

FOR SALE

Fully Renovated
Special-Use Commercial Property
|Move-In Ready

208 WestFairviewAvenue
San Gabriel, CA 91776



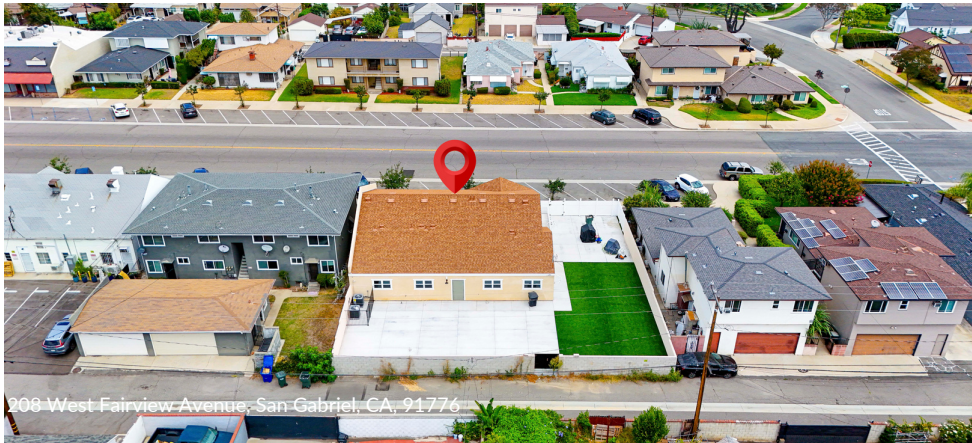
Harper Wang

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Lic# 02210572



2,932 BUILDING SF	1955/2026 YEAR BUILT	7,310 LOT SIZE	1955/2026 YEAR BUILT/RENOVATED	7,310 LOTSIZE (SF)	5361033015 PARCEL ID
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PROPERTY HIGHLIGHTS

Fully Renovated Specialty Property | Ideal for Preschool, Educational Positioned in the heart of San Gabriel, this fully renovated specialty property presents a rare opportunity for both owner-users and investors. Designed for educational and specialty commercial uses, the property is ideally suited for a preschool, Montessori school, daycare, therapy center, tutoring academy, medical office, or other professional services (subject to City approval). The property has an established history as a preschool, and the City has approved variance requests related to its preschool expansion, further reinforcing its suitability for childcare and educational use. Situated within the highly desirable San Gabriel Village neighborhood, the property benefits from strong surrounding demographics, excellent accessibility, and immediate proximity to Valley Boulevard, Del Mar Avenue, and Interstate 10. The dense residential population and affluent neighborhoods provide an outstanding customer base for education, healthcare, and community-serving businesses.

PROPERTY DATA

Building SqFt	2,932
Year Built/Renovated	1955/2026
Lot Size (SF)	7,310
Parcel ID	5361033015
Zoning	SLC1*
County	Los Angeles
Frontage	0
Coordinates	34.089578,-118.102887
Property Type	Specialty
Property Subtype	School



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