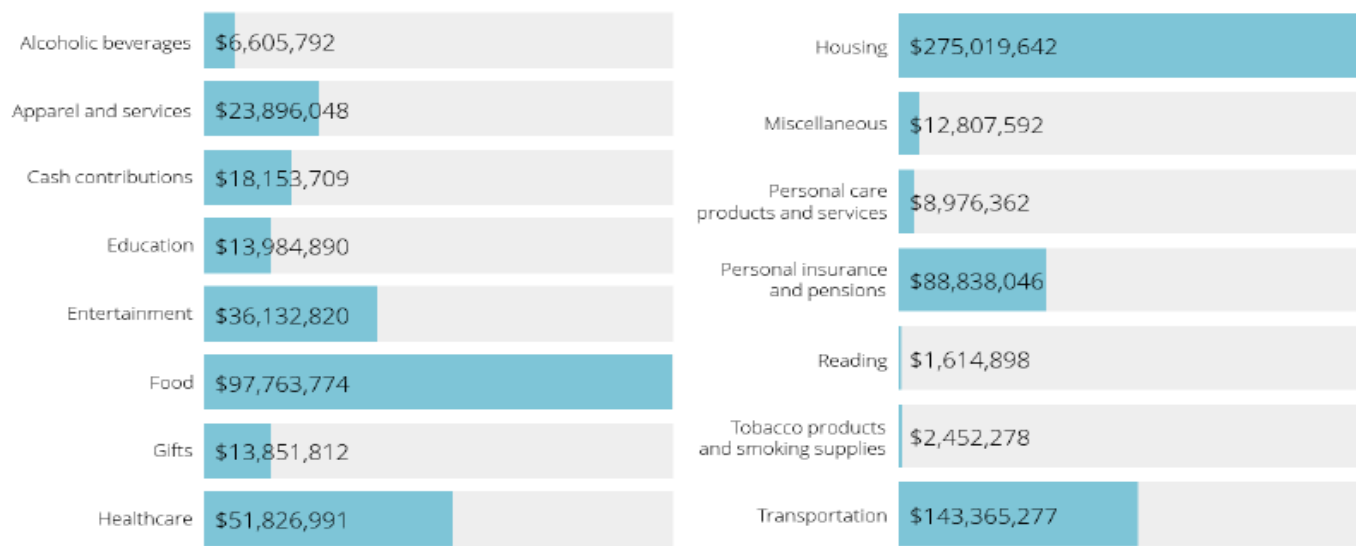
DEMOGRAPHICS

Households by Income (Current Year)



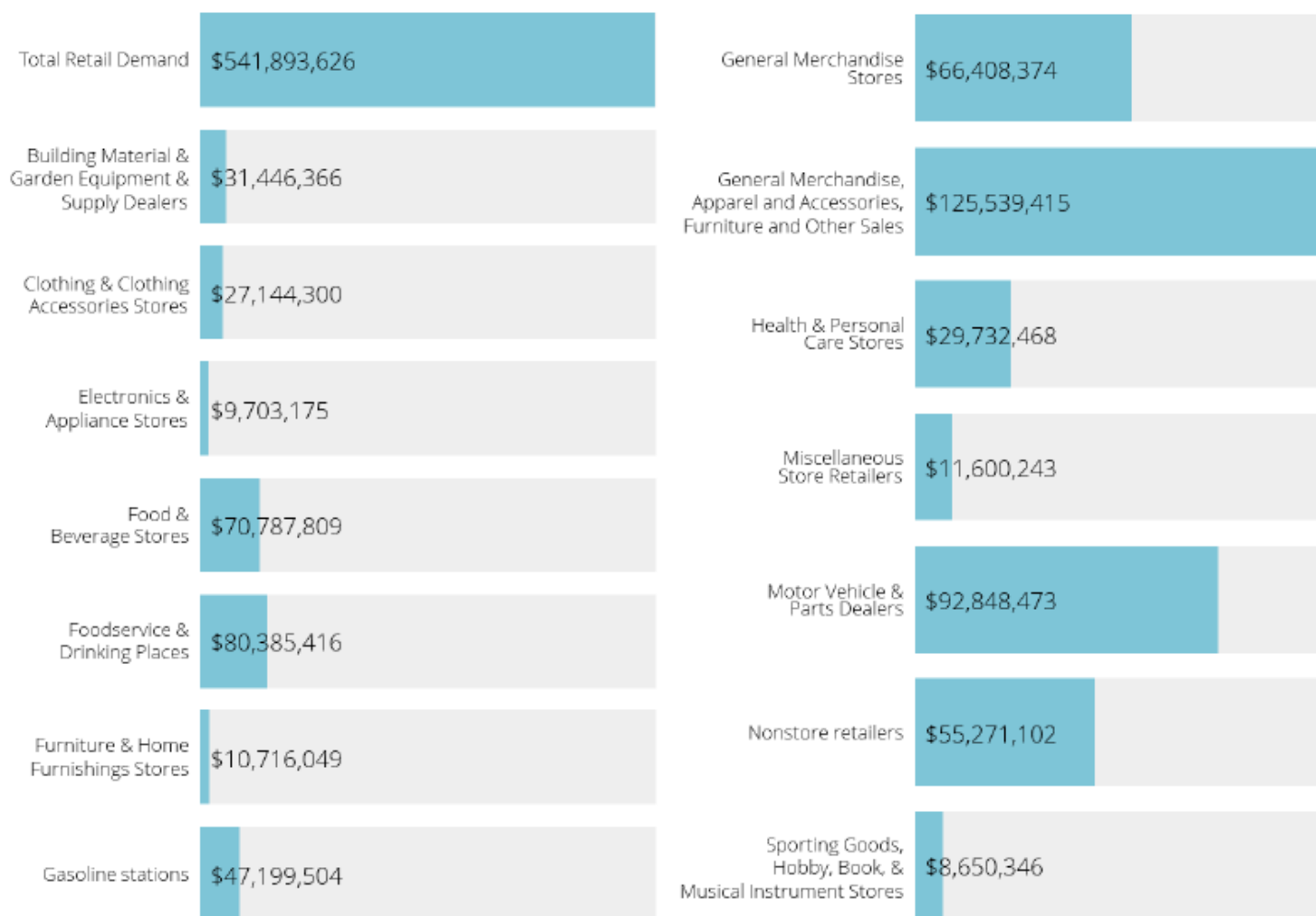
DEMOGRAPHICS

Consumer Expenditures



DEMOGRAPHICS

Retail Sales Volume



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CURRENTLY FOR LEASE



1788 S San Gabriel Bl # 101, San Gabriel 91776

ML#: **TR18004588** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1055** LTYPE: **Absolute Net**

DOM: **145**
 AC:
 YRBLT: **2004**
 LA: **Jane Kuo, 01154841,**

PRICE:
 LIST: **01/07/2018**
 PARKING SPACES:
 LEASE BEGINS:



1730 S Del Mar Av # A, San Gabriel 91776

ML#: **WS18123228** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1518** LTYPE: **Full Service, NNN**

DOM: **8**
 AC:
 YRBLT: **1946**
 LA: **CHAY HUANG, 01121265, 323-318-2638**

PRICE: **\$2,500**
 LIST: **05/24/2018**
 PARKING SPACES:
 LEASE BEGINS:



130 S Mission Dr # 103, San Gabriel 91776

ML#: **AR18055369** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1065** LTYPE: **NNN**

DOM: **84**
 AC: **Yes**
 YRBLT: **2018**
 LA: **Gary Lee, 01182914, 626-688-4871**

PRICE: **\$2,663**
 LIST: **03/09/2018**
 PARKING SPACES:
 LEASE BEGINS:



130 S Mission Dr # 101, San Gabriel 91776

ML#: **AR18055281** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1093** LTYPE: **NNN**

DOM: **84**
 AC:
 YRBLT: **2018**
 LA: **Gary Lee, 01182914, 626-688-4871**

PRICE: **\$2,733**
 LIST: **03/09/2018**
 PARKING SPACES:
 LEASE BEGINS:



623 W Las Tunas Dr, San Gabriel 91776

ML#: **WS17188304** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1875** LTYPE: **Full Service**

DOM: **291**
 AC: **Yes**
 YRBLT: **1949**
 LA: **INHUA CHEN, 01331237, 626-252-6298**

PRICE: **\$2,850 ↓**
 LIST: **08/14/2017**
 PARKING SPACES:
 LEASE BEGINS:



251 W Bencamp St # B, San Gabriel 91776

ML#: **WS18062056** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **RET**
 SQFT: **1700** LTYPE: **Gross**

DOM: **76**
 AC:
 YRBLT: **1949**
 LA: **JOE TSENG, 00880213, 626-215-8616**

PRICE: **\$3,000**
 LIST: **03/17/2018**
 PARKING SPACES: **2**
 LEASE BEGINS:



1025 S San Gabriel Bl, San Gabriel 91776

ML#: **WS17241536** STATUS: **Active**
 PTYPE: **CLSE** STYPE: **MIXU**
 SQFT: **1760** LTYPE: **Other**

DOM: **222**
 AC:
 YRBLT: **1968**
 LA: **LISA LIN, 01166100, 626-278-2266**

PRICE: **\$3,980 ↓**
 LIST: **10/22/2017**
 PARKING SPACES:
 LEASE BEGINS:

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RECENTLY LEASED

923 E Valley Bl # 201, San Gabriel 91776

STATUS: Closed

LIST/CLOSE: \$2,500/\$2,000 ↓

ML#: AR18035621 CITY/AREA: SGAB/654

LOT DIM:
AC/LOTSQFT (SRC): 1.111/48,396 (A)

SALE TYPE:
DOM: Z6
ZONE:

SO COMP: 2.5%*

LIST DATE: 02/14/18

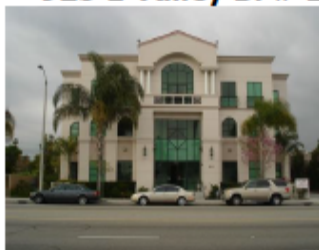
CLOSE DATE: 05/01/18

CONCESSIONS: \$2,000

PURCHASE CONTRACT: 05/01/18

CLOSE PRICE: \$2,000

TERMS:



Good location, closed to freeway 10, and shopping center. Move in ready. Inside have three rooms, big common area, private restroom. 4 assigned basement parking space. Tenant pays for electricity and internet. Landlord pays for trash & water, clean up service twice per weeks. Office use only. Deposit: 2 month rent and one month in advance to move in. Credit check: \$40.00 (good credit, free last month rent available)

CUSTOMER SHORT: Commercial Lease ML#: AR18035621 Printed by KARLA JOSEPH, CalBRE: 01085486 on 06/01/2018 5:43:45 PM

1817 S San Gabriel Bl, San Gabriel 91776

STATUS: Closed

LIST/CLOSE: \$3,500/\$3,500

ML#: WS17264288 CITY/AREA: SGAB/654

LOT DIM:
AC/LOTSQFT (SRC): 0.1134/4,941 (A)

SALE TYPE:
DOM: 60
ZONE:

SO COMP: 2.5%

LIST DATE: 11/27/17

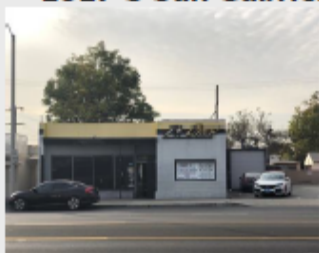
CLOSE DATE: 01/26/18

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/26/18

CLOSE PRICE: \$3,500

TERMS:



This single, free-standing commercial property can be used as a retail store and is conveniently located on South San Gabriel Blvd, South of Valley Blvd, and North of the 10 Freeway with a highly visible and desirable location.

CUSTOMER SHORT: Commercial Lease ML#: WS17264288 Printed by KARLA JOSEPH, CalBRE: 01085486 on 06/01/2018 5:43:45 PM

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CONTACT INFORMATION

For more information, please contact:

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