McINTIRE KINGSTONE
COMMERCIAL REAL ESTATE

FOR SALE
Investment Portfolio

SAN GABRIEL VALLEY

Retail Portfolio

TWO ASSETS • OFFERED INDIVIDUALLY OR TOGETHER

$3,200,000

2	6,591	$486	$3.2M	3.9%
PROPERTIES	TOTAL SF	AVG / SF	PRICE	SUBMARKET VAC.

121-123 E. LAS TUNAS

$1,850,000 — $478 / SF

Building	±3,871 SF
Lot	±3,154 SF
Occupancy	100%

Mixed-use value-add; pro forma rent roughly 3.7× current in-place.

113 E. LAS TUNAS

$1,350,000 — $496 / SF

Building	±2,720 SF
Lot	±4,742 SF
Occupancy	Vacant

Delivered vacant; clean owner-user canvas under SBA 504 ceilings.

RECENTLY SOLD BY McINTIRE KINGSTONE

919 W. Valley Blvd, Alhambra

±2,641 SF Multi-Tenant Retail • Closed 2026

SOLD $100K OVER ASKING

~~ASKED $1,120,000~~

$1,220,000
SALE PRICE

SAN GABRIEL, CALIFORNIA

121-123 E. Las Tunas Dr

OFFERED AT

$1,850,000

WHY 121-123 LAS TUNAS

- Approximately 3,871 SF mixed-use building — the larger of the two assets
- Three configurable units with commercial and residential entitlements
- Deepest mark-to-market upside — pro forma market rent roughly 3.7× current in-place rent
- 1,935 SF owner-occupied unit deliverable vacant or with negotiated leaseback
- Anchor commercial tenant in place since 1999 on a stabilized lease through 2028

OFFERING SUMMARY

SALE PRICE	$1,850,000
PRICE / SF	$478
BUILDING SF	±3,871 SF
LOT SIZE	±3,154 SF
APN	5367-011-031
OCCUPANCY	100% (3 of 3)
USE	Mixed Use
ZONING	SLC1

SAN GABRIEL, CALIFORNIA

113 E. Las Tunas Dr

OFFERED AT

$1,350,000

WHY 113 LAS TUNAS

- Approximately 2,720 SF retail building delivered fully vacant — a rare clean canvas
- Two configurable storefronts (1,360 SF + 1,200 SF), mergeable for flexible layouts
- Cleanest asset to transact — no leases, estoppels, or holdover risk
- Recent new roof and HVAC servicing
- $1.35M total exposure sits comfortably under SBA 504 ceilings

OFFERING SUMMARY

SALE PRICE	$1,350,000
PRICE / SF	$496
BUILDING SF	±2,720 SF
LOT SIZE	±4,742 SF
APN	5367-011-029
OCCUPANCY	Delivered Vacant
CONFIG	2 Storefronts
ZONING	SLC1

PORTFOLIO GALLERY

121-123 E. LAS TUNAS

113 E. LAS TUNAS

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