

FOR SALE

109, 130 & 210

±18,610^{SF} | ±10,800^{SF} | ±6,039^{SF} Buildings *Per Assessor

AGOSTINO RD | SAN GABRIEL, CA 91776

**THREE BUILDINGS TOTALING 35,596 SF ON
TWO PARCELS TOTALING 1.54 AC**



OFFERING MEMORANDUM

For more information please contact



KEVIN CHING, SIOR
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JUSTIN CHIANG
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Lee & Associates® Industry, Inc.
13181 Crossroads Pkwy, North, Suite 300
City of Industry, CA 91746
P 562.699.7500 F 562.695.3133

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AGOSTINO RD

109 AGOSTINO RD

Building Size:	±18,610 SF
Land Size:	±0.84 Acres / ±36,689 SF
Sub Type:	Industrial Property
Fire Sprinklers:	Yes
Year Built:	1975
Parcel:	5367-027-051
Zoning:	M-1
GL Door(s):	9
Clear Height:	12'

**** May be Sold Together or Separately from 130 & 210 Agostino Rd.**

ASKING PRICE \$239.00 PSF

PROPERTY FEATURES

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130 AGOSTINO RD

Building Size:	±10,800 SF
Land Size:	±0.7 Acres / ±30,348 SF
Sub Type:	3-Unit Industrial Property
Fire Sprinklers:	Yes
Year Built:	1973
Parcel:	5367-027-057
Zoning:	M-1
GL Door(s):	4
Clear Height:	12'

210 AGOSTINO RD

Building Size:	±6,039 SF
Land Size:	±0.7 Acres / ±30,348 SF
Sub Type:	2-Unit Industrial Property
Fire Sprinklers:	Yes
Year Built:	1980
Parcel:	5367-027-057
Zoning:	M-1
GL Door(s):	3
Clear Height:	12'

PROPERTY FEATURES

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109 AGOSTINO RD RENT ROLL

Tenant	Unit	Approx SF	Monthly Rent	OPEX	Gross Monthly	Lease Terms
Charlton Furniture	101	1,954	\$1,856.30	\$50.00	\$1,906.30	MTM
Charlton Furniture	102	2,100	\$1,997.57	\$50.00	\$2,047.57	MTM
Charlton Furniture	103	2,100	\$1,500.00	\$50.00	\$1,550.00	MTM
Sonia Garcia	104	1,960	\$1,367.00	\$50.00	\$1,417.00	MTM
Vacant	105	1,680				MTM
Charlton Furniture	201	2,376	\$2,199.24	\$50.00	\$2,249.24	MTM
Star Restraints	202	1,608	\$1,260.00	\$50.00	\$1,310.00	MTM
Cannagen	203	2,470	\$2,223.00	\$75.00	\$2,298.00	MTM
Frank Sbrocca	204	2,316	\$2,675.00	\$70.00	\$2,745.00	6/30/2027
TOTALS		18,564	\$15,078.11	\$445.00	\$15,523.11	

***Proforma: \$26,917.80**

130 AGOSTINO RD RENT ROLL

Tenant	Unit	Approx SF	Monthly Rent	OPEX	Gross Monthly	Lease Terms
Auto Network	A-C	8,334	\$8,638.00	\$0.00	\$8,638.00	MTM
Cambero	D	2,376	\$3,300.00	\$0.00	\$3,300.00	MTM
TOTALS		10,710	\$11,938.00	\$0.00	\$11,938.00	

* Tenants pay all utilities at 130 Agostino.

***Proforma: \$15,529.50**

210 AGOSTINO RD RENT ROLL

Tenant	Unit	Approx SF	Monthly Rent	OPEX	Gross Monthly	Lease Terms
Cambero	-	6,000	\$5,000.00	\$750.00	\$5,750.00	MTM
TOTALS		6,000	\$5,000.00	\$750.00	\$5,750.00	

***Proforma: \$8,700.00**

109 AGOSTINO RD EXPENSES

Expense	TTM Cost
Southern California Edison	\$9,008.00
California American Water	\$3,471.00
Gardener Fee	\$4,200.00
Travelers Insurance (2026)	\$8,744.00
Plumbing Fees	\$2,000.00
Property Tax ** (based on updated assessment)	\$63,215.00
TOTALS	\$90,638.00

109 Agostino Rd Net Operating Income (NOI): \$95,639.32

***Proforma: \$232,375.60**

130 & 210 AGOSTINO RD EXPENSES

Expense	TTM Cost
Travelers Insurance (2026)	\$8,449.00
Property Tax** (based on updated assessment)	\$57,099.00
Utilities	Tenant Paid
TOTALS	\$65,548.00

130 & 210 Agostino Rd Net Operating Income (NOI): \$146,708.00

***Proforma: \$225,206.00**

INCOME & EXPENSES

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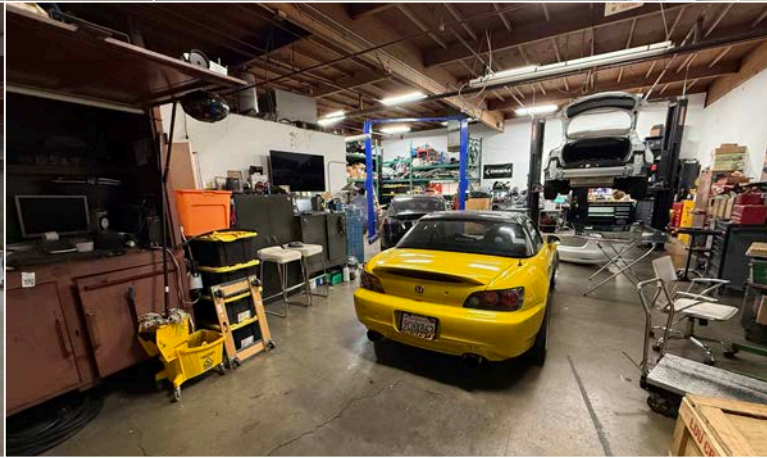
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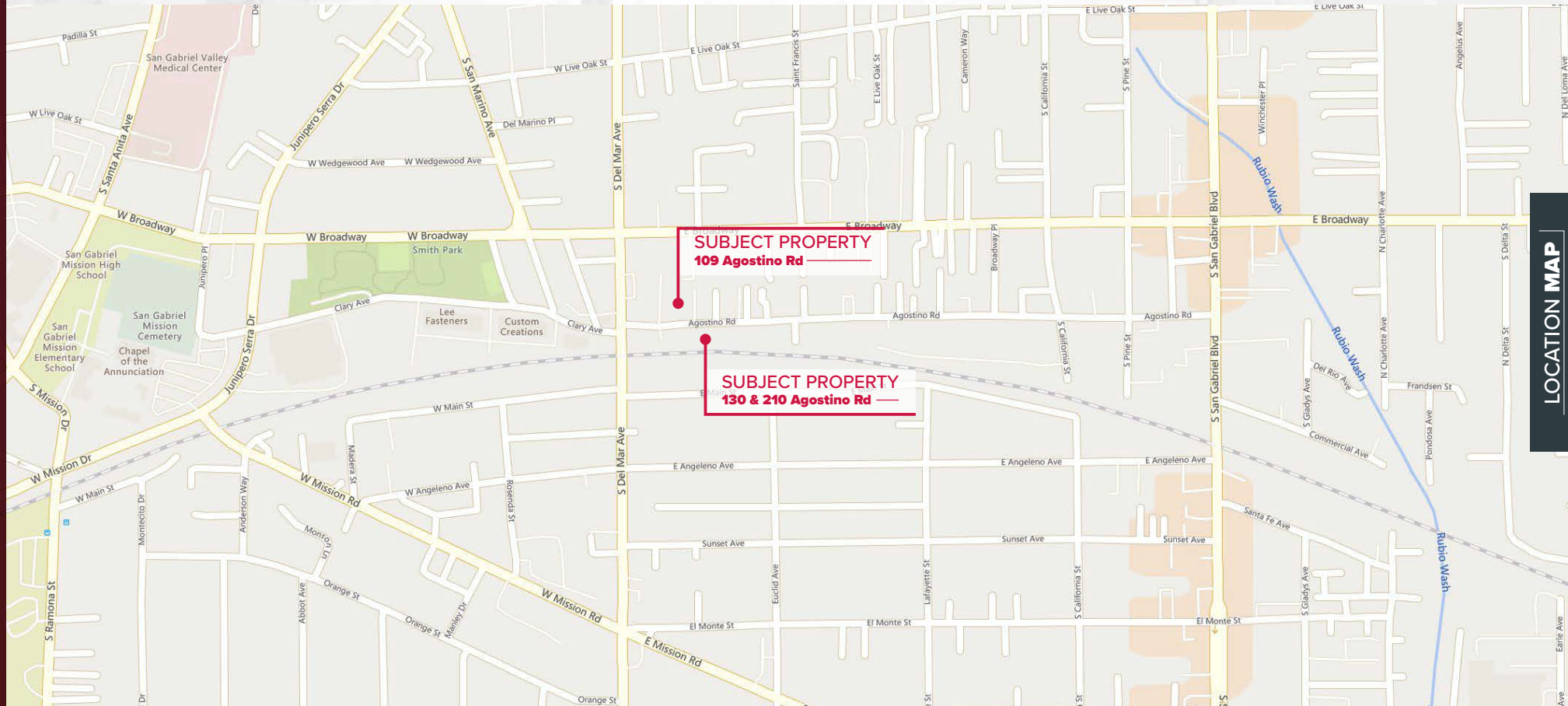
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