



FOR SALE  
+/- 856 SQ.FT.

OFFICE/RETAIL SPACE

300 S GARFIELD AVE SUITE 111,  
MONTEREY PARK, CA 91754

Exclusive Investment Advisor

Shumei Kam 甘淑梅



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California DRE License #00798181



COLDWELL BANKER  
COMMERCIAL

Coldwell Banker George Realty

1611 South Garfield Avenue #200

Alhambra, CA 91801

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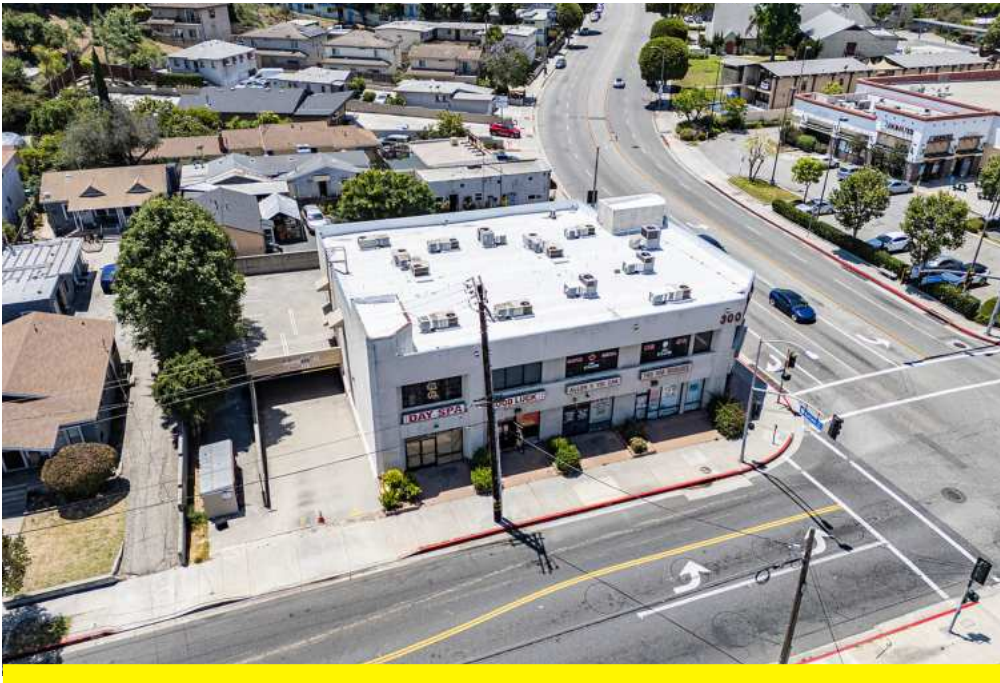
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AREA OVERVIEW





01

## CONFIDENTIALITY AGREEMENT

Coldwell Banker Commercial George Realty (hereinafter “CBC George Realty”) has been retained as the exclusive advisor and broker regarding the leases of the “Property” located at **300 S Garfield Avenue Unit#111, Monterey Park, CA 91754**.

This Offering has been prepared by CBC George Realty for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CBC George Realty, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by CBC George Realty or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, CBC George Realty, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and CBC George Realty each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. CBC George Realty is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or CBC Advisors, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or CBC George Realty, and (v) to return it to CBC George Realty immediately upon request of CBC George Realty or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

## PROPERTY SUMMARY



## LEASE SUMMARY

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Available Space | <b>300 S Garfield Avenue Ste #111,<br/>Monterey Park, CA 91754</b> |
| List Price      | \$450,000                                                          |
| Year Built      | 1984                                                               |
| Interior SQFT   | ±856 SF                                                            |

Commercial Office/Retail Suite for Sale – Prime Monterey Park Location Exceptional opportunity to own a versatile commercial suite in the heart of Monterey Park’s bustling business district on South Garfield Avenue. Situated within a well-established multi-tenant commercial building, this approximately 856-square-foot suite offers excellent visibility, convenient access, and a flexible layout suitable for a variety of professional, medical, wellness, beauty, office, or service-oriented uses. Previously operated as a spa, the space features a welcoming reception or open service area, multiple private rooms, utility/storage areas, laundry hookups, and an efficient floor plan designed to accommodate both client-facing and operational needs. Large front windows provide natural light and street presence, while the interior layout allows for easy customization to suit a new owner's vision. Positioned near major thoroughfares, retail centers, restaurants, and professional services, this centrally located suite benefits from Monterey Park’s strong commercial activity and steady pedestrian and vehicle traffic. Whether you're an owner-user seeking a strategically located business space or an investor looking to expand your portfolio, this commercial suite presents a rare opportunity in one of the San Gabriel Valley’s most established business corridors.

The information contained in the brochure is not guaranteed or verified by agents, tenants are advised to verify information

Please contact agent for a tour.

**Shumei Kam 甘淑梅**

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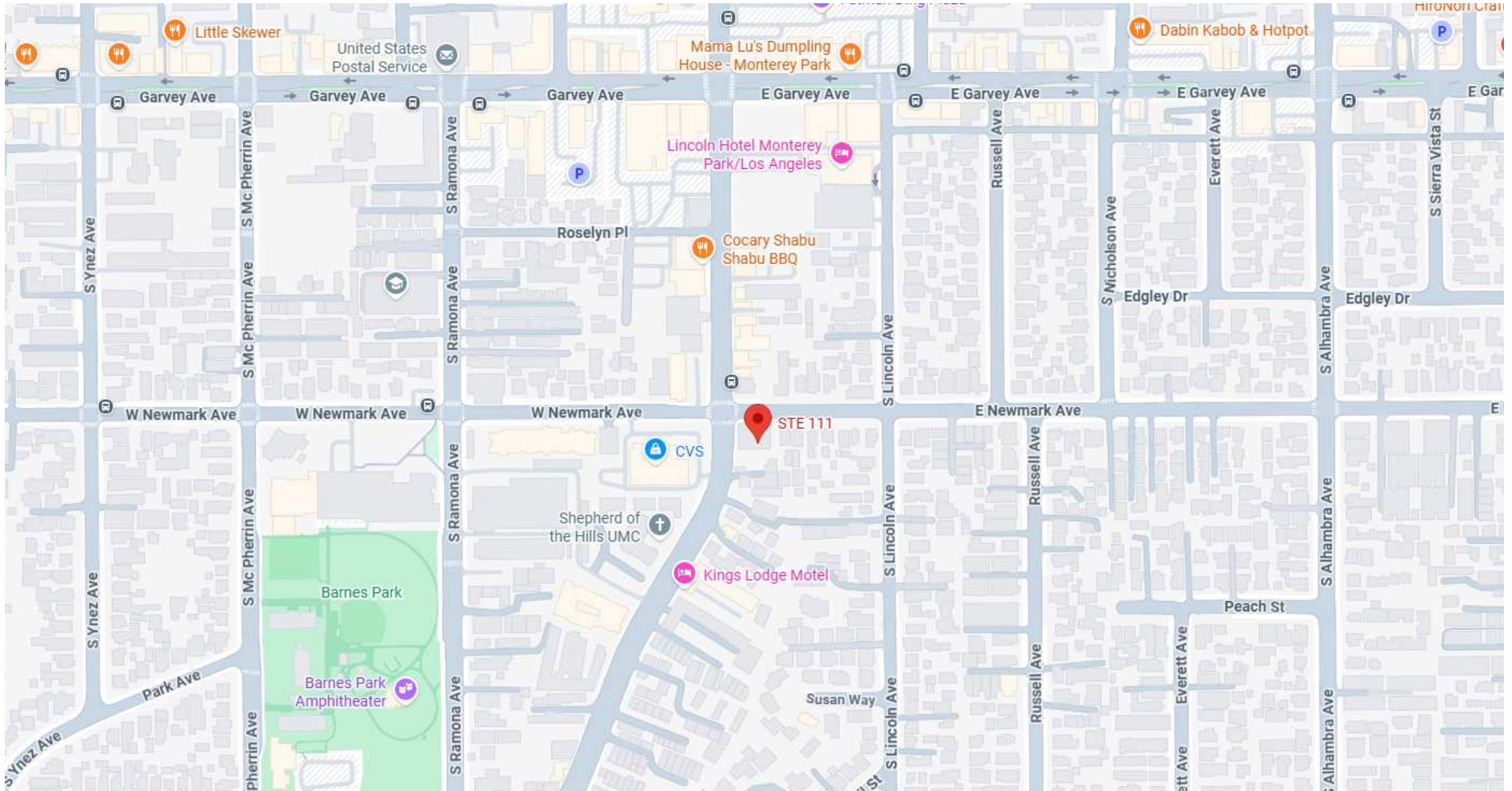
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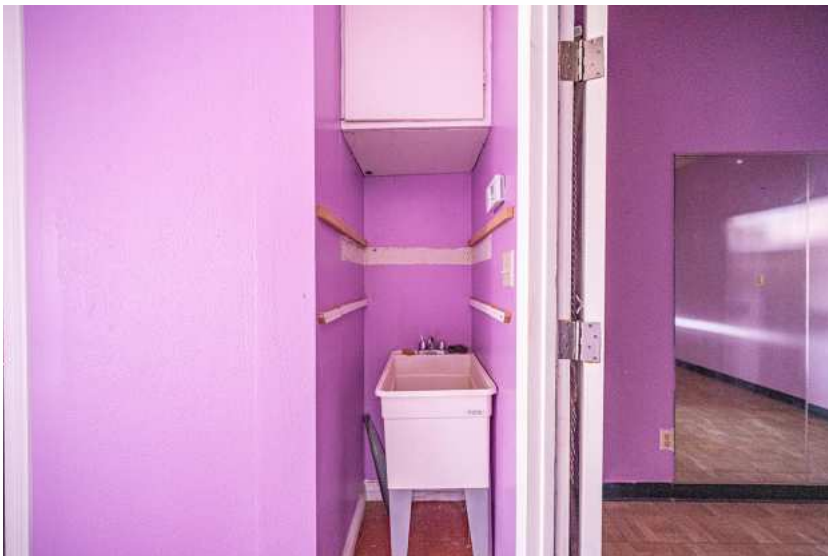
# LOCAL MAP

03

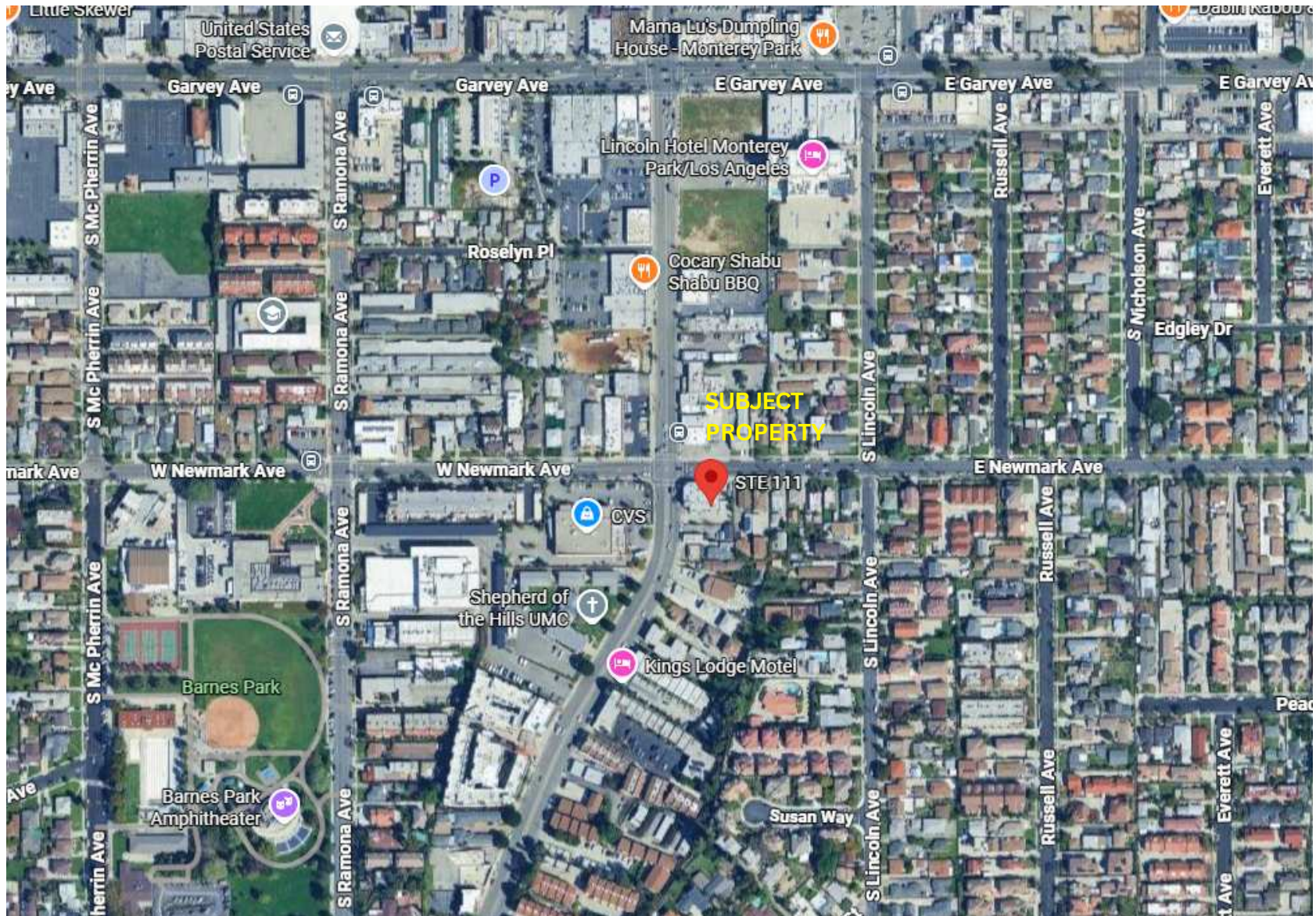
MAPPING







## SURROUNDING AMENITIES





CITY OF  
**MONTEREY PARK**  
CALIFORNIA

Centrally located within the San Gabriel Valley, Monterey Park offers a number of opportunities to experience unique dining fare, great shopping, and patronage to numerous special events. For a small city, Monterey Park is proud to annually host a Lunar New Year Festival, Cherry Blossom Festival, Cinco de Mayo Celebration, Play Days (city birthday) parade and carnival, Fourth of July event, Artisan Faire and the Harmony Festival Auto Show.



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