

--RTI-- Development in Rosemead on Valley Blvd

APPROVED PLANS TO REBUILD

OFFERING MEMORANDUM

9358 Valley Boulevard
Rosemead, CA 91770



Vic Felekian
VFCRE
Broker CCIM
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1937692

George Koshkaryan
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Exclusively Marketed by:



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Brokerage License No.: 01937692
<https://vfcre.com/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Sum mary

Investment Sum mary

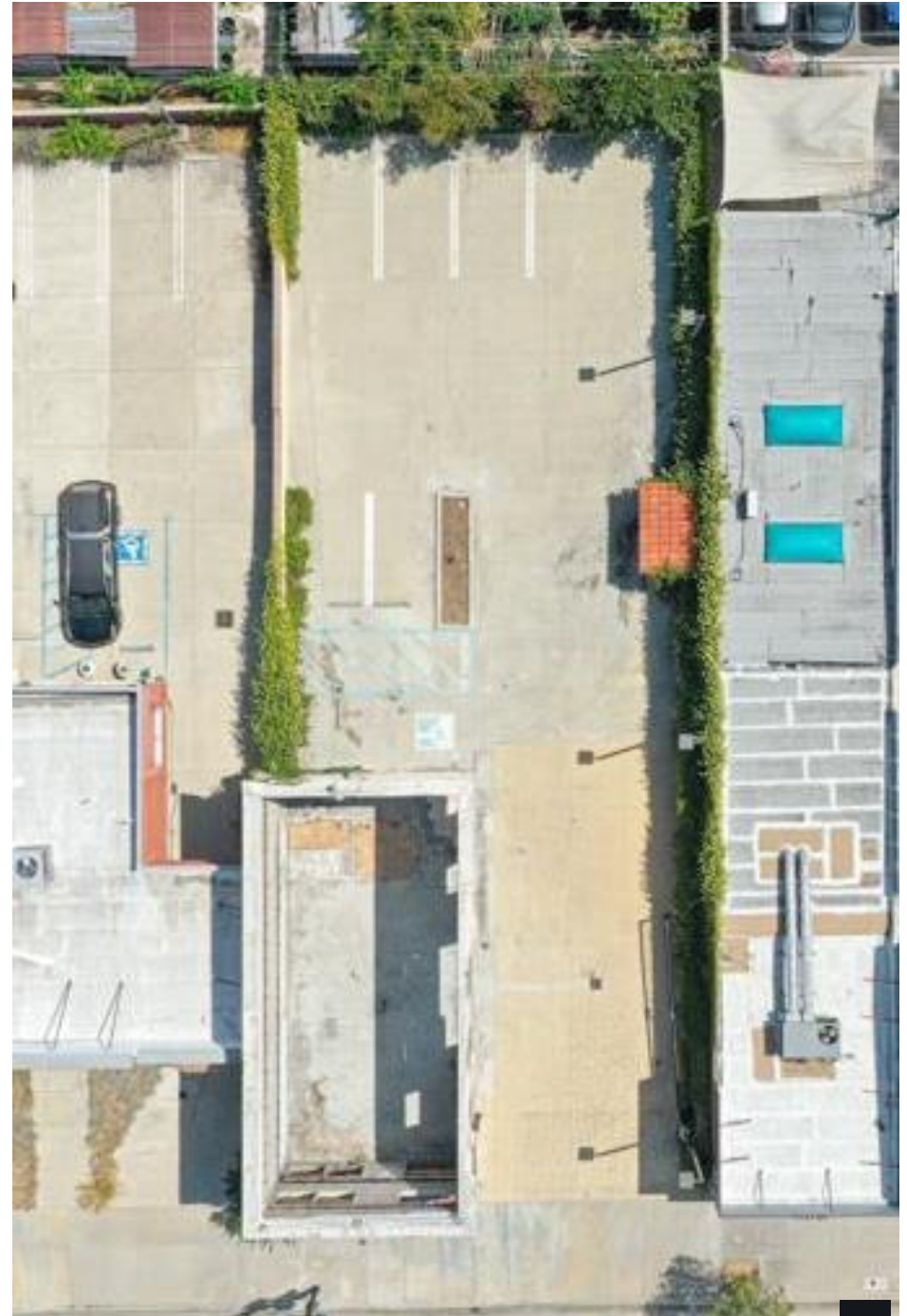
OFFERING SUMMARY

ADDRESS	9358 Valley Boulevard Rosemead CA 91770
COUNTY	LA
APN	8594-005-007
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$999,000
-------	-----------

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	24,787	246,982	559,033
2026 Median HH Income	\$81,608	\$84,396	\$94,870
2026 Average HH Income	\$111,299	\$117,576	\$131,625



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02

Location

- Location Summary
- Local Business Map
- Aerial View Map

High Traffic / Major Intersection

- ❖ Valley Blvd is a major arterial road in the area with solid traffic volume supporting commercial/office uses.

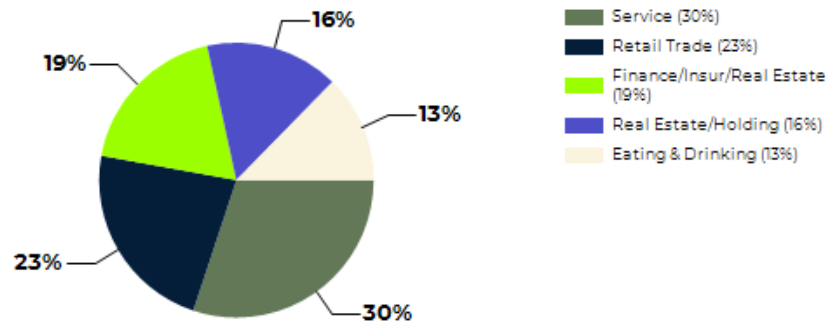
Walkscore

- ❖ 77/100.
Very Walkable

C3 zoning

- ❖ The property remains a commercial site in the C-3/D-O (Medium Commercial with Design Overlay) zone. Rebuilding appears approved at the planning level, with the focus on updating the exterior style while restoring the original size and use.

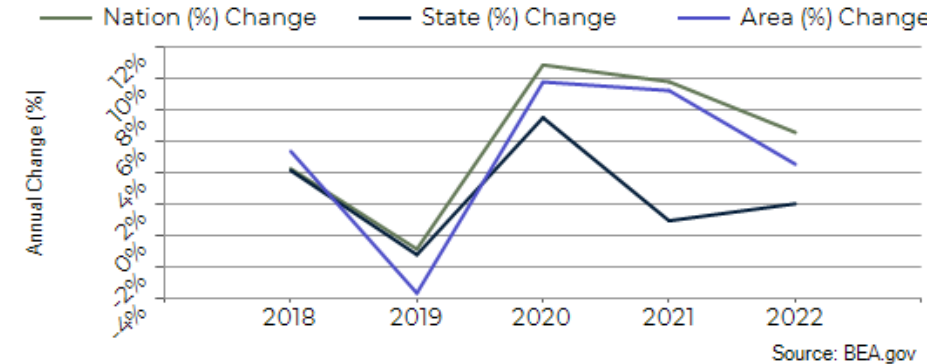
Major Industries by Employee Count

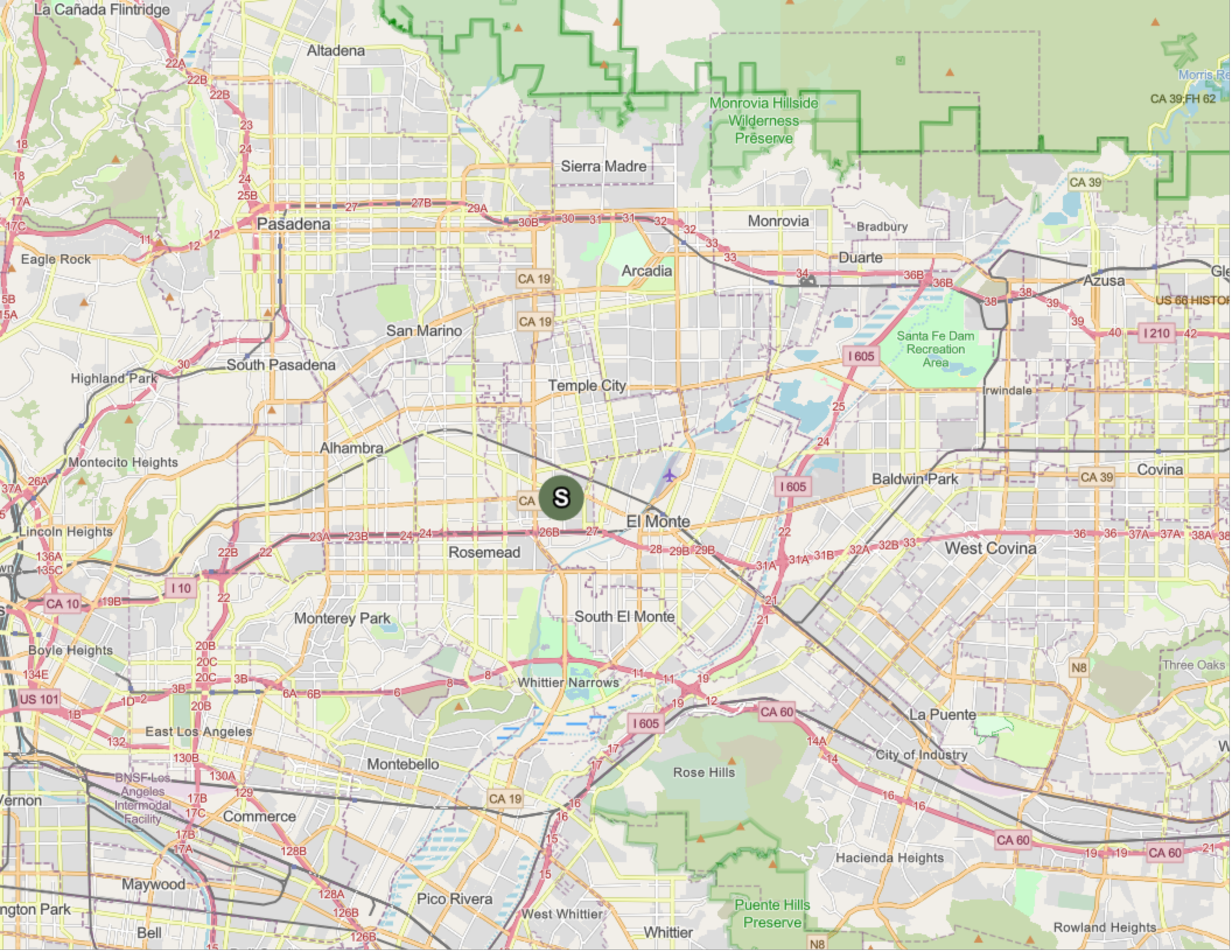


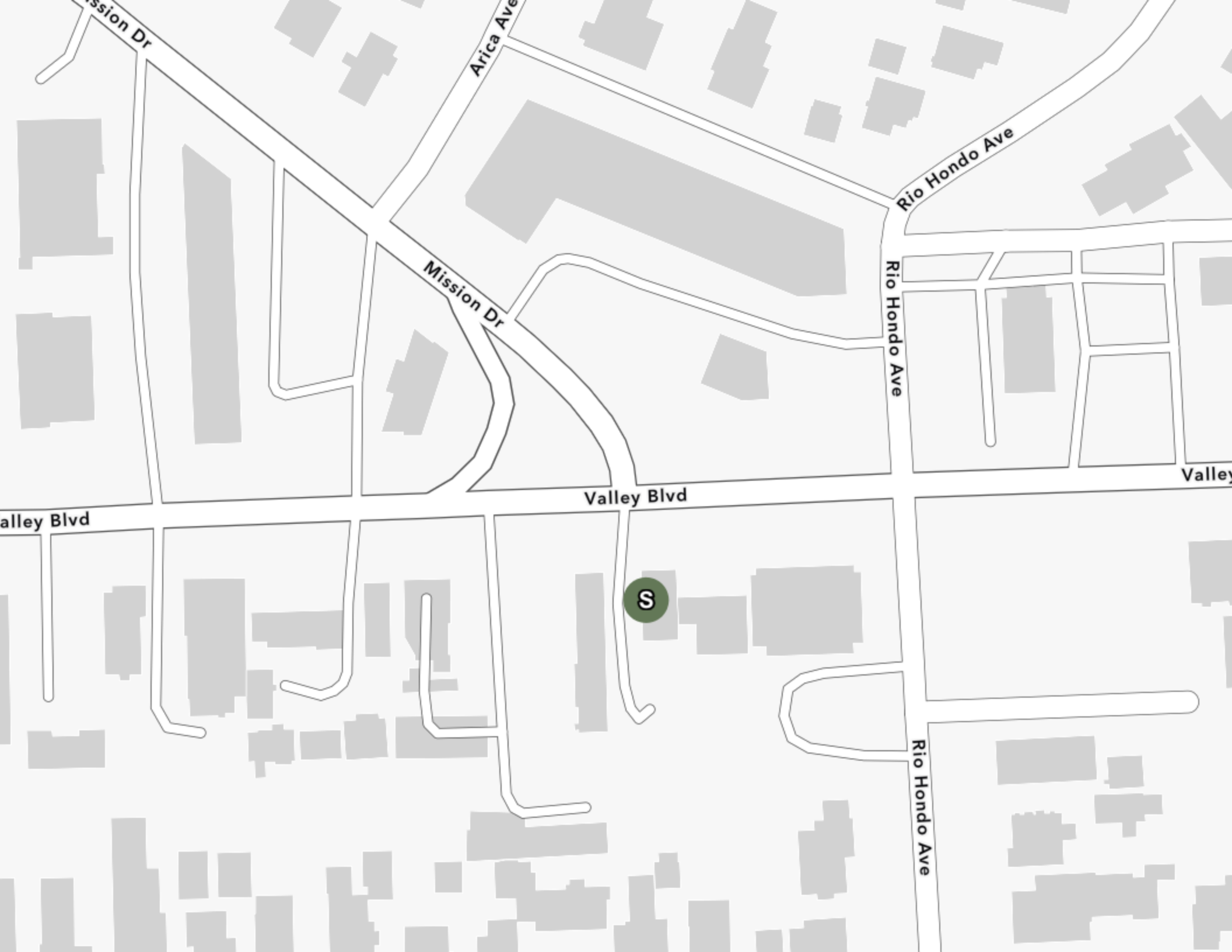
Largest Employers

Edison International (Southern California Edison)	7,672
City of Hope	7,535
ABM Industries Inc.	7,400
Garvey School District	881
Panda Restaurant Group	647
Wal-Mart	597
Rosemead School District	329
Target	200

Los Angeles County GDP Trend







ssion Dr

Arica Ave

Rio Hondo Ave

Mission Dr

Rio Hondo Ave

Valley Blvd

Valley

alley Blvd

S

Rio Hondo Ave



03

Property Description

GENERAL SYMBOLS

Diagram illustrating a door and window assembly with dimensions and labels:

- 54" (INTERIOR)
- 60" (EXTERIOR)
- LANDING
- ACCESSIBLE ENTRANCE SIGN (REF. DOOR SIGN X/A-X)
- D-WINDOW
- D-DOOR
- 1" TACTILE EXIT SIGN W/ WORDS "EXIT"
- THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED
- 48"
- 48"

D-ADA	②		
D-DOOR	⑩		
D-ELEVATION		NO. KEY NOTES	
D-EQUIPMENT	①	COLOR DESCRIPTION	
D-FINISH CABINET			
D-FINISH FLOOR			
D-FINISH WALL			
D-GRID		COLUMN GRID REFERENCE NO. AND LETTER	
		COLUMN GRID LINE AND REFERENCE NO. OR LETTER	
D-REVISION			
D-SECTION			
D-WINDOW	④		
SECTION INDICATE		SEC. NUMBER WHERE SEC. IS SHOWN SHEET NUMBER WHERE SEC. IS SHOWN	
INTERIOR OR EXTERIOR ELEVATION		LOCATION ON SHEET WHERE ELEVATION IS SHOWN DIRECTION OF ELEVATION	
		SHEET NO. WHERE ELEVATION IS SHOWN INTERIOR AND EXTERIOR ELEVATION MARKER	
DETAIL INDICATE		AREA TO BE DETAILED DETAIL NUMBER DETAIL SHEET NUMBER	
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER	
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER	
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER	
		REVISION REFERENCE NO. REVISION CLOUD DEFLECTION AREA REVISD	
SPOT CEILING TAG		T-BMR. CLG. ⑨ +10'-0" AFF	
SPOT CEILING TAG		SOFFIT DEP. MR. CLG. ⑨ +10'-0" AFF	
SPOT ELEVATION TAG		TOP PARAPET ⑨ +10'-0" AFF	
		SPAN AND DIRECTION OF JOIST FRAMING MEMBER PER PLAN	
		CEILING JOIST	
		FLOOR JOIST/ROOF RAFTER	

9358 VALLEY BLVD
ROSEMEAD, CA 91770

BUILDING DATA	
GOVERNING AUTHORITY	CITY OF ROSEMEAD, CA
GOVERNING CODE	2022 C.B.C.
	2022 C.P.C.
	2022 C.E.C.
	2022 C.M.C.
	2022 CA ENERGY CODE
	2022 C.O.B.S.C.
OCCUPANCY GROUP	B
NUMBER OF STORIES	1 STORY
CONSTRUCTION TYPE	V-B
FIRE SPRINKLER	NO
PROJECT DATA:	
BUILDING FLOOR AREA:	2,000 S.F.
ZONING:	C-1/D-0
GENERAL PLAN DESIGNATION:	COMMERCIAL
LOT SIZE:	6,506 S.F.
(PER THE LOS ANGELES COUNTY OFFICE OF THE ASSESSOR)	
BUILDING SIZE:	2,000 SQUARE FEET.
BUILDING HEIGHT:	27.92 FEET
LEGAL DESCRIPTION	

SCOPE OF WORK	
1. REPAIR FIRE DAMAGE BUILDING	

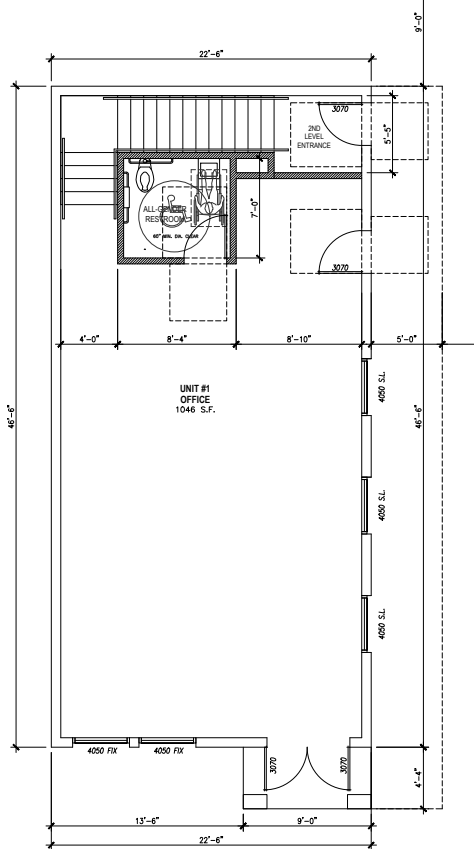
FIXTURE COUNT	



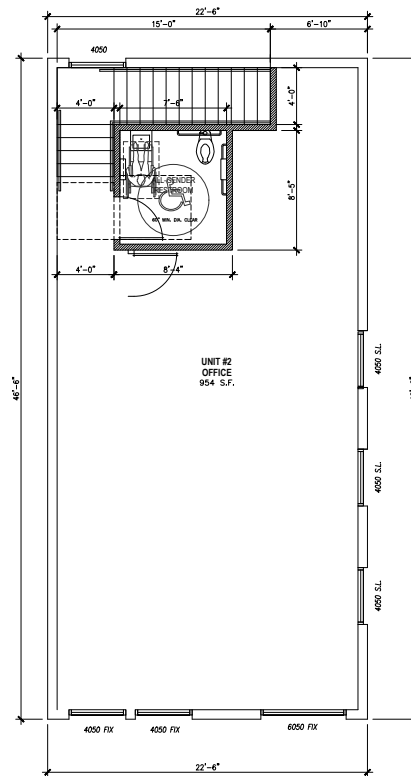
9358 Valley Blvd
Rosemead, CA 91770

PROJECT NO.		2024-348
DATE:		JANUARY 2, 2025
#	Date	Description
■	■	
■	■	
■	■	
■	■	
■	■	
Drawing title		
COVER SHEET		

CS-1.0



PROPOSED FIRST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



BDP Engineering, Inc.
16541 GOTHARD ST., SUITE 108,
HUNTINGTON BEACH, CA 92647
Phone: (909) 538-7067
Email: bao@bdpeng.com



SIGNED DATE: 01/21/2026

GENERAL CONTRACTOR

Repair Fire Damaged Building

9358 Valley Blvd
Rosemead, CA 91770

PROJECT NO.: 2024-348

DATE: JANUARY 2, 2025

#	Date	Description

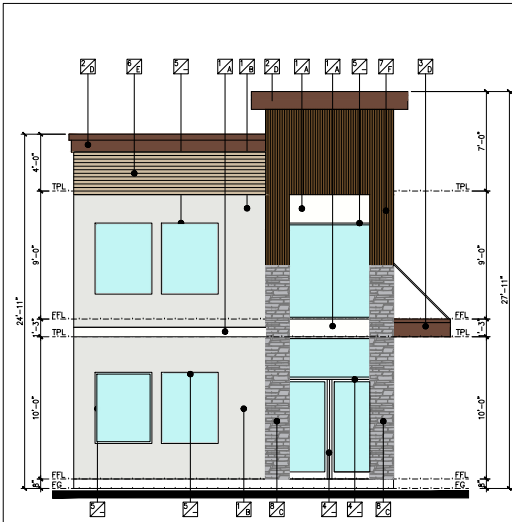
drawing title

PROPOSED FLOOR PLANS

drawing no.

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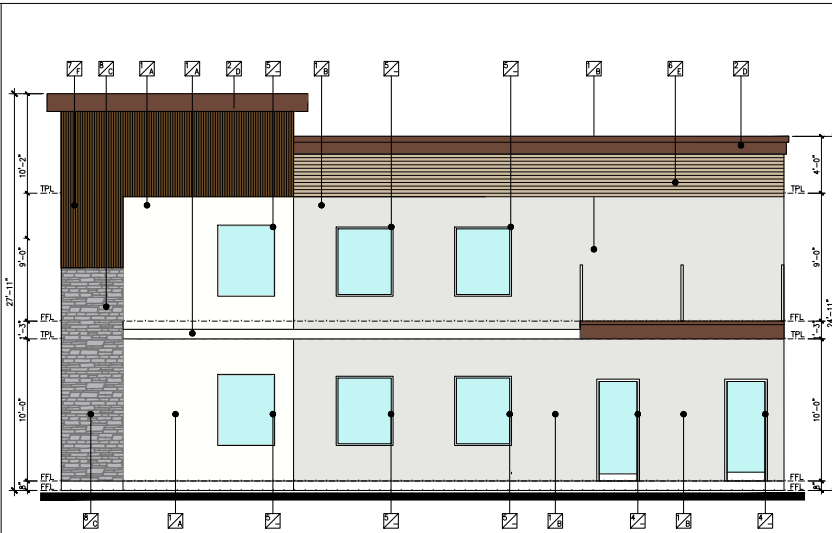
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PROPOSED NORTH ELEVATION (FRONT)

SCALE
1/4"=1'-0"

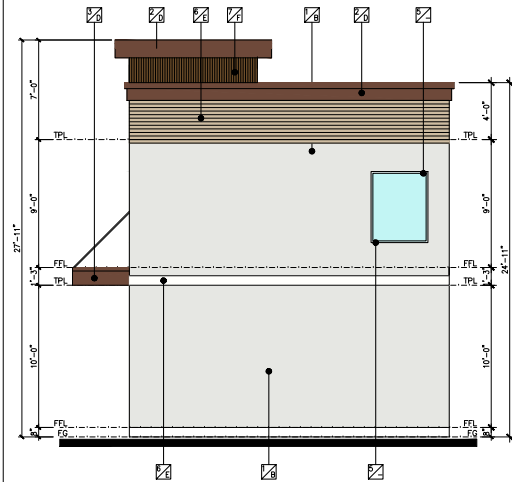
1



PROPOSED WEST ELEVATION

SCALE
1/4"=1'-0"

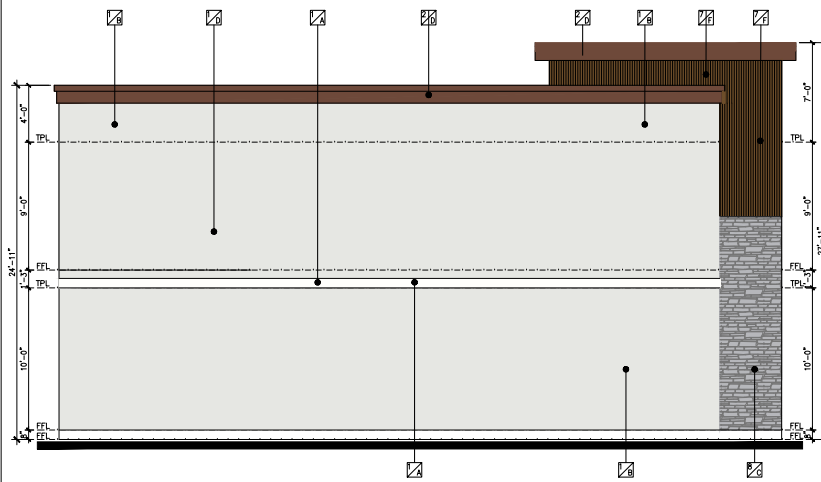
2



PROPOSED SOUTH ELEVATION

SCALE
1/4"=1'-0"

3



PROPOSED EAST ELEVATION

SCALE
1/4"=1'-0"

4

ELEVATION KEY NOTES:

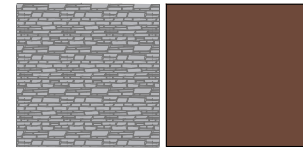
- ☒ INDICATES 3-COAT STUCCO FINISH OVER SHEATHING. PROVIDE EXPANSION JOINTS WHERE SHOWN AND G.S.M. WEEP SCREED AT BASE. TYPE PROVIDE PAPER-BACKED WIRE MESH AND AN ADDITIONAL LAYER OF TYPE "D" PAPER OVER SHEATHING. FINISH PER COLOR/MATERIAL SCHEDULE.
- ☒ INDICATES G.S.M. PARAPET CAP. REFER TO DETAILS FOR ADDITIONAL INFORMATION. FINISH PER COLOR/MATERIAL SCHEDULE.
- ☒ INDICATES ALUMINUM CANOPY
- ☒ INDICATES ALUMINUM STOREFRONT DOOR WITH TRANSOM SYSTEM
- ☒ INDICATES ALUMINUM STOREFRONT WINDOW SYSTEM
- ☒ INDICATES EXTERIOR WOOD PLANK CLADDING FINISH
- ☒ INDICATES EXTERIOR WOOD PLANK SIDING FINISH
- ☒ INDICATES EXTERIOR STONE VENEER FINISH

COLOR DESCRIPTION

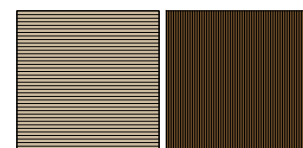
- ☒ LA HABRA STUCCO COLOR: 50 CRYSTAL WHITE (79) BASE 100
- ☒ LA HABRA STUCCO COLOR: 16 SILVER GREY (57) BASE 200
- ☒ CORONADO STONE VENEER COLOR: VISTA PONTE 6" SPLIT LIMESTONE
- ☒ BENJAMIN MOORE PAINTS "BROWN 2099-10"
- ☒ LIGHT OAK WOOD CLADDING
- ☒ LIGHT BROWN WOOD PLANK SIDING



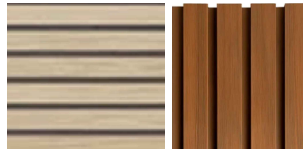
- ☒ LA HABRA STUCCO COLOR: 50 CRYSTAL WHITE (79) BASE 100
- ☒ LA HABRA STUCCO COLOR: 16 SILVER GREY (57) BASE 200



- ☒ CORONADO STONE VENEER COLOR: VISTA PONTE 6" SPLIT LIMESTONE
- ☒ BENJAMIN MOORE PAINTS "BROWN 2099-10"



- ☒ LIGHT OAK WOOD PLANK CLADDING
- ☒ LIGHT BROWN WOOD PLANK SIDING



CLADDING NOTES

ALL GLAZING WITHIN 24" OF A DOORWAY (AS A MINIMUM) AND LESS THAN 60" ABOVE A WALKWAY SHALL BE TEMPERED SAFETY GLASS PER CBC 2406.4

BDP
ENGINEERING, INC.

BDP Engineering, Inc.
16541 GOTHARD ST., SUITE 108,
HUNTINGTON BEACH, CA 92647
Phone: (909) 538-7067
Email: bao@bdpengineering.com



SIGNED DATE: 01/20/2026
GENERAL CONTRACTOR

Repair Fire Damaged Building

9358 Valley Blvd
Rosemead, CA 91770

PROJECT NO.: 2024-348
DATE: JANUARY 2, 2025

#	Date	Description
1		
2		
3		
4		

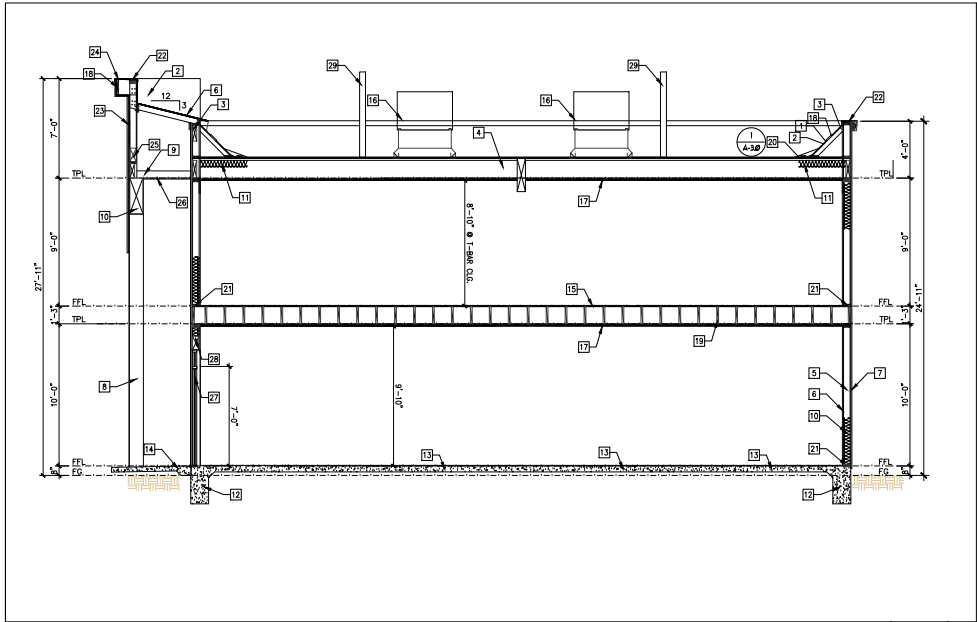
drawing title

PROPOSED
ELEVATIONS

drawing no.

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PROPOSED SECTION

SCALE
1/4"=1'-0" 1



PROPOSED SECTION

SCALE
1/4"=1'-0" 2

SECTION KEY NOTES

- 1 (N) CLASS A ROOFING, "CAF MATERIALS CORPORATION" (CC ESR-1274) MODIFIED BITUMEN ROOFING MEMBRANE OVER PLYWOOD DECKING, TYP.
- 2 (N) ROOF SHEATHING
- 3 (N) 2X CRICKET BRACING
- 4 (N) ROOF FRAMING
- 5 (N) 2x6 STUD WALL
- 6 (N) 2x6 ROOF RAFTER @ 16" O.C.
- 7 (N) 7/8" THK. (3) COAT STUCCO SYSTEM TYP. O/ MET. LATH AND BUILDING PAPER O/WALL SHEATHING
- 8 (N) 6x POST
- 9 (N) 2x CEILING JOIST
- 10 (N) WOOD BEAM
- 11 (N) R-30 ROOF INSULATION
- 12 (E) CONCRETE FOOTING
- 13 (E) CONCRETE SLAB
- 14 (E) 4" FLATWORK
- 15 (N) FLOOR SHEATHING
- 16 (N) ROOF TOP UNIT
- 17 (N) T-BAR CEILING
- 18 (N) 2X10 FACADE
- 19 (N) FLOOR JOIST
- 20 (N) 2X CRICKET FRAMING
- 21 (N) 2X P.T.D.F. SILL PLATE
- 22 (N) GSM PARAPET CAP FLASHING
- 23 (N) INDICATES EXTERIOR WOOD PLANK SILING FINISH
- 24 (N) GALVANIZED SHEET METAL CAP
- 25 (N) 2x6 STUD @ 16" O.C.
- 26 (N) CONTINUOUS SOFFIT VENT BY AIR VENT INC. (MODEL: #SV202 9FT NFA)
- 27 (N) STOREFRONT DOOR AND WINDOW
- 28 (N) 6x HEADER
- 29 (N) SCREEN



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#	Date	Description
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Drawing title

PROPOSED
SECTION

Drawing no.

A-2.1

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GLOBAL

Price	\$999,000
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Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



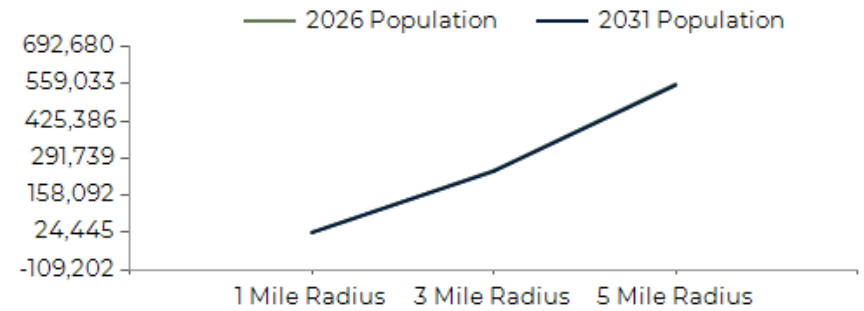
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Demographics

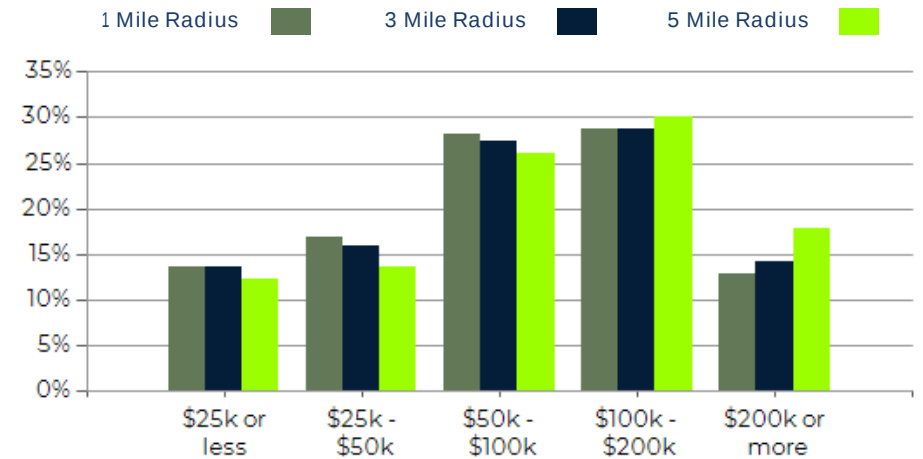
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,697	259,578	579,342
2010 Population	26,198	260,600	581,707
2026 Population	24,787	246,982	559,033
2031 Population	24,445	245,508	555,393
2026 African American	205	2,043	6,769
2026 American Indian	344	3,403	7,476
2026 Asian	13,163	128,757	265,982
2026 Hispanic	10,048	98,627	229,221
2026 Other Race	5,469	56,256	123,033
2026 White	2,757	28,928	82,977
2026 Multiracial	2,831	27,445	72,350
2026-2031: Population: Growth Rate	-1.40%	-0.60%	-0.65%

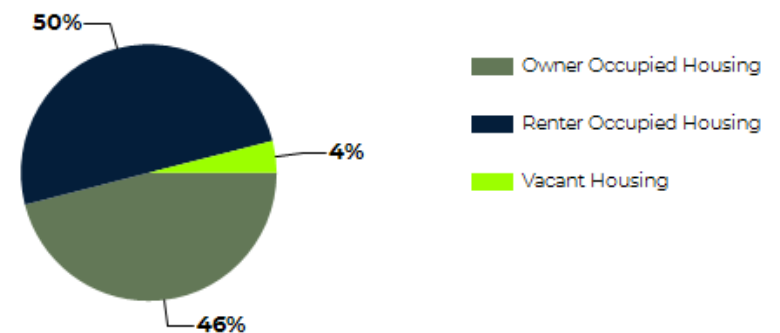
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	472	5,825	12,887
\$15,000-\$24,999	530	4,585	9,495
\$25,000-\$34,999	457	4,914	9,692
\$35,000-\$49,999	785	7,262	15,119
\$50,000-\$74,999	1,156	11,524	26,121
\$75,000-\$99,999	923	9,509	21,425
\$100,000-\$149,999	1,305	13,636	33,955
\$150,000-\$199,999	817	8,422	20,948
\$200,000 or greater	948	10,930	32,677
Median HH Income	\$81,608	\$84,396	\$94,870
Average HH Income	\$111,299	\$117,576	\$131,625



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: crr



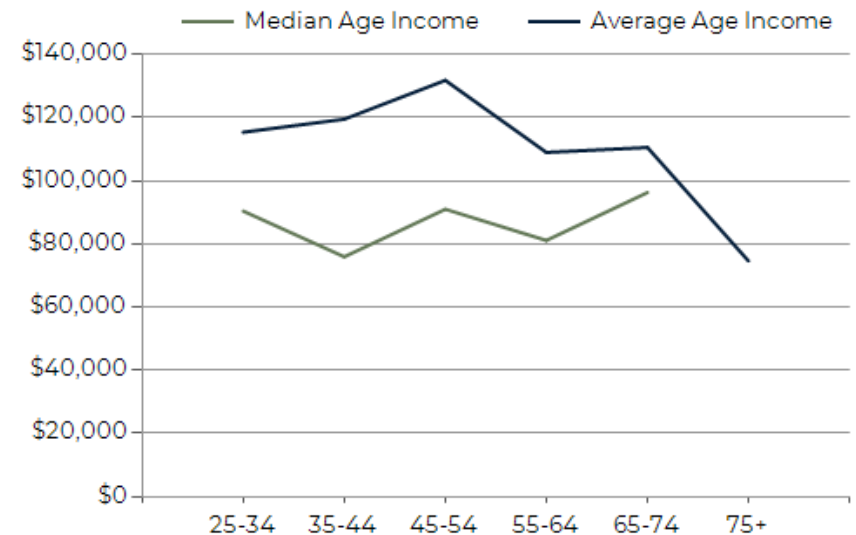
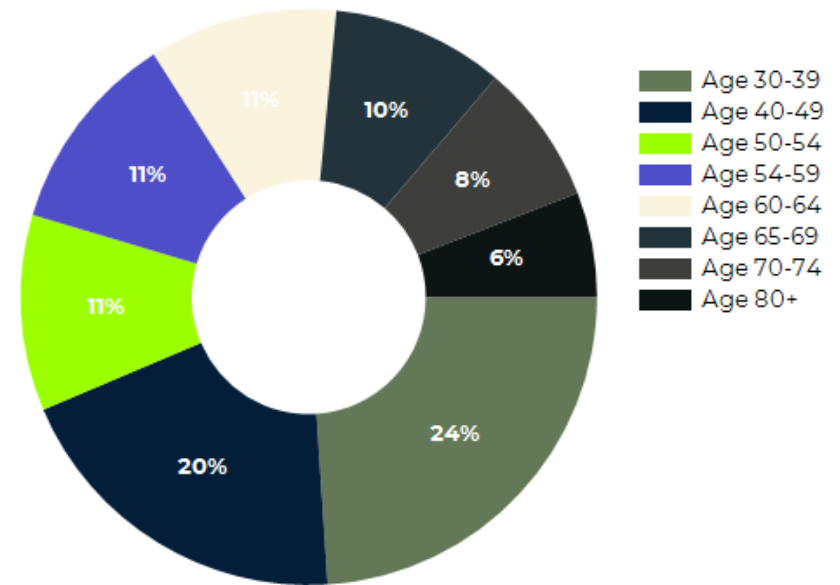
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,003	19,206	43,201
2026 Population Age 35-39	1,611	17,043	39,946
2026 Population Age 40-44	1,515	15,018	35,694
2026 Population Age 45-49	1,450	14,851	34,283
2026 Population Age 50-54	1,660	17,076	38,145
2026 Population Age 55-59	1,713	16,598	36,733
2026 Population Age 60-64	1,592	15,834	35,524
2026 Population Age 65-69	1,462	14,249	31,985
2026 Population Age 70-74	1,190	12,625	28,464
2026 Population Age 75-79	888	9,324	21,525
2026 Population Age 80-84	524	5,395	12,931
2026 Population Age 85+	627	5,968	14,353
2026 Population Age 18+	20,303	202,175	457,888
2026 Median Age	41	41	41
2031 Median Age	42	42	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,357	\$93,101	\$103,751
Average Household Income 25-34	\$115,325	\$116,376	\$127,547
Median Household Income 35-44	\$75,887	\$87,992	\$102,684
Average Household Income 35-44	\$119,457	\$126,382	\$143,529
Median Household Income 45-54	\$90,950	\$104,677	\$115,445
Average Household Income 45-54	\$131,766	\$143,305	\$156,424
Median Household Income 55-64	\$81,053	\$89,929	\$100,937
Average Household Income 55-64	\$108,930	\$120,288	\$137,734
Median Household Income 65-74	\$96,231	\$75,788	\$83,450
Average Household Income 65-74	\$110,507	\$114,109	\$127,514
Average Household Income 75+	\$74,574	\$75,864	\$89,823

Population By Age





Vic Felekian
Broker CCIM

Vic Felekian, CCIM, is a dedicated commercial real estate broker with extensive experience serving the Greater Los Angeles and Southern California markets. As founder of VF Commercial Real Estate (VFCRE.com) in 2018, he specializes in commercial portfolio management, investment sales, leasing, and advisory services for industrial warehouses, retail spaces, office properties, flexible buildings, and hospitality assets.

With a deep understanding of market dynamics and a proven track record of optimizing net operating income (NOI), maximizing portfolio value, and delivering strong investor returns, Vic provides tailored, client-centric strategies that align with each investor's unique objectives. His expertise includes comprehensive property evaluations, vacancy optimization, expense management, acquisition and disposition guidance, and full-service transaction support.

Vic leads a dedicated team at VFCRE, working selectively with a sophisticated group of investors to deliver exceptional results through personalized management, investment advice, and seamless execution. Whether clients seek to acquire, sell, lease, reposition, or enhance their commercial holdings, Vic is committed to exceeding expectations with integrity, market insight, and unparalleled service.

--RTI-- Development in Rosemead on Valley Blvd

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VFCRE and it should not be made available to any other person or entity without the written consent of VFCRE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VFCRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. VFCRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VFCRE has not verified, and will not verify, any of the information contained herein, nor has VFCRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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