

27,840 SF MIXED-USE DEVELOPMENT SITE

- EXISTING OFFICE & CONTRACTOR YARD

8464 GARVEY AVENUE

ROSEMEAD, CA 91770

ASKING PRICE

\$2,375,000

SITE AREA

±27,840 SF

PARCELS

4 adjoining APNs

ZONING

C-3 (RC-MUDO) (D-O)

IMPROVEMENTS

Office / storage / covered yard

RE/MAX
COMMERCIAL

PRIME GARVEY AVE FRONTAGE

Rare infill land / warehouse opportunity with mixed-use overlay, gated yard and redevelopment upside.



EXECUTIVE SUMMARY

8464 Garvey Avenue is a rare infill land / warehouse offering along one of Rosemead's primary commercial corridors. The site consists of four separate adjoining parcels totaling approximately 27,840 SF with frontage on Garvey Avenue. Existing improvements include a concrete block office building, enclosed storage building, large covered work area, and a fenced/gated yard suitable for owner-users, contractors, storage-related uses, investors, or future mixed-use redevelopment subject to City approval.

INVESTMENT HIGHLIGHTS

- Prime Garvey Avenue frontage and visibility
- Four generally rectangular adjoining parcels
- Fenced and gated yard with existing small office/storage improvements
- Mixed-use commercial zoning overlay; consult City for permitted uses
- Close to I-10, SR-60, I-605 and I-710 regional corridors
- Rare large infill land opportunity in built-out Rosemead



PROPERTY FACTS

Address	8464 Garvey Avenue, Rosemead, CA 91770
Asking Price	\$2,375,000
Lot Size	±27,840 SF
APNs	5283-003-002, 003, 004 & 005
Office Building	±1,301 SF concrete block office
Storage Building	±624 SF enclosed storage
Covered Work Area	±1,612 SF covered work area
Yard	Fenced and gated; Garvey Avenue frontage
Zoning	C-3 (RC-MUDO) (D-O)

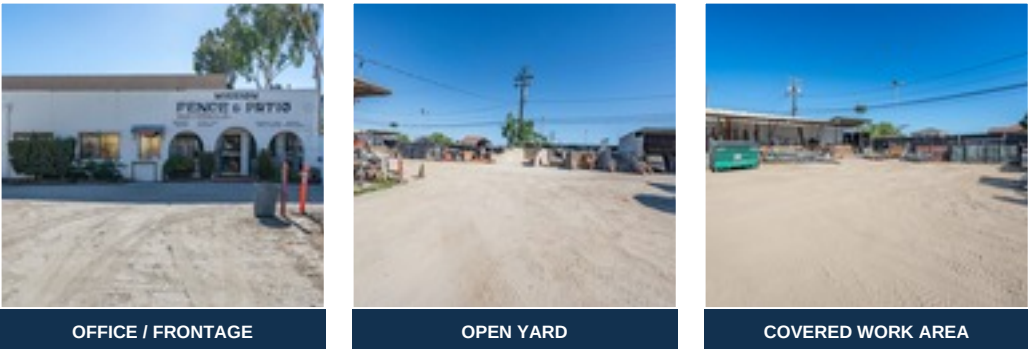
ZONING OVERVIEW

C-3 (RC-MUDO) (D-O): medium commercial zoning with Residential/Commercial Mixed-Use Development Overlay and Design Overlay. Potential uses may include commercial and residential components, subject to City review and buyer verification.

CONCEPTUAL PARCEL LAYOUT



EXISTING IMPROVEMENTS





PRIME SAN GABRIEL VALLEY INFILL LOCATION

The property is positioned on Garvey Avenue in Rosemead, a mature Los Angeles County submarket with dense residential neighborhoods, established commercial corridors and regional freeway access. The site benefits from proximity to I-10, SR-60, I-605 and I-710.

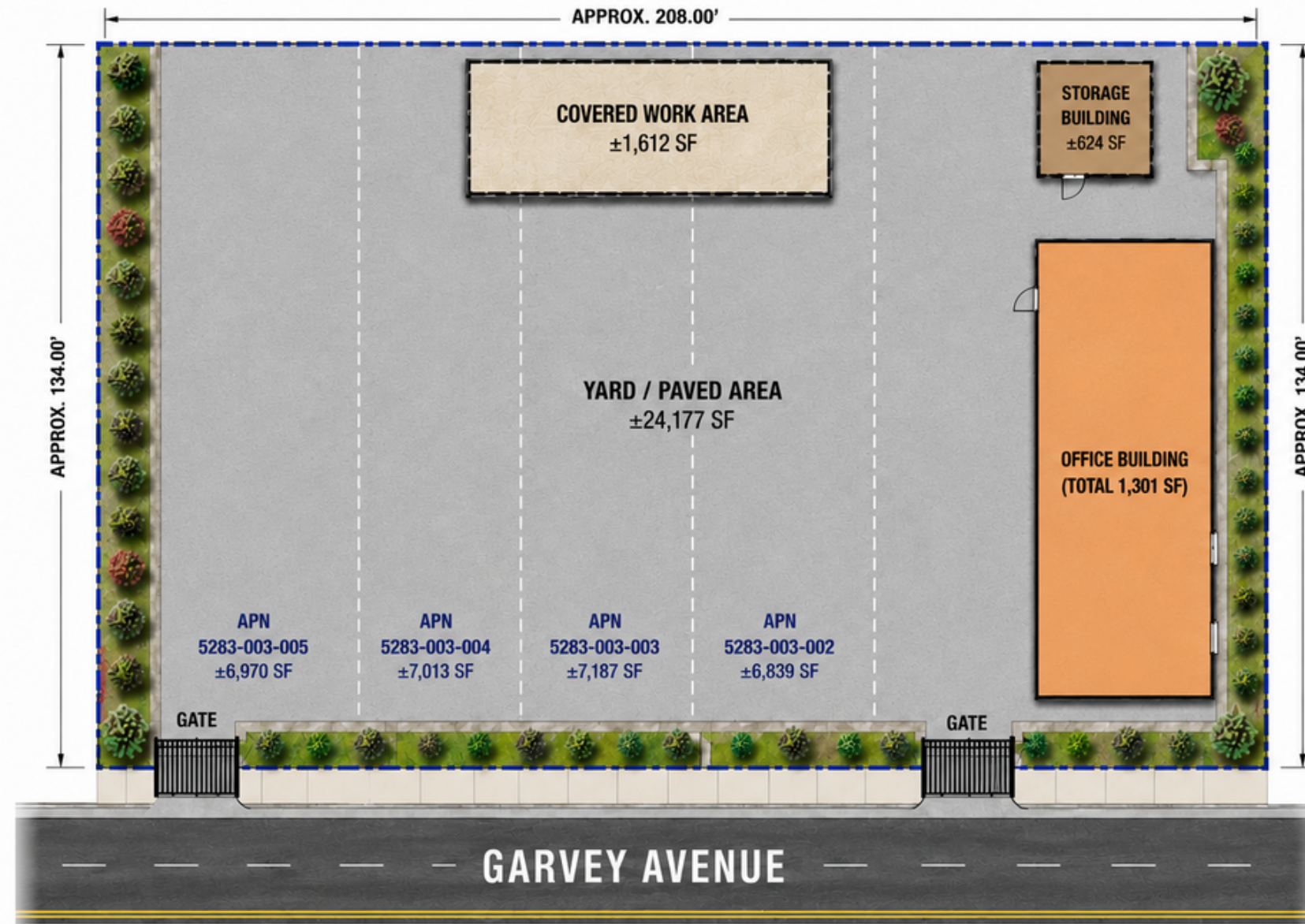
ROSEMEAD SNAPSHOT

Population 49,582 (2024 est.)	Median HH Income \$73,566
Households 14.4K	Median Age 44.6
Education 66.5% high school+; 21.6% bachelor+	Economy manufacturing, healthcare, retail, food services

Sources: U.S. Census Bureau QuickFacts / ACS; City of Rosemead Economic Development; Data USA.
Buyer to verify current data.

LOCATION ADVANTAGES

- Garvey Avenue commercial frontage
- Close to I-10, SR-60, I-605 and I-710
- Dense infill market with limited large redevelopment parcels
- Strong mixed-use redevelopment narrative



SITE SUMMARY

Total Lot Size (Approx.)
±27,840 SF (0.64 Acres)

Usable Yard / Paved Area
±24,177 SF

Office Building (Total)
±1,301 SF

Covered Work Area
±1,612 SF

Storage Building
±624 SF

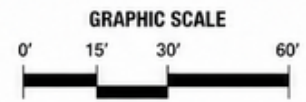
Zoning
C-3 (RC-MUDO) (D-O)

Year Built (Office)
1974

APNs (4 Parcels)
5283-003-005
5283-003-004
5283-003-003
5283-003-002

LEGEND

- OFFICE BUILDING
- COVERED WORK AREA
- STORAGE BUILDING
- PAVED AREA / DRIVE AISLE
- LANDSCAPING
- PROPERTY LINE
- GATE



This site plan is conceptual and for marketing purposes only.
Not to scale. Buyer to verify all information.

8464 GARVEY AVENUE | ROSEMEAD, CA 91770

RE/MAX COMMERCIAL
REAL ESTATE SERVICES

8464 GARVEY AVENUE

ROSEMEAD, CA 91770

AERIAL MAP

PROPERTY LOCATION & SURROUNDING AREA

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PROPERTY & AERIAL GALLERY

LAND WITH WAREHOUSE/OFFICE FOR SALE
8464 GARVEY AVENUE | ROSEMEAD, CA 91770

ASKING PRICE
\$2,375,000



BROKER INFORMATION

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RE/MAX
CHAMPIONS

Information is from sources deemed reliable; however, no warranty or representation is made as to accuracy. Buyer must independently verify all facts, zoning, permits, measurements, and allowed uses with the City of Rosemead and appropriate professionals.