FOR SALE

18888 LABIN COURT, ROWLAND HEIGHTS, CA 91748

PEARL PLAZA

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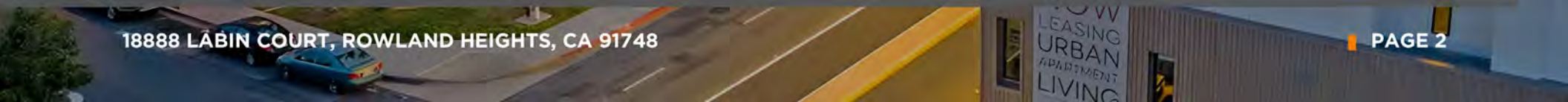
SVN®

PROPERTY SUMMARY

SALE PRICE	$37,000,000	**YEAR BUILT**	2012
BUILDING SIZE	129,541 SF	**APN**	8761-011-020
LOT SIZE	6.13 ac	**PARKING**	822+ surface and structured parking spaces
PRICE/SF	$285.82	**OCCUPANCY**	80.8%
CAP RATE	5.0%	**ZONING**	LCC3BE
NOI	$1,849,419	**LEASE TYPE**	Ground Lease

PROPERTY HIGHLIGHTS

- **Premier Rowland Heights** retail center located at the highly trafficked Colima Road and Nogales Street corridor
- **129,451 SF** retail center situated on approximately **6.13 acres**
- **Modern 2012 construction**, reducing near-term deferred maintenance concerns
- **Diverse tenant mix** with restaurants, shops, services, entertainment uses, and professional office suites
- The asset is subject to a long-term **ground lease**, providing stable, contractual income with limited landlord responsibilities.
- **Exceptional parking field** with more than 822 surface and structured parking spaces
- **High-visibility location near the Pomona 60 Freeway**, with reported visibility to more than 96,000 vehicles per day
- **Strong surrounding consumer base** supported by dense residential neighborhoods and a culturally diverse trade area



PROPERTY SUMMARY

Pearl Plaza is a two-story retail and lifestyle center located in the heart of Rowland Heights, one of the San Gabriel Valley's most active multicultural commercial markets. The property includes approximately 129,451 square feet of retail, restaurant, service, entertainment, and professional office space on a 6.13-acre site. Built in 2012, the center offers modern construction, strong visibility, ample parking, and a diverse tenant mix designed to serve both daily-needs customers and destination-oriented visitors.

The asset is subject to a long-term ground lease, providing stable, contractual income with limited landlord responsibilities.

FINANCIAL SUMMARY

SALE PRICE	$37,000,000
PRICE PER SF	$286 price/SF
CAP RATE	5.0%
NOI	$1,849,419.48
GROSS SCHEDULED INCOME	$3,864,000
LEASE TYPE	Ground Lease

VACANCY COST	$741,888
GROSS INCOME	$3,122,112
OPERATING EXPENSES	$1,272,692.52
PRE-TAX CASH FLOW	$1,849,419.48
RENT ROLL SUMMARY	$3,120,588.45
INCOME & EXPENSES	$1,849,419.48

RENT ROLL

SUITE	TENANT	SQFT	ANNUAL RENT	LEASE START	LEASE END
A102	Lao Ma Tou Ho	2,997	$166,199.76	3/1/2026	2/28/2031
A102-1	Wink & Polish	890	$37,407.60	4/15/2025	4/14/2028
A102-21	Rosie Gordon	564	$9,600.00	6/15/2026	6/14/2028
A102-22	La La Beauty	326	$14,796.00	8/16/2025	8/15/2026
A103-1	Miro Mochi	890	$40,050.00	7/1/2025	9/30/2028
A103-21	Winsco Enterprises	326	$14,796.00	1/1/2026	12/31/2026
A103-22	AJ Salon	564	$26,141.40	10/1/2024	9/30/2029
A105	Lei Lei Cha	892	$44,956.80	9/1/2024	8/31/2029
A106	Super Crawfish	2,159	$78,000.00	1/1/2026	2/28/2029
A107	Vacant	1,013			2/28/2031
A108-1/A108-2	Vacant	954			2/28/2031
A109	Vacant	4,760			4/14/2028
A201/A201-1	Vacant	1,021			6/14/2028
A202	Chiropractic Corp	1,042	$27,508.80	11/1/2025	8/15/2026
A203	Vacant	1,075			9/30/2028

RENT ROLL

SUITE	TENANT	SQFT	ANNUAL RENT	LEASE START	LEASE END
A205/205-1	Vacant	1,771			
A205-2	Chinese Pain Relief Center	352	$10,200.00	5/1/2024	4/30/2027
A206-1	Magic Core St	951	$27,600.00	7/10/2025	7/9/2028
A206-2	Honesto Orosa	929	$24,000.00	11/1/2025	10/31/2026
A206-3	Lei Lei Cha (Storage)	578	$18,000.00	6/15/2025	6/14/2026
A207	GL Acupuncture	1,908	$45,234.00	10/1/2021	9/30/2026
A209	Gui Street BBQ	4,825	$189,444.24	2/1/2024	1/31/2029
A210	Travis March	1,691	$32,640.00	1/23/2019	1/31/2031
A210-1	Hyun Sung Ro	699	$12,000.00	7/1/2025	6/30/2026
B101	Happy Together	6,071	$242,400.00	5/1/2026	7/15/2036
B105	Vacant	720			
B105-1	M & D Snack	680	$31,518.00	2/1/2026	1/31/2031
B106	Vacant	715			
B107	M & CY Boutique	803	$36,853.32	2/1/2024	1/31/2027
B109	No Wine No Nights BBQ Restaurant & Bar	7,272	$267,346.56	1/1/2024	12/31/2028

RENT ROLL

SUITE	TENANT	SQFT	ANNUAL RENT	LEASE START	LEASE END
B207/B211	American English College	4,408	$95,401.20	5/1/2023	
B208	I Cue Corp	5,253	$157.05	9/1/2024	10/31/2029
B209	Vacant	1,300			
B210	Vacant	2,800			
B212	J Star Clothing	348	$12,196.80	12/1/2024	11/30/2027
B212-1	Pearl of the East Management office (Conference Room)	348			
B213	Pearl of the East Management office	728			
B215	George	332	$5,400.00	3/1/2026	8/31/2026
B216	Vacant	331			
C101-C103	Mountain House	5,250	$229,472.40	6/15/2021	8/14/2031
C105	Broher BBQ	1,975	$81,352.32	9/15/2025	9/14/2028
C106	Hide Out Café	1,975	$87,324.60	1/1/2026	12/31/2031
C107	Sunjow Café	1,975	$85,272.60	2/15/2026	10/14/2028
C109	Sunjow Café	1,000	$26,400.00	10/1/2024	9/30/2026
C110	Ishi Sushi	2,950	$108,360.00	3/1/2022	2/28/2027

RENT ROLL

SUITE	TENANT	SQFT	ANNUAL RENT	LEASE START	LEASE END
C111	Chili House	1,975	$88,263.96	1/1/2025	12/31/2028
C112	Vacant	1,295			
C113	Eat Joy Food	4,618	$154,200.00	10/1/2024	9/30/2029
C201-C206	Nice House	9,290	$240,000.00	3/1/2024	6/30/2031
C207	Vacant	3,632			
C208-C209	Chuanmen Inc.	3,828	$89,115.60	4/1/2021	6/30/2026
C210	Vcharm	2,850	$36,000.00	5/1/2026	4/30/2029
C211	Rentall Inc.	2,300	$55,200.00	6/1/2024	8/30/2027
C212	Vacant	2,387			
	Total	**129,451**	**$3,120,588.45**		

INCOME & EXPENSES

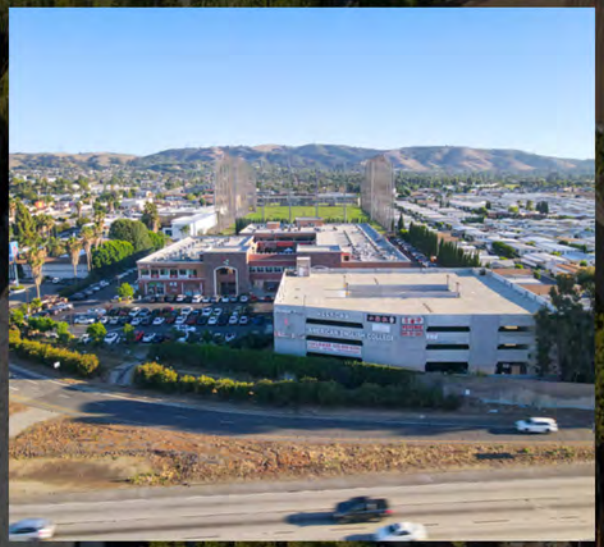
INCOME SUMMARY

Gross Scheduled Income	$3,864,000
GROSS INCOME	**$3,864,000**
Vacancy Cost (19.2%)	($741,888)
EFFECTIVE GROSS INCOME	**$3,112,122**

EXPENSES SUMMARY

OPERATING EXPENSES	**$1,272,692.52**
NET OPERATING INCOME	**$1,849,419.48**

PROPERTY IMAGES



SITE PLAN

LOCATION SUMMARY

Rowland Heights is a vibrant San Gabriel Valley community known for its strong Asian-American cultural identity, diverse dining scene, and convenient access to surrounding Southern California markets. The area is recognized for its concentration of restaurants, specialty retailers, neighborhood services, and regional shopping destinations that serve both local residents and visitors from across Los Angeles County and Orange County. Pearl Plaza benefits from its position near Colima Road, Nogales Street, and the Pomona 60 Freeway, placing it within one of Rowland Heights' most active commercial corridors.

SURROUNDING COMMUNITIES

- Hacienda Heights
- Walnut
- La Puente
- Brea
- Diamond Bar
- City of Industry
- Chino Hills

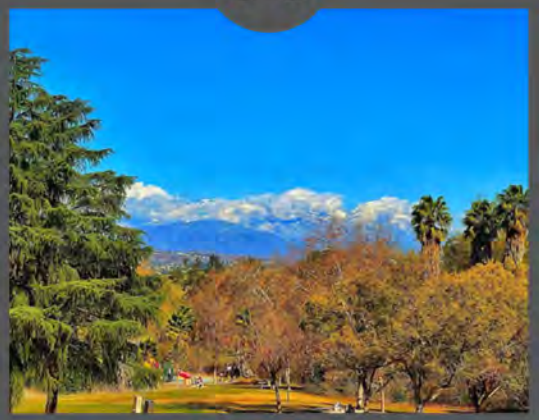
NEARBY ATTRACTIONS & COMMUNITY DRIVERS

HSI LAI TEMPLE

A major regional cultural and spiritual landmark in nearby Hacienda Heights. The temple's own site describes Hsi Lai Temple as dedicated to spreading Buddhist teachings to the Western Hemisphere and providing programs, events, volunteer opportunities, and community offerings.

PUENTE HILLS MALL REGIONAL RETAIL

Use as a nearby retail reference point if distance and relevance are confirmed.



SCHABARUM REGIONAL PARK

Outdoor recreation, trails, open space, and community activity.

KEY MAP

Cultural Landmark

Dining Destination

Regional Retail

Outdoor Recreation

Employment Corridor

NEARBY ATTRACTIONS & COMMUNITY DRIVERS

PATHFINDER COMMUNITY REGIONAL PARK

Local recreation and family-oriented activity.

ROWLAND HEIGHTS DINING CORRIDOR

Highlight the area's strong restaurant base, Asian dining destinations, dessert shops, cafés, and specialty food concepts.

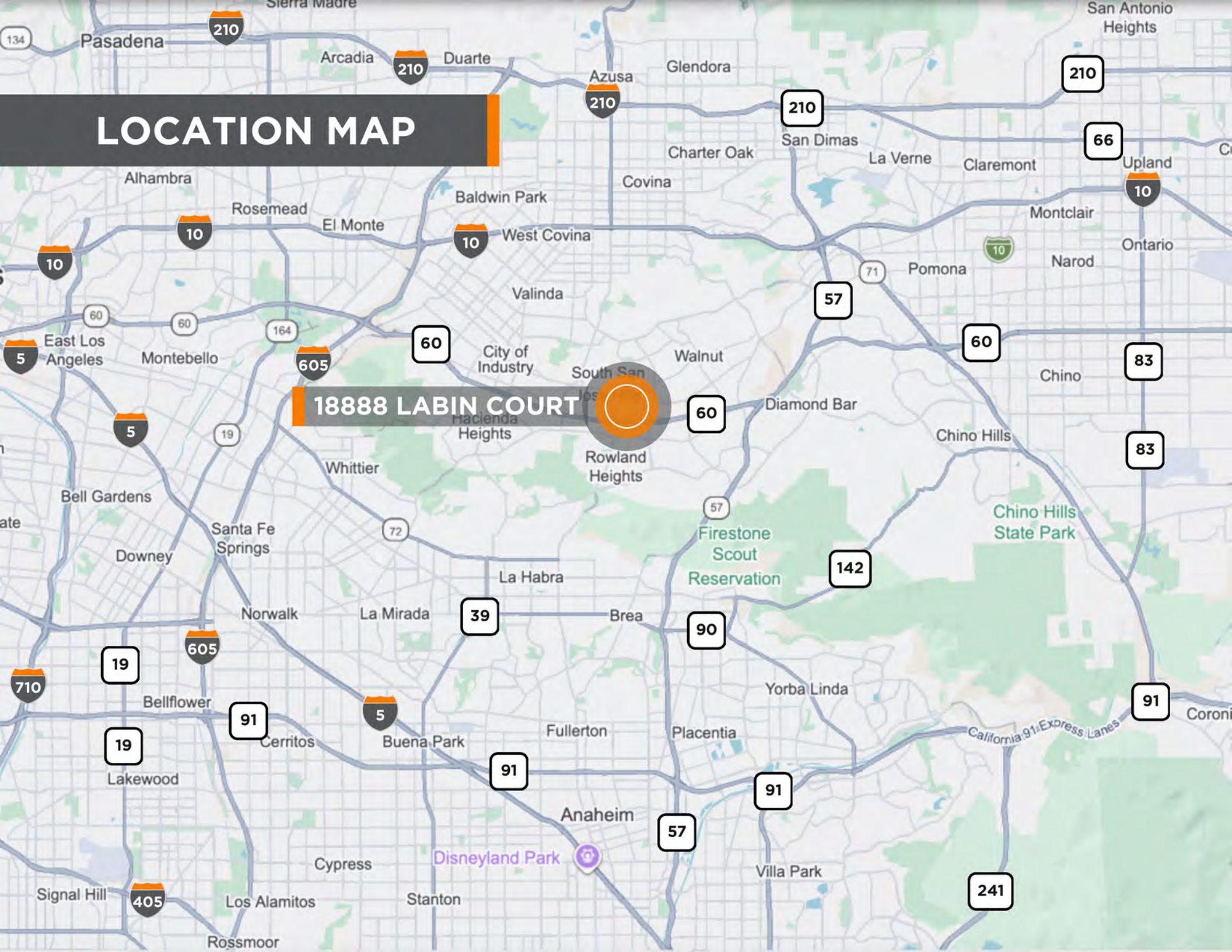
CITY OF INDUSTRY / EMPLOYMENT BASE

Industrial, logistics, and employment activity north of the property.

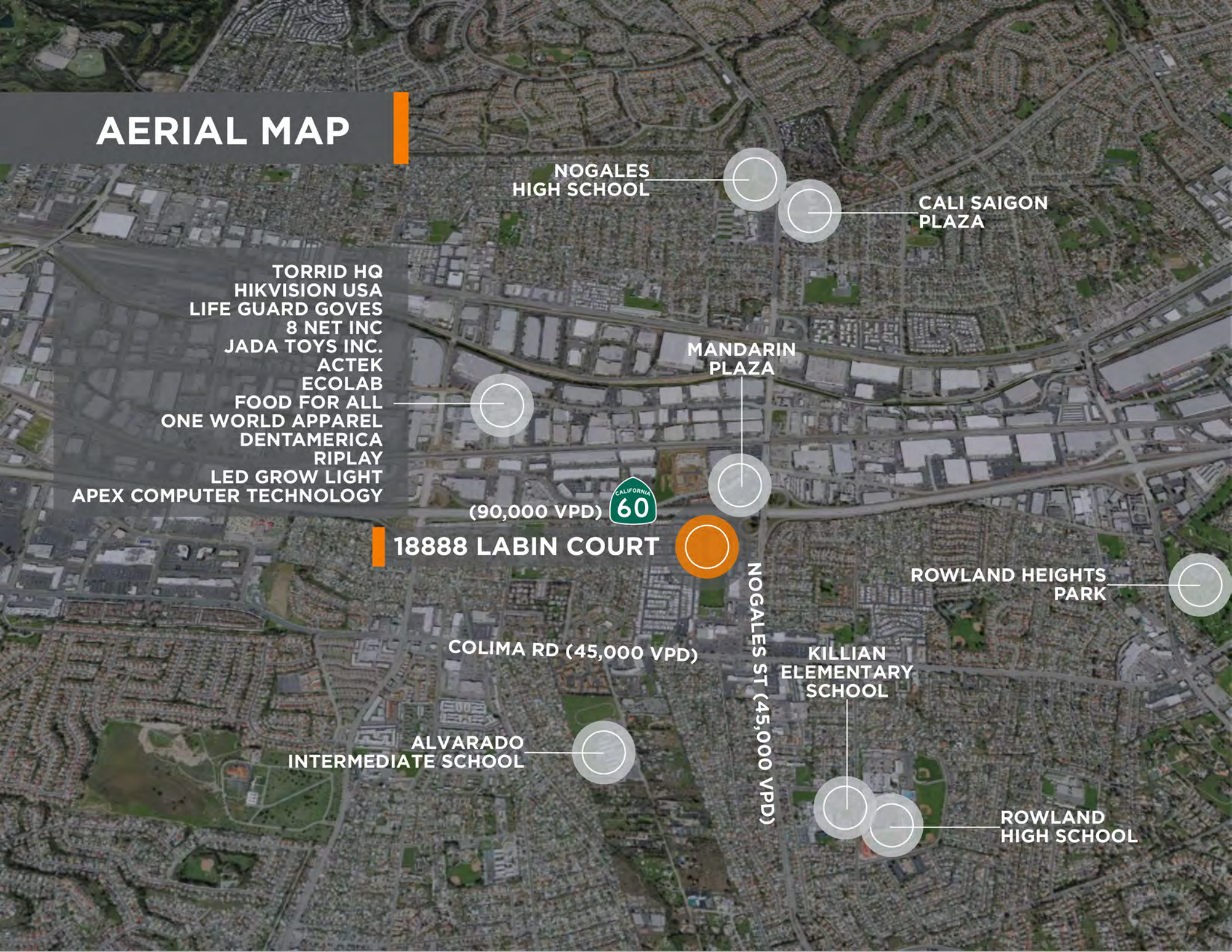
KEY MAP

- Cultural Landmark
- Dining Destination
- Regional Retail
- Outdoor Recreation
- Employment Corridor

LOCATION MAP



AERIAL MAP


NOGALES HIGH SCHOOL
CALI SAIGON PLAZA
TORRID HQ
HIKVISION USA
LIFE GUARD GOVES
8 NET INC
JADA TOYS INC.
ACTEK
ECOLAB
FOOD FOR ALL
ONE WORLD APPAREL
DENTAMERICA
RIPLAY
LED GROW LIGHT
APEX COMPUTER TECHNOLOGY
MANDARIN PLAZA
(90,000 VPD)
CALIFORNIA 60
18888 LABIN COURT
ROWLAND HEIGHTS PARK
NOGALES ST (45,000 VPD)
COLIMA RD (45,000 VPD)
KILLIAN ELEMENTARY SCHOOL
ALVARADO INTERMEDIATE SCHOOL
ROWLAND HIGH SCHOOL

DEMOGRAPHICS

ROWLAND HEIGHTS, CA

Rowland Heights offers a strong consumer base for Pearl Plaza, with a 2024 population of 45,911, 15.1K households, and a median household income of $85,617. The market is highly diverse and culturally distinct, with Asian residents representing the largest ethnic group and 55.6% of residents born outside the U.S., supporting demand for the area's restaurant, specialty retail, and service-oriented tenant mix. The local economy employs 21.8K people, led by health care, retail trade, and manufacturing, reinforcing steady daytime activity and neighborhood-serving retail demand.

POPULATION

Total Population
45,911

EMPLOYMENT

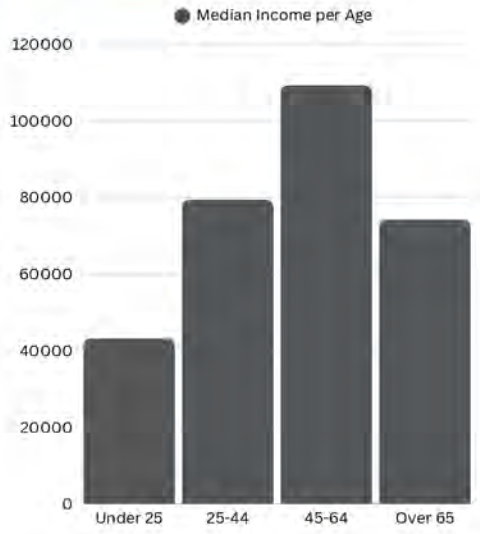
Working Population
21,800
-2.4% year-over-year change

Unemployment Rate
6.2%
-13.1% year-over-year change

HOUSEHOLDS & INCOMES

Total Households
15,100

Median Household Income
$85,617
0.487% 1-year growth



Source: https://datausa.io/profile/geo/rowland-heights-ca

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