

OFFERING MEMORANDUM

6449 ROSEMEAD BLVD

SAN GABRIEL, CA 91775

 **Kidder
Mathews**

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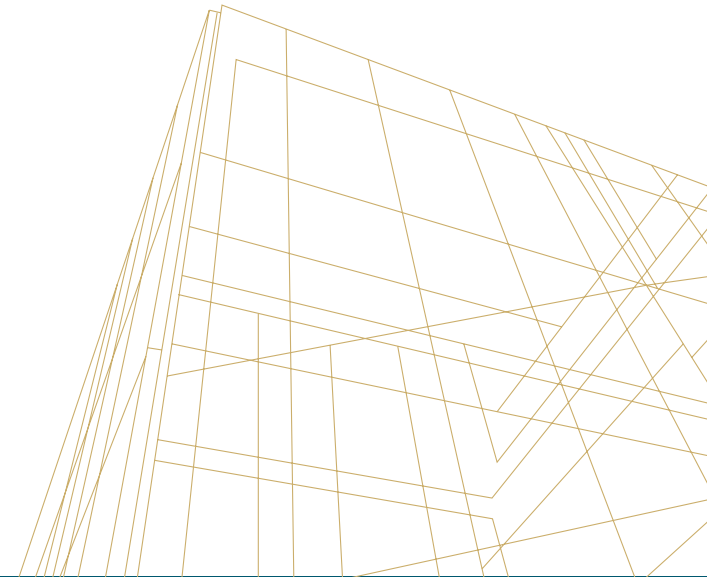
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TEMPLE CITY
UNIFIED SCHOOL
DISTRICT



Exclusively Listed by

KIRK BRUMMER

Senior Vice President

949.295.7262

kirk.brummer@kidder.com

LIC N° 01218518

ERIC SHAIN

Vice President

760.685.6289

eric.shain@kidder.com

LIC N° 02050566

RILEY COFFEY

Associate

949.382.5654

riley.coffey@kidder.com

LIC N° 02224810

KIDDER.COM



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EXECUTIVE SUMMARY

7-UNIT LUXURY TOWNHOME COMMUNITY IN SAN GABRIEL, CA

Kidder Mathews is pleased to present 6449 Rosemead Blvd for sale.

Kidder Mathews is pleased to exclusively present 6449 Rosemead Blvd, a brand-new construction 7-unit luxury townhome community in the heart of San Gabriel, California. This exceptional asset represents a rare opportunity to acquire a newly built, institutional-quality residential development on one of the San Gabriel Valley's most prominent corridors—with a clear path to individual unit sales through condo conversion.

Comprising seven spacious tri-level townhomes totaling 9,482 square feet, the property features a thoughtfully designed unit mix of two 3-bedroom/4-bath residences

and five 2-bedroom/3.5-bath residences—each offering the privacy, space, and modern finishes that today's buyers demand. Located within the highly acclaimed Temple City Unified School District, the property benefits from one of the strongest demand drivers in the San Gabriel Valley real estate market.

Whether acquired as a condo-conversion play for individual unit sales or held as a premium rental portfolio, 6449 Rosemead Blvd offers exceptional flexibility and upside in one of Southern California's most resilient and sought-after residential markets.



\$6.8M
ASKING PRICE

±9,482
TOTAL BUILDING SF

±1,354
AVG SF PER UNIT

ADDRESS	6449 Rosemead Blvd, San Gabriel, CA 91775
PROPERTY TYPE	New Construction Luxury Townhomes
UNITS	7 (2x 3BD/4BA + 5x 2BD/3.5BA)
YEAR BUILT	2024/2025
CONSTRUCTION	Tri-Level Townhome Design
APN	5381-034-024
ZONING	R-3
PARKING	14 Garage Spaces
RENT CONTROL	No - New Construction Exempt
SCHOOL DISTRICT	Temple City Unified School District

PROPERTY OVERVIEW & UNIT MIX

PROPERTY INFORMATION

6449 Rosemead Blvd is a newly constructed 7-unit luxury townhome community located on a prominent stretch of Rosemead Blvd in San Gabriel.

The property features seven individually designed tri-level residences with a combined 9,482 square feet of living space, offering the scale and privacy of single-family living within a modern townhome format.

The community comprises two distinct floor plan types: two larger 3-bedroom/4-bathroom units (Types A and C, ranging from 1,620 to 1,675 SF) positioned at the ends of the development, and five 2-bedroom/3.5-bathroom units (Types B and B2, ranging from 1,235 to 1,247 SF) in the interior. Every unit spans three full levels, providing natural separation between living, sleeping, and entertaining spaces.



DETAILED UNIT MIX

Unit #	Type	Bed	Bath	1st Floor	2nd Floor	3rd Floor	Total SF
1	Type A	3	4	309	682	629	1620
2	Type B	2	3.5	218	497	520	1235
3	Type B	2	3.5	218	497	520	1235
4	Type B2	2	3.5	218	496	533	1247
5	Type B	2	3.5	218	497	520	1235
6	Type B	2	3.5	218	497	520	1235
7	Type C	3	4	372	662	641	1675
TOTALS		17 BD	26 BA				9,482

BUILDING DATA

# OF UNITS / BUILDINGS	7 / 2
YEAR BUILT	[2024/2025]
APN	5381-034-024
ZONING	R-3
PARKING	14 Garage Spaces
UTILITIES	[Separately Metered]
LAUNDRY	[In-Unit W/D or Hookups]
HVAC	[Central / Mini-Split]
RENT STABILIZATION	No - New Construction Exempt

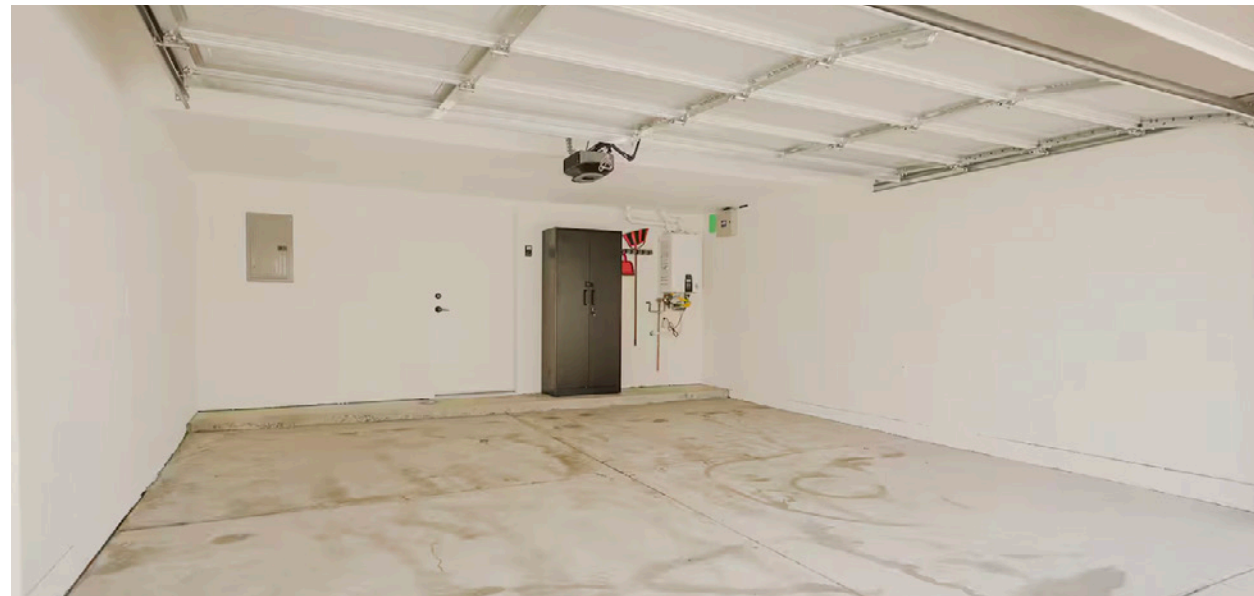
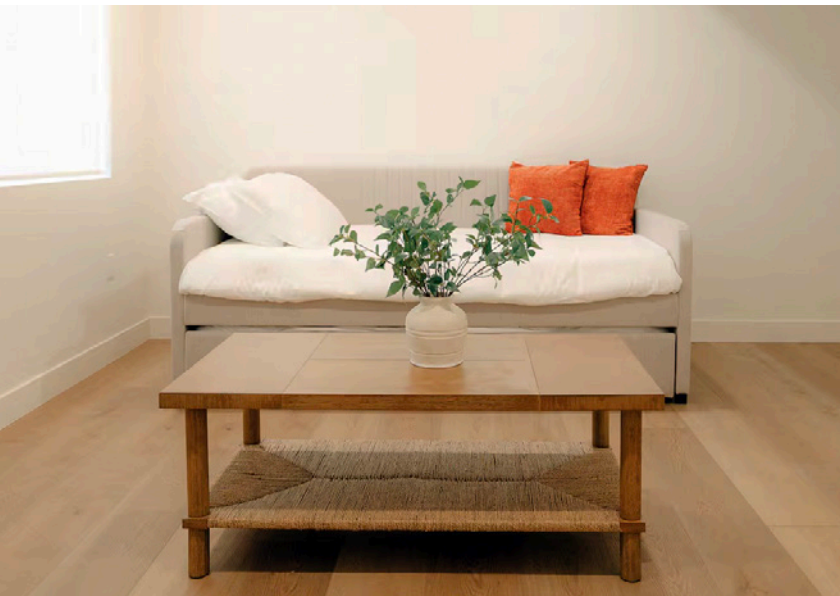
PROPERTY OVERVIEW & UNIT MIX



PROPERTY OVERVIEW & UNIT MIX



PROPERTY OVERVIEW & UNIT MIX



INVESTMENT HIGHLIGHTS

Section 03



INVESTMENT HIGHLIGHTS

CONDO-CONVERSION OPPORTUNITY - SELL 7 INDIVIDUAL TOWNHOMES

The property is purpose-built for individual ownership. Each townhome offers a private entry, dedicated parking, separate utility meters, and a self-contained tri-level layout. A buyer can pursue a condo map to subdivide and sell units individually, unlocking significant value above the bulk price. New construction townhomes in the Temple City school district are exceptionally rare and command premium pricing from end-user buyers.

TEMPLE CITY UNIFIED SCHOOL DISTRICT - TOP 10% IN CALIFORNIA

The property falls within the boundaries of the Temple City Unified School District, consistently ranked among the top public school systems in Los Angeles County and the top 10% statewide. TCUSD boasts an average testing ranking of 10/10, with math proficiency nearly double the state average (65% vs. 34%) and a 97% graduation rate at Temple City High School—which is ranked 126th out of 2,309 California high schools. Properties in this district command a measurable premium from families willing to pay more for access to top-tier public education.

BRAND NEW CONSTRUCTION - ZERO DEFERRED MAINTENANCE

Every system, finish, and appliance is new. Buyers benefit from builder warranties, current building code compliance, modern energy-efficient construction, and virtually no near-term capital expenditure requirements. This is a true turnkey asset—ideal for

investors, 1031 exchange buyers, or owner-occupants seeking a hassle-free acquisition.

NO RENT CONTROL - MAXIMUM FLEXIBILITY

As new construction, the property is fully exempt from the City of Los Angeles' Rent Stabilization Ordinance (RSO) and the statewide AB 1482 Tenant Protection Act rent caps for 15 years from certificate of occupancy. Owners have complete flexibility to set and adjust rents to market levels.

PRIME ROSEMEAD BLVD CORRIDOR - UNBEATABLE ACCESSIBILITY

Rosemead Boulevard is one of the San Gabriel Valley's primary north-south arterials, providing direct connectivity to the I-10, I-210, and SR-60 freeways. The property is centrally located with convenient access to downtown Los Angeles (15 minutes), Pasadena (10 minutes), Arcadia, Temple City, and the broader SGV employment and retail centers.

EXCEPTIONAL UNIT DESIGN - HOUSE-LIKE LIVING

Each townhome spans three full floors, offering the space, privacy, and vertical separation of a single-family home. Units range from 1,235 to 1,675 square feet, with en-suite bathrooms in every bedroom, modern open-concept living areas, and private outdoor spaces. This design appeals equally to young families, professionals, and downsizing empty-nesters.

STRONG & RESILIENT SAN GABRIEL VALLEY MARKET

The San Gabriel Valley is one of Southern California's most stable and appreciating residential markets. San Gabriel's median home price sits at approximately \$1.18M as of early 2026, with condo/townhome values reaching over \$1.5M. Limited new construction supply and sustained demand from both domestic and international buyers continue to support strong pricing.





8950

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C

THE OPPORTUNITY

THE OPPORTUNITY – *CONDO CONVERSION* STRATEGY



6449 Rosemead Blvd is ideally positioned for a condo-map conversion.

A condo-map conversion allows a buyer to subdivide the property and sell each of the seven townhomes individually. The property's design—featuring separate entries, private parking, individually metered utilities, and tri-level layouts—is inherently suited for condominium ownership, minimizing the complexity and cost of conversion.

WHY THIS PROPERTY IS IDEAL FOR CONDO CONVERSION

- **Purpose-Built for Individual Ownership:** Each townhome functions as a standalone residence with private entry, dedicated parking, and separate utility metering—key prerequisites for a smooth condo-map process.
- **New Construction Premium:** Brand-new units command a significant price premium over resale condos. Buyers pay more for modern finishes, current code compliance, new warranties, and energy-efficient systems.
- **Strong Individual Sale Comps:** San Gabriel condo/townhome prices can exceed over \$1.5M, with new construction townhomes at the top of the market. Median home prices in San Gabriel currently sit at approximately \$1.18M.
- **Temple City School District Premium:** Properties within the TCUSD boundaries consistently command 10–20% premiums over comparable properties in adjacent districts—a powerful selling point for individual buyers.
- **Supply-Constrained Market:** New construction townhome inventory in the SGV remains extremely limited relative to demand, particularly in top school districts.
- **Low Conversion Risk:** California's condo-conversion process for new construction is significantly more streamlined than for existing apartments, with fewer regulatory hurdles.

LOCATION OVERVIEW

Section 05





SAN GABRIEL – THE HEART OF THE SGV

San Gabriel is a vibrant and culturally rich city located just 10 miles east of downtown Los Angeles in the heart of the San Gabriel Valley.

With a population of approximately 40,000 residents, the city offers a compelling blend of suburban tranquility, outstanding schools, world-class dining, and convenient urban access—making it one of the most desirable residential communities in the greater Los Angeles region.

Founded around the historic San Gabriel Mission (est. 1771), the city has evolved into one of Southern California’s most dynamic cultural and culinary destinations. San Gabriel’s renowned restaurant corridor along Valley Boulevard is considered one of the premier dining destinations in the United States, attracting food enthusiasts from across the region and contributing to a thriving local economy.

The city’s housing market reflects its desirability. San Gabriel’s median home price currently stands at approximately \$1.18 million, with home values appreciating significantly over the past decade. New construction product is exceptionally scarce, and properties within top school districts command substantial premiums. The combination of limited supply, strong demand, and excellent fundamentals makes San Gabriel an outstanding market for both investment and owner-occupied residential product.

THE SAN GABRIEL VALLEY – A REGIONAL POWERHOUSE

The San Gabriel Valley (SGV) is a sprawling region of more than 30 cities east of downtown Los Angeles, home to over 2 million residents and one of the most economically vibrant areas in Southern California.

The SGV is characterized by its diverse population, strong household incomes, excellent school systems, and robust commercial activity.

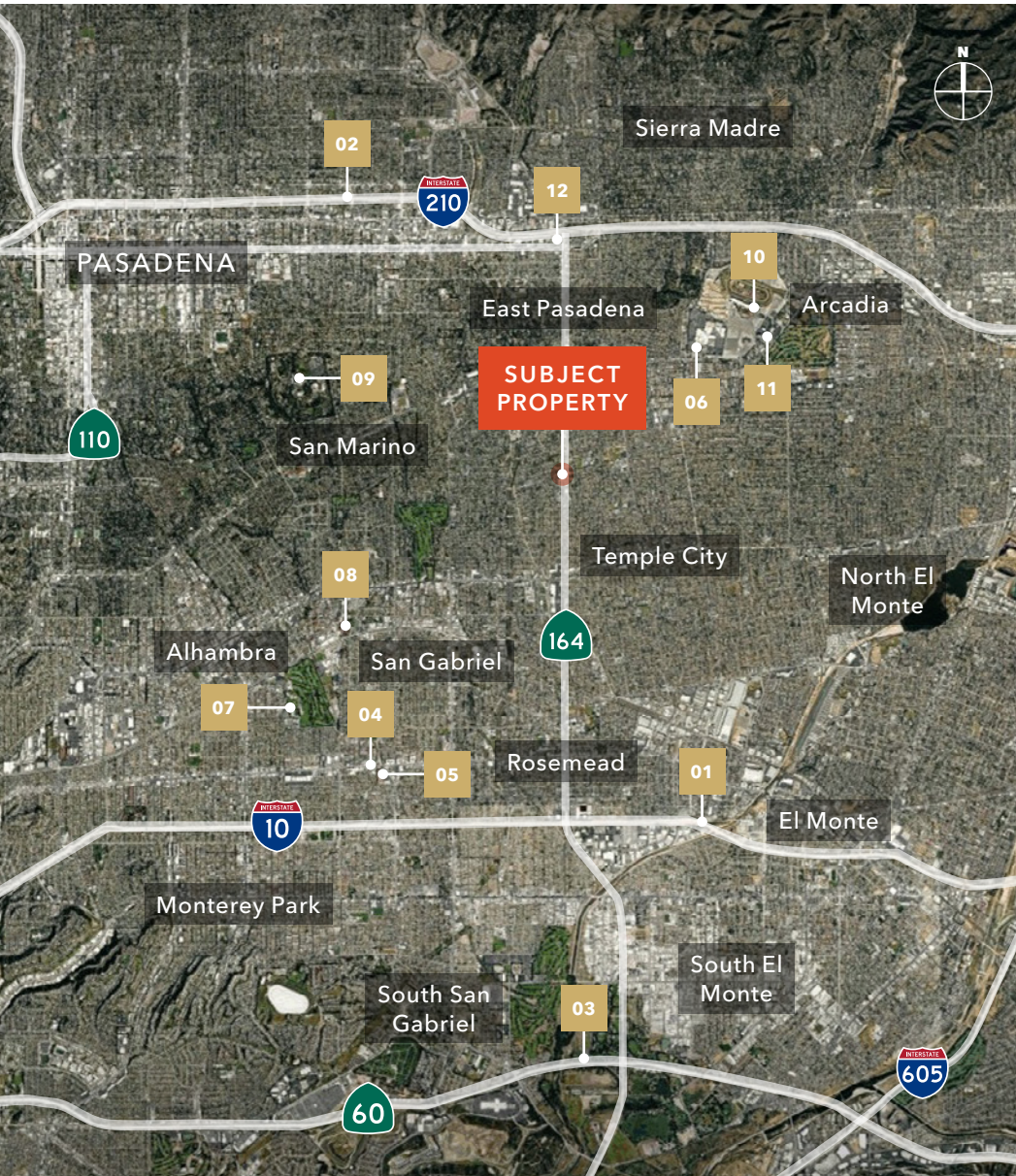
Key economic drivers in the region include healthcare (City of Hope, Methodist Hospital, Huntington Memorial), technology, international trade, and a thriving small-business ecosystem. The SGV's

strategic location—with direct freeway access via the I-10, I-210, I-605, and SR-60—provides connectivity to downtown LA, the Inland Empire, and the broader Southern California economy.

The region has seen sustained real estate investment and development activity, with particular strength in the townhome and condominium segments.

New construction in cities like Arcadia, San Gabriel, Temple City, and South Pasadena consistently sells at premiums to resale inventory, reflecting buyers' willingness to pay for modern design, energy efficiency, and low-maintenance living.





NEIGHBORHOOD AMENITIES & ACCESSIBILITY

I-10 Freeway - Direct access to DTLA (15 min), West LA, and the Inland Empire

I-210 Freeway - Quick connection to Pasadena, Glendale, and the Foothill communities

SR-60 Freeway - Access to the eastern SGV and Inland Empire

Valley Blvd Restaurant Row - World-famous dining corridor, minutes away

San Gabriel Square - Major retail and dining destination

Westfield Santa Anita - Premier regional shopping center in nearby Arcadia

Almanson Park - 40-acre community park with sports facilities, playground, and event spaces

San Gabriel Mission - Historic landmark & cultural attraction

Huntington Library and Gardens - World-renowned cultural institution in nearby San Marino

Santa Anita Park - Iconic thoroughbred racetrack and entertainment venue

Methodist Hospital - Major healthcare facility serving the San Gabriel Valley

Gold Line Metro - Light rail access in nearby Arcadia and Pasadena

10 MINS

TO I-10 & I-210 FREEWAYS

17 MINS

TO SR-60 FREEWAY

TEMPLE CITY UNIFIED SCHOOL DISTRICT

TEMPLE CITY UNIFIED SCHOOL DISTRICT

One of the most compelling features of 6449 Rosemead Blvd is its location within the boundaries of the Temple City Unified School District (TCUSD)—one of the highest-performing public school systems in Los Angeles County and among the top 10% of all school districts in the State of California.

For both individual home buyers and renters, school district quality is among the most important factors driving purchasing and rental decisions in the San Gabriel Valley. Properties within TCUSD boundaries consistently outperform comparable properties in adjacent districts in both sale price and rent levels, often by 10-20% or more.

DISTRICT PERFORMANCE HIGHLIGHTS

OVERALL TESTING RANK	10 out of 10 (Top 10% in California)
STATE RANKING	#115 out of 1,908 districts in California
MATH PROFICIENCY	65% (vs. 34% California average)
READING PROFICIENCY	71% (vs. 47% California average)
GRADUATION RATE	97% (Temple City High School: 98.4%)
DROPOUT RATE	0.7% (Temple City High School)
AP PARTICIPATION	62% of students
TEMPLE CITY HS STATE RANK	#126 out of 2,309 CA high schools
SCHOOLDIGGER RATING	5 Stars (Top 6% of CA high schools)
TOTAL ENROLLMENT	~5,600 students across 9 schools

WHY SCHOOLS DRIVE REAL ESTATE VALUES

In the San Gabriel Valley’s highly competitive residential market, school district quality is the single most powerful determinant of property values. Families relocating from throughout California and internationally—particularly from East Asia—actively seek properties within top-performing districts like Temple City, Arcadia, San Marino, and South Pasadena.

This demand dynamic creates a structural price premium for properties within TCUSD boundaries. For a condo-conversion buyer, this translates directly into higher per-unit sale prices, faster absorption, and stronger buyer demand. For a rental investor, it means lower vacancy, higher rents, and a more stable, creditworthy tenant base.

The scarcity of new construction product within the TCUSD boundary—combined with sustained demand from families seeking top schools—positions 6449 Rosemead Blvd as a rare and highly marketable offering in one of the SGV’s most supply-constrained segments.



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kirk.brummer@kidder.com

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