



315 N. SAN MARINO AVENUE

San Gabriel, CA 91775

4,200 SF
Building

5,747 SF
Lot Size

800 SF
Bonus Basement

C-1
Zoning

*** DO NOT DISTURB THE TENANT ***

FOR SALE – PRIME SAN GABRIEL FREESTANDING RETAIL BUILDING

Located in the heart of San Gabriel, the property sits in a dense, high-traffic San Marino-adjacent trade area just 0.5 miles from San Gabriel Valley Hospital. It is minutes from the historic Mission District and the Valley Boulevard retail and dining corridor, with easy access to Pasadena and the San Marino border.

Zoning: **C-1 (Retail Commercial)**
APN: **5363-007-013**
Price: **\$2,149,000**

Guillermo Olaiz
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Open floor plan with high exposed-beam ceilings, brick accents & flexible layout.

PROPERTY HIGHLIGHTS:

- Freestanding 4,200 SF commercial building on a 5,747 SF lot.
- **Bonus 800 SF finished basement not counted as measured square footage.**
- Excellent street presence on N. San Marino Avenue.
- Open interior with soaring wood-beam ceilings and natural light.
- Ideal for fitness, retail, studio, medical, office or creative use.
- Dense trade area steps from the San Marino border.
- 0.5 miles to San Gabriel Valley Hospital.
- Minutes to historic Mission District & Valley Blvd corridor.
- Easy access to Pasadena, Alhambra and the broader SGV.

Building Size	4,200 SF	Zoning	C-1 (Retail Commercial)
Lot Size	5,747 SF	APN	5363-007-013
Year Built	1926	Use Code	Retail / Personal Services



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