



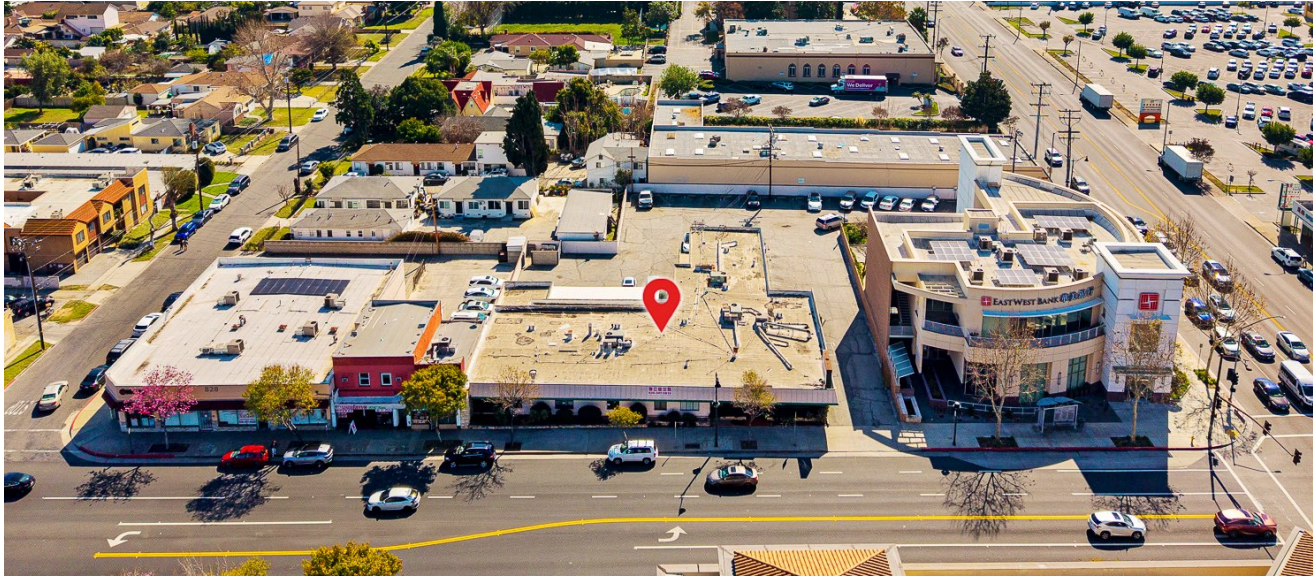
- ❖ Six Story Mixed-Use Development Opportunity with Architectural Concept Plans
- ❖ Existing Medical Office Building Income Investment
- ❖ One of the Most Sought-after Commercial Corridors
- ❖ Expansive Valley Blvd Frontage Exceptional Exposure
- ❖ Immediate access to The I-10 Freeway
- ❖ In the Heart of San Gabriel's Thriving Business District
- ❖ Adjacent to East West Bank's Modern 2013 New Built Tower
- ❖ Surrounded by Vibrant Commercial Activity and Ongoing New Developments

For Sale \$8,880,000

808-810 E. Valley Blvd. San Gabriel, CA 91776

Prime Location Medical Building | Mix-Use Re-development Opportunity

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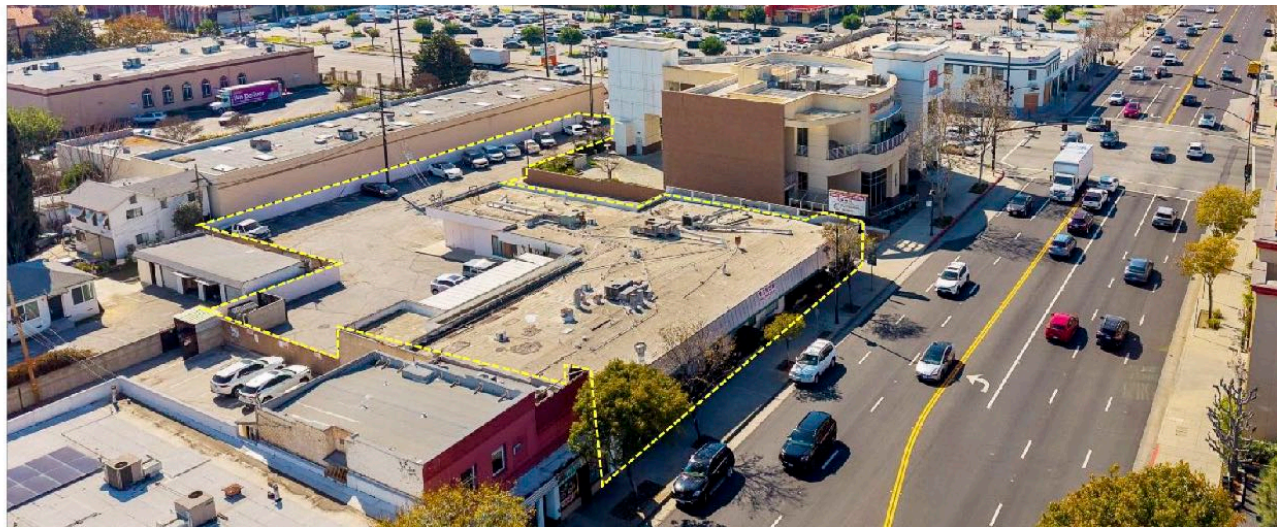


Property Summary

- ❖ APN: 5371-001-040
- ❖ Zoning: SLC3*
- ❖ Land Use: Office Building
- ❖ Existing Medical Building: 8,233 SF
- ❖ Year built: 1958/1960
- ❖ Lot size: 30,360 SF (0.70 Ac)

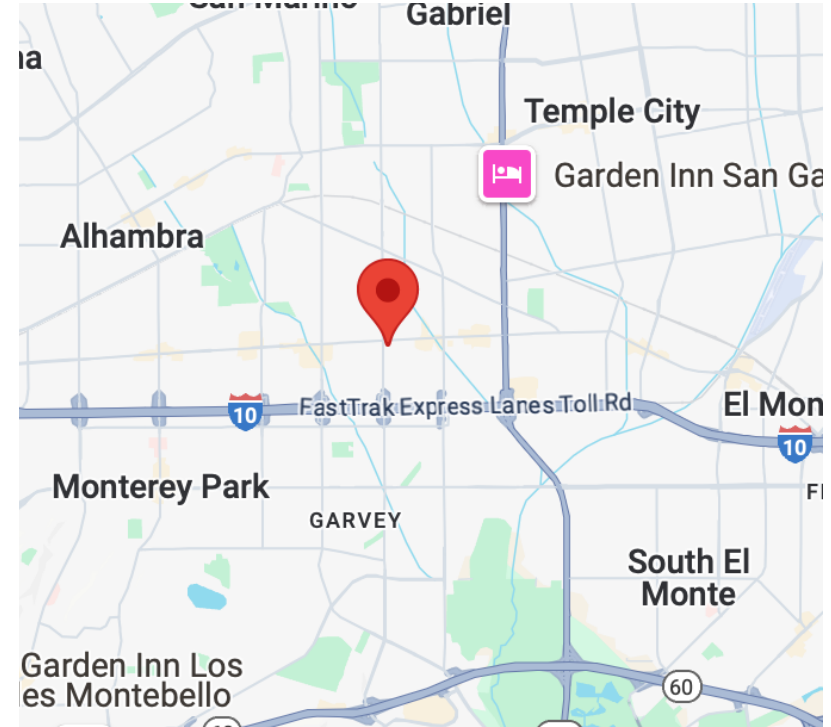
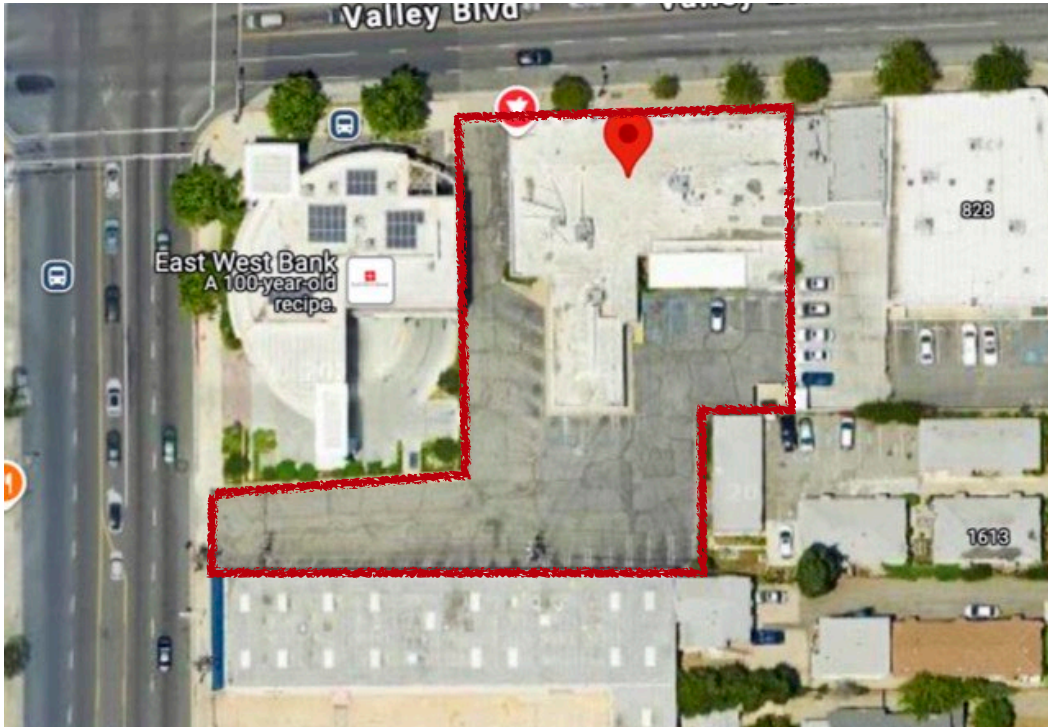
Proposed Use

- ❖ 42 Combination of 1-3 Bedroom Apartments - **Possible up to 55 units**
- ❖ 64,530 SF 6 Story Mix-use Building
- ❖ 3,000 SF Ground Floor Commercial Space
- ❖ 38,000 SF Parking Space 80 Stalls (18,000 1st Floor; 20,000 2nd Floor)



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PROPERTY DESCRIPTION

Prime Commercial Land with Existing Medical Office Income Investment & Mixed-Use Development Opportunity. Exceptional opportunity to acquire a prime commercial parcel featuring an existing medical office building — ideal for both future income generation and mixed-use redevelopment. Strategically located in the heart of the Valley Blvd thriving business district in the City of San Gabriel. This high-traffic corridor offers excellent visibility and accessibility, immediate access to the I-10 Freeway on San Gabriel Blvd. The property is adjacent to the modern East West Bank tower (~10,000 SF approx., completed in 2013), further enhancing its commercial prominence. This is a rare chance to secure a high-profile site in the San Gabriel Valley's most sought-after commercial corridors.



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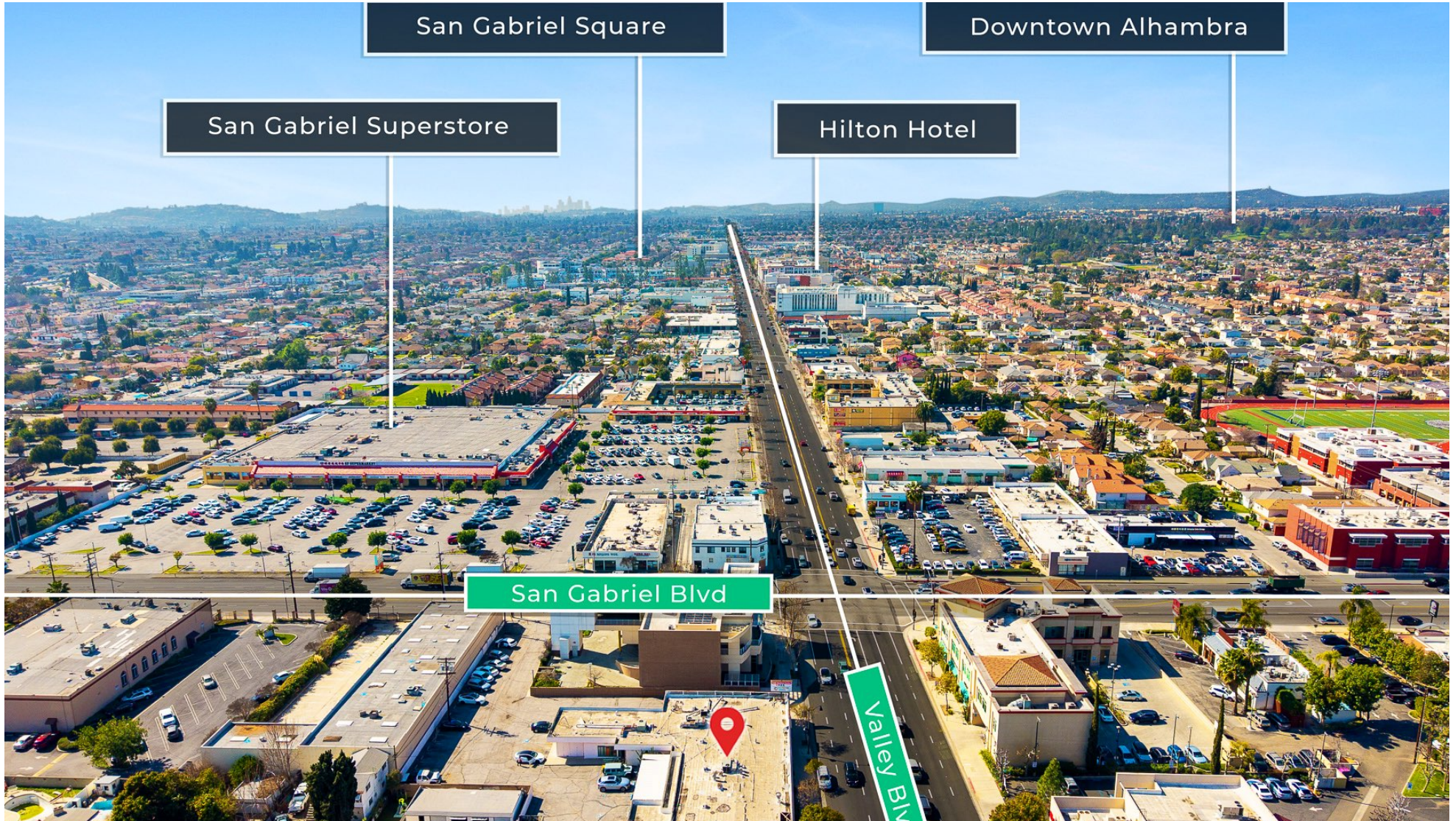


Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals. Pinnacle Real Estate Group | DRE# 01918023 | 2633 S Baldwin Ave, Arcadia, CA 91007



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