

# LAS TUNAS MISSION VALLEY PLAZA

Ground Floor Restaurant/Cafe/Bakery With Patio & Retail Spaces  
Updated with Brand New Mixed-Use Development



1,450 sf & 1,895 sf & 1,053 sf of retail space

**704-712 W Las Tunas Drive, San Gabriel, CA 91176**

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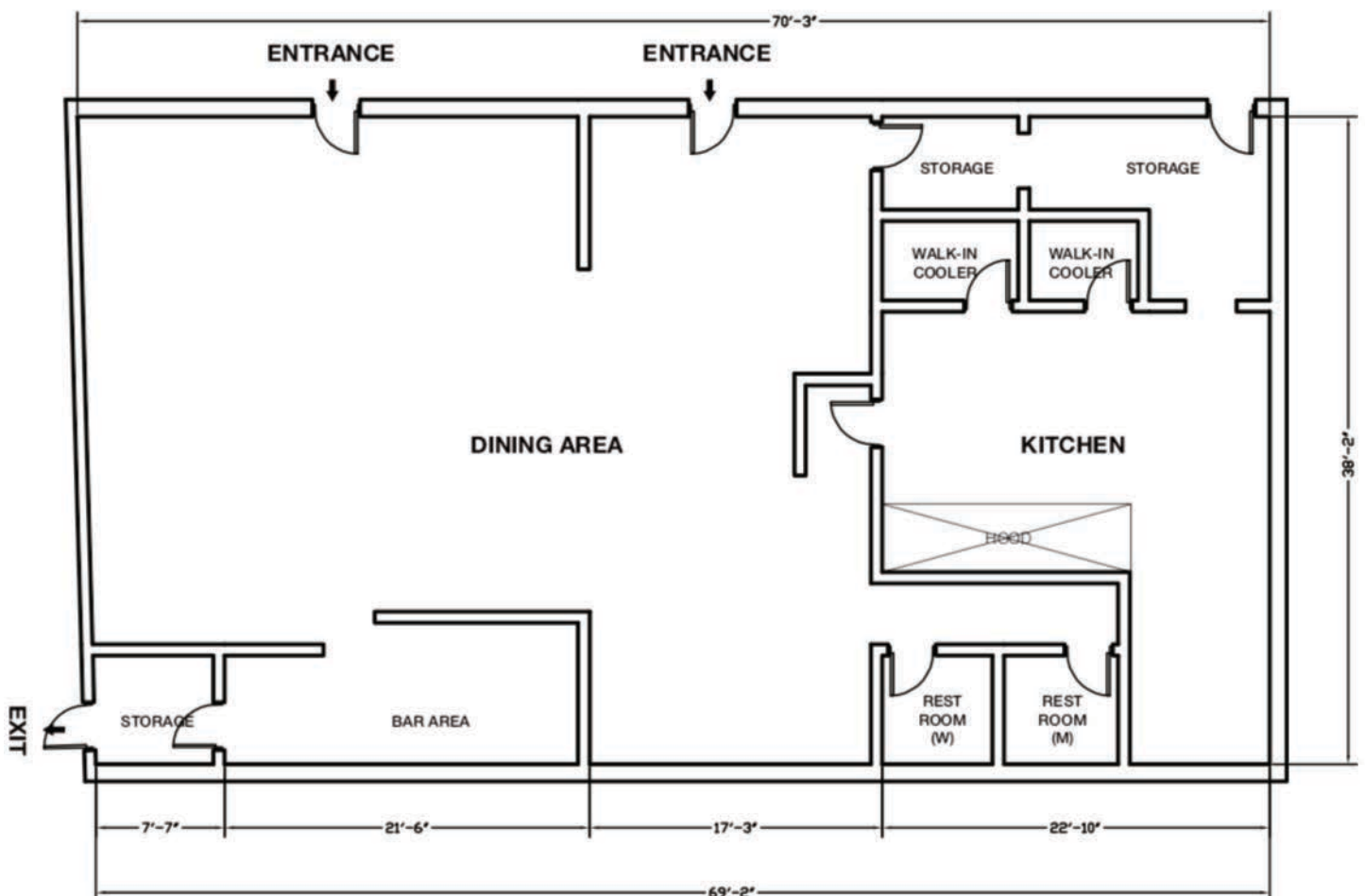
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## Unit C7 (Building 701) - 1,053 sf

- Space is 2nd-generation restaurant with kitchen ideal for restaurant, cafe, bakery, dessert shop
- \$3.50/sf NNN
- New tenant will join established businesses and restaurants nearby (Bon Chon, One One Dumpling and Hui Tou Xiang, etc)
- Well located on Las Tunas Drive, one of the main retail corridors in the area
- Within a short drive from adjacent prominent markets (Alhambra, San Marino, Pasadena)



\*All measurements are approximate. For illustration only.



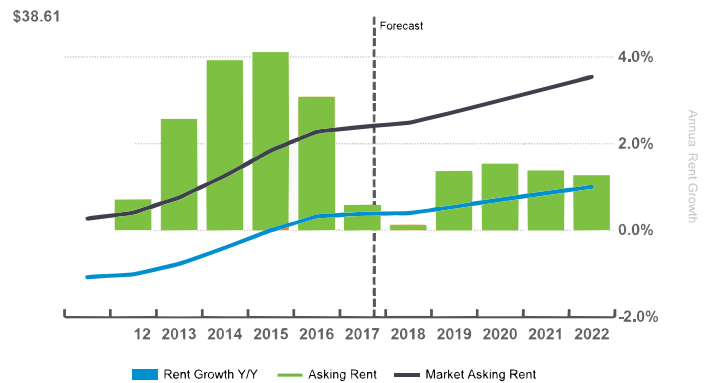
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## SAN GABRIEL

San Gabriel has experienced an unprecedented economic growth. Many infill sites are being transformed into premiere shopping centers, mixed-use developments and hotels. Over 953 residential units, 307,000+ sf of retail space and 222-room hotel are underway. Visitors from across the globe come to enjoy rich history, luxury shopping, and highly-ranked cuisine. Many families choose San Gabriel for the quality of the schools, strong community feeling, and social infrastructure. Proximity to other prominent markets with strong demographics such as Alhambra, San Marino, Pasadena make San Gabriel an attractive retail and dining destination.

## STRONG RETAIL MARKET

San Gabriel is one of the premier retail sub-markets in Los Angeles County. San Gabriel retail spaces are showing strong signals with 3% average vacancy rate, positive net absorption, and rental rates increasing since 2011 and projected to increase into 2022.



## COMMUNITY TAPESTRY - 46% PACIFIC HEIGHTS

The city of San Gabriel has a culturally rich population led by a Lifemode Group characterized as Pacific Heights. Pacific Heights is composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific coast in California, in Hawaii, and in the Northeast. This market includes the highest percentage of Asian and multiracial populations; many of them born outside of the US. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households. They own their homes, mainly high-priced single-family homes, with a higher proportion of townhouses. Workers are generally employed in white collar occupations, such as business, computer, architecture and engineering roles. Median household income and net worth are much higher than the US. These trendy residents buy nice food and clothing, as well as the latest gadgets. Additional consumer trends for Pacific Heights are (1) they keep up with family overseas with frequent phone calls and foreign travel, (2) prefer imported vehicle, owning later models, (3) favor trendier stores for apparel, Costco and specialty market for groceries, (4) own iPods, iPads, and newer Mac computers, (5) use the Internet to visit online blogs and chat rooms, watch TV programs and movies, trade and track investments, and make purchases.

- Median Age: 41.8
- Average Family Size: 3.1
- 65% above age 25 attended college
- Median Household Income: \$84,000
- Homeownership rate: 72.1%
- Median Net Worth: \$214,000

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WILSHIRE PROPERTIES

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## NOTABLE RETAIL DEVELOPMENTS

- Alhambra Place, 100 E Main St – 260 apartments; 120,000SF commercial space
- Alhambra Pacific Plaza, 300 W Main St – 120 condominiums; 18,000SF commercial space
- Monterey Bay Square, 100 S Monterey St – 62 condominiums; 14,000SF commercial space
- Pacific Square, 700-800 S San Gabriel Blvd – 243 condominiums; 115,000SF commercial space

## NOTABLE RETAIL/ RESTAURANTS

Phoenix Food Boutique  
Yuk Dae Jang  
Half and Half Good Old Time  
Taipei Bistro  
One One Dumpling  
Hui Tou Xiang Noodles House  
Swirlz Creamery

Bonchon  
Vietnamese House  
Tip Top Mart  
Mitsuwa Marketplace  
Yama Seafood LA  
Punjab – Indian Market  
Bopomopo Café

Golden Leaf Restaurant  
Golden Deli  
Tasty Noodle House  
Newport Seafood Restaurant  
Pho Super Bowl  
Yang's Kitchen  
San Gabriel Mission

## DEMOGRAPHICS

**23,049**

Vehicles per day on West Las Tunas Drive

**28,677**

Population (1-mile radius)

**264,468**

Population (3-mile radius)

**\$68,072**

Median Household Income  
(1-mile radius)

**\$65,512**

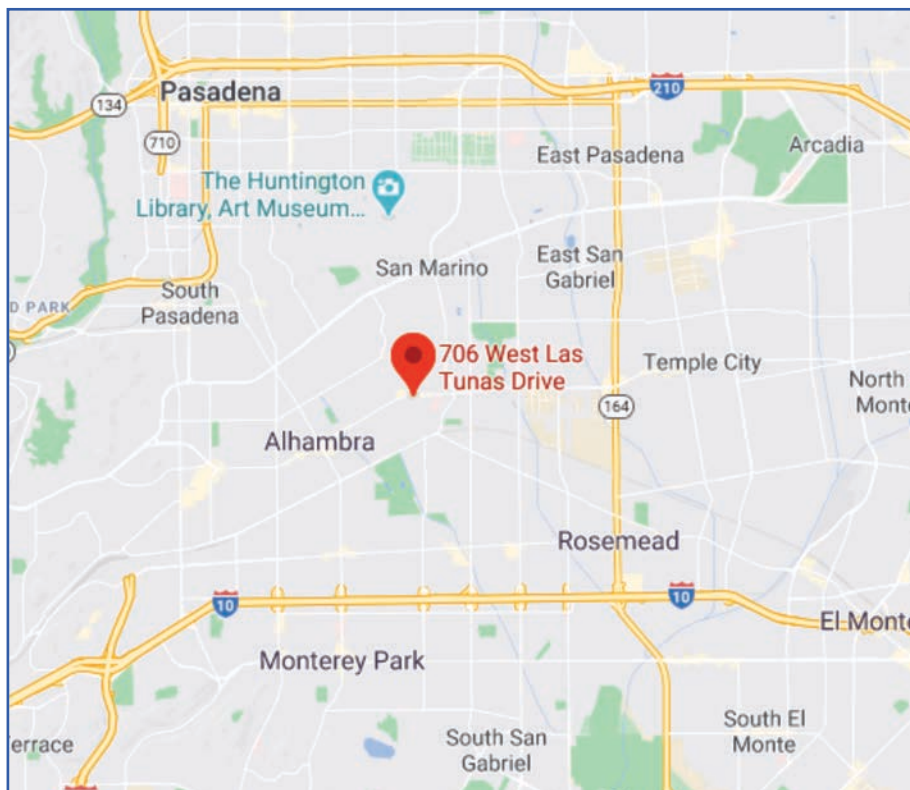
Median Household Income  
(3-mile radius)

**40**

Median Age (1-mile radius)

**41**

Median Age (3-mile radius)



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