OFFERING MEMORANDUM

225–235 W FAIRVIEW AVENUE

SAN GABRIEL, CALIFORNIA 91776

Five-suite commercial asset with in-place income, month-to-month flexibility, and owner-user potential in a central San Gabriel location.

BROKER / PROPERTY MANAGEMENT PACKAGE

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Asset Summary

A five-suite commercial property with in-place income and practical owner-user flexibility.

225–235 W Fairview Avenue is an income-producing, single-level commercial property located north of Valley Boulevard and west of San Gabriel Boulevard. The property contains five commercial suites occupied on month-to-month agreements, supporting an owner-user, local investor, value-add buyer, or 1031 exchange strategy.

The offering is priced at approximately $274 per reported building square foot. Current scheduled rent totals $6,450 per month, or $77,400 annually. Operating expenses were not provided, so this package does not present NOI or a cap rate.

$1.69M ASKING PRICE	**6,158 SF** REPORTED BUILDING	**8,981 SF** REPORTED LOT
5 SUITES	**6** RESTROOMS	**MTM** ALL TENANCIES

Key Positioning
A manageable San Gabriel commercial asset combining current income with lease flexibility. A buyer may evaluate owner occupancy, renewals, rent adjustments, suite improvements, or future repositioning, subject to tenant rights, applicable law, permits, and market conditions.

Investment Highlights

A practical commercial asset profile for owner-users and local investors.

1. Owner-User Optionality
Month-to-month agreements may allow a buyer to plan future occupancy while retaining selected income, subject to tenant rights and applicable law.

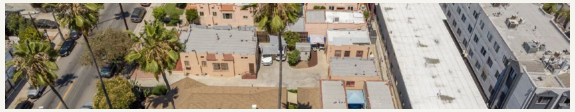
2. Attractive Basis
Asking price is approximately $274 per reported building square foot, providing a clear comparison point for nearby inventory and replacement cost.

3. Five-Suite Configuration
Current mix of service, office, and retail uses provides diversified small-suite occupancy and several future leasing paths.

4. Central San Gabriel Location
Property is near Valley Boulevard and San Gabriel Boulevard, both identified by the City as principal arterial corridors.

5. Existing Scheduled Income
Current scheduled rent is $6,450 per month, or $77,400 annually, before operating expenses.

6. Flexible Lease Structure
All suites are month-to-month, increasing future control while requiring careful renewal, notice, and rollover underwriting.



Property Details

Reported physical profile and key information for underwriting review.

Address	225-235 W Fairview Avenue, San Gabriel, CA 91776	**Asking Price**	$1,690,000
Reported Building	Approx. 6,158 SF	**Reported Lot**	Approx. 8,981 SF / 0.21 AC
Year Built	1948	**APN**	5361-015-011
Zoning	SLC1*	**Configuration**	Five suites; single level
Restrooms	Six	**On-Site Parking**	None reported
Heat / Cooling	Central system reported	**Exterior / Roof**	Stucco; flat and shingle reported

BUILDING PROFILE

Five storefront-oriented commercial suites provide direct street access and six restrooms. Current uses include service, office, and retail occupancies. Buyers should independently evaluate parking, access, zoning, permitted uses, accessibility, and code compliance.

SYSTEMS & IMPROVEMENTS

Seller reports roof, HVAC, electrical, and plumbing work during the past 30 years. Dates, scope, permits, warranties, condition, and remaining useful life should be independently investigated.

Rent Roll & Income Snapshot

Current income profile based on the seller-provided rent roll.

UNIT	USE	MONTHLY RENT	LEASE STATUS
225	Services	$1,300	Month-to-Month
227	Office	$1,200	Month-to-Month
229	Retail	$1,200	Month-to-Month
231	Retail	$750	Month-to-Month
235	Services	$2,000	Month-to-Month
TOTAL		**$6,450**	**All Month-to-Month**

Suite square footage is omitted because seller-provided suite totals do not reconcile to reported building area.

$77,400
ANNUAL SCHEDULED RENT

21.83x
GROSS RENT MULTIPLIER

$274/SF
PRICE / REPORTED SF

4.58%
GROSS SCHEDULED YIELD

Underwriting Note

Operating expenses, reimbursements, security deposits, utility allocations, and payment histories were not provided. Accordingly, no NOI or capitalization rate is presented. Buyers should obtain and independently verify leases, rent records, expenses, deposits, utilities, and all other financial information.

Lease / Operations View

How the current tenancy structure supports multiple buyer profiles.

OWNER-USER
Potential to occupy one or more suites over time while retaining selected rental income. Best suited for a buyer who values control of its business location.

LOCAL INVESTOR
A manageable five-suite asset in a dense San Gabriel trade area, with the ability to evaluate renewals, lease terms, and future rental positioning.

VALUE-ADD BUYER
Month-to-month leases may support phased improvements, updated signage, refreshed storefront identity, revised merchandising, or future reconfiguration, subject to law and approvals.

1031 EXCHANGE BUYER
An existing income stream and straightforward unit count may appeal to an exchange buyer seeking a smaller commercial replacement asset.

Illustrative Execution Path

01 VERIFY
Confirm leases, payment history, tenant rights, zoning, utilities, permits, accessibility, and physical condition.

02 SELECT
Determine which tenancies to retain, renew, relocate, or replace based on buyer strategy.

03 IMPROVE
Prioritize signage, storefront identity, systems, interiors, and accessibility items supported by diligence.

04 STABILIZE
Document leases, establish market-aligned terms, and create clearer operating history for future valuation.

Exterior & Street Presence

Street-facing configuration with direct suite entries and neighborhood commercial visibility.

Street-Facing Configuration

The property presents a continuous storefront elevation with direct suite entries, street visibility, and a neighborhood commercial setting. Existing signage, storefront conditions, tenant improvements, and exterior systems should be independently reviewed by the buyer.

Suites, Entry & Access

Functional layouts serving office, service, retail, and neighborhood commercial uses.

Functional Storefront Layout

Direct suite entries and a continuous storefront presentation support service, office, and neighborhood-oriented commercial uses. Existing suite conditions vary and should be evaluated against each buyer’s intended occupancy, improvement program, and code requirements. Photography is provided for general visual reference only; furnishings, equipment, signage, and tenant trade fixtures may not be included in the sale.

Location & Market Context

Central San Gabriel positioning with access to established corridors and local demand drivers.

LOCATION NARRATIVE

The property is north of Valley Boulevard and west of San Gabriel Boulevard in the western San Gabriel Valley. The City identifies Valley Boulevard and San Gabriel Boulevard as principal arterial routes, supporting local and regional access.

COMMERCIAL CONTEXT

San Gabriel's current-projects materials identify multiple mixed-use developments, while the surrounding area combines neighborhood commercial uses, residential density, dining, professional services, and local business demand.

DEMOGRAPHIC NOTE

Citywide figures are from U.S. Census Bureau QuickFacts for the 2020–2024 period. Trade-area demographic estimates in prior marketing materials are third-party estimates and should be independently verified.

60.0%	51.3%	50.4%	$945.7K
ASIAN ALONE	FOREIGN-BORN	OWNER-OCCUPIED	MEDIAN VALUE

The demographic figures above are citywide indicators and are provided for market context only.

Broker Contacts & Important Information

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Confidentiality & Disclaimer

This Offering Memorandum is for informational purposes only and does not constitute an offer, representation, or warranty. Information has been obtained from sources believed reliable, including seller-provided materials, public records, MLS data, and third-party sources, but has not been independently verified. Prospective buyers must conduct their own legal, financial, zoning, environmental, physical, accessibility, and operational due diligence. Property dimensions, suite sizes, permitted uses, systems, income, expenses, deposits, and lease terms are subject to verification. The property may be withdrawn or terms changed without notice. Photos may include tenant property and trade fixtures not included in the sale.

Sources

Seller-provided rent roll and property information; MLS #26847905; LoopNet property record; U.S. Census Bureau QuickFacts; City of San Gabriel Current Projects & Programs; City of San Gabriel Traffic & Transportation Engineering.