

517 East Valley Boulevard in San Gabriel, CA 91776

8,414 Square Foot Freestanding Retail Building for Lease

Signalized Corner

*Outstanding
Visibility*

Entire City Block

Monument Sign

*Single Tenant
Building*

*Building has Fire
Sprinklers*

For Further Information

KFS PROPERTIES, INC.

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Suite C

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DRE License #

00803157



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BUILDING SIZE: Approximately 8,414 square feet.

LOT SIZE: Approximately 23,500 square feet. Parking for 31 cars. Corner Location with a traffic signal. High profile location with excellent street to street visibility.

TRAFFIC COUNT: 33,515 Cars per day, Located on a prime commercial corridor.

ZONING: San Gabriel C-3. Most commercial uses acceptable.

DEMOGRAPHICS: One mile ring; 32,913 people with an average household income of \$69,671. 68% Asian. Three mile ring; 276,620 people with an average household income of \$77,607. 58% Asian.

Miscellaneous: Rare freestanding building with parking at a traffic signal. Easy access. Monument sign. Fire sprinklers. Well maintained building.

Lease Rate: **\$2.50** per square foot per month NNN (Property Taxes are low at 12 cents per square foot per month). Available upon 90 Day notice.

This information has been furnished from sources that we deem reliable, but for which we assume no liability. All measurements are approximate. All information contained herein should be independently verified by a prospective Tenant.