

Street Retail/
Office
Building

FOR SALE

5952
Temple City
Blvd

Temple City, CA 91780



T2 REALTY



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Dre# 01082910

5820 Temple City, Blvd, Temple City, CA 91780

Executive Summary

GREAT INVESTMENT OPPORTUNITY

IDEAL FOR OWNER USER OR INVESTOR

EXCLUSIVE OFFERING

- Building Size: 1,080 SF
- Lot Size: 3,152 SF
- Year Built: 1948
- Zoning: MU-M
- APN: 5587-019-033
- Offering Price: \$749,900

Outstanding opportunity for an owner-user or investor to acquire a commercial property situated in a highly visible location in Downtown Temple City. The property is zoned for commercial use, making it an ideal setting for small business operations such as medical practices, spas, offices, or startups. Current setup with built-in reception work area in front lobby plus 2 separate rooms or offices, and a restroom.

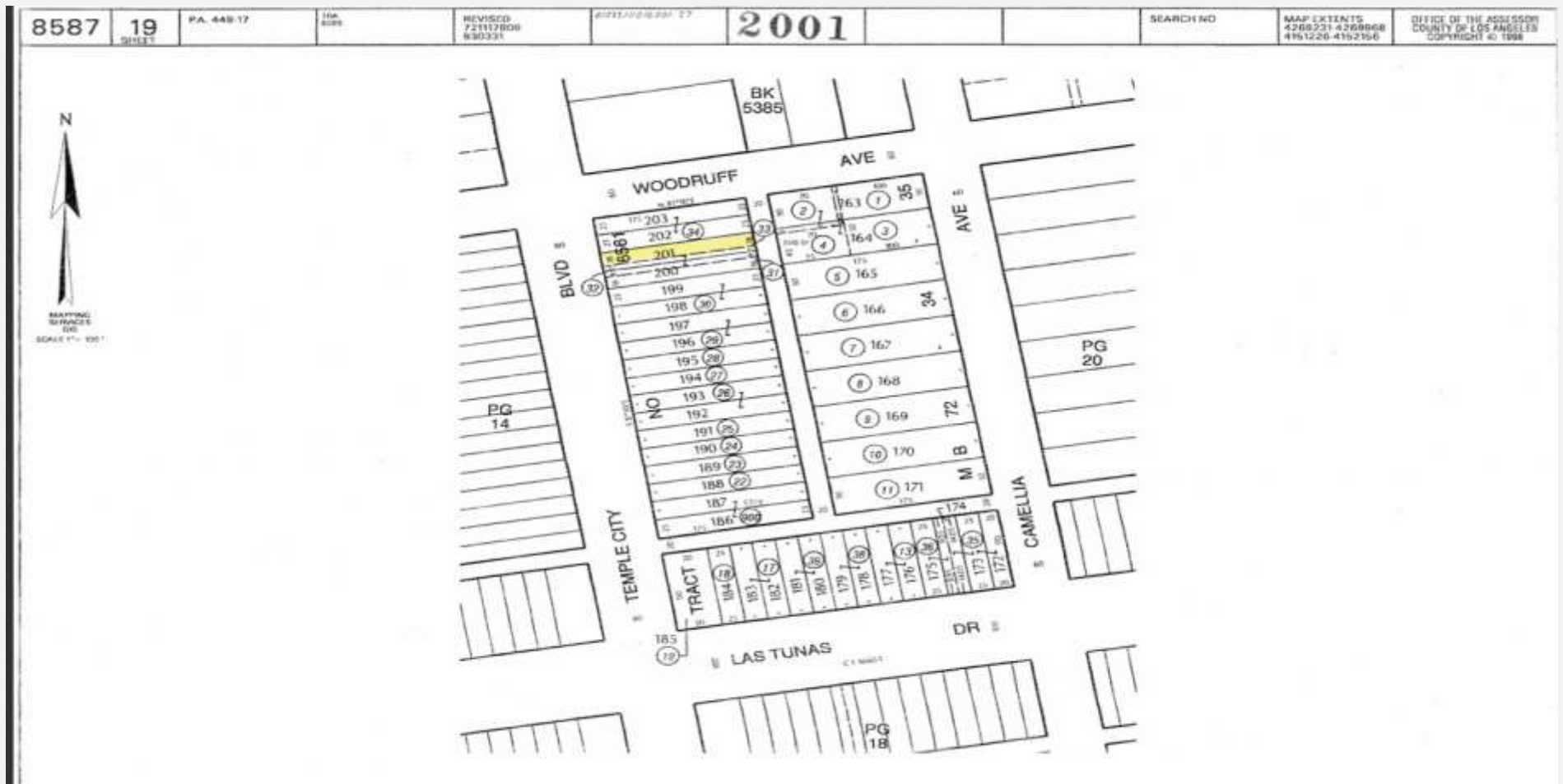
Investment Highlights:

- Great Location! Located in Downtown Temple City, West San Gabriel Valley
- Ideal for small business such as medical/dental office, spa, salon, start up, tutoring center, insurance etc
- Street Retail. Right on busy street of Temple City Blvd, adjacent to Las Tunas Dr.
- Great visibility and high traffic area.
Traffic count: 20,000 cars /day approx.
- High population w/in 3 miles: 215,732 and \$129K Average Household Income
- Ample Parking available, including a designated area behind the building that can accommodate 6 cars, along with an abundant of free city and street parking

Parcel Map

Retail/ Office Opportunity

Assessor's Parcel Number # 5587-019-033



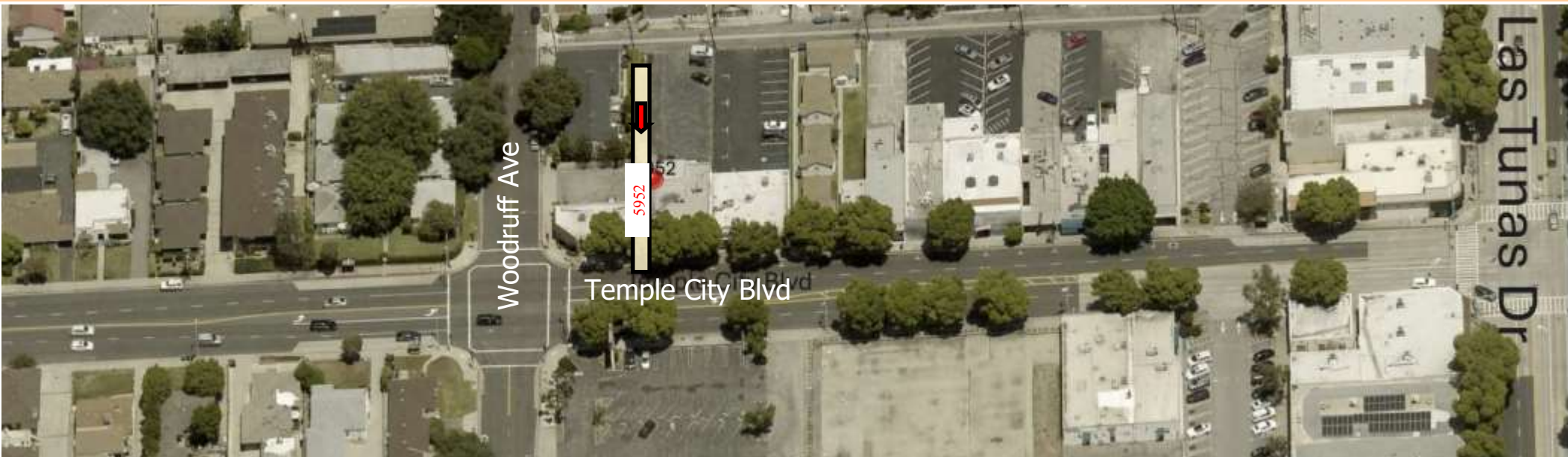
Property Photos



Property Photos



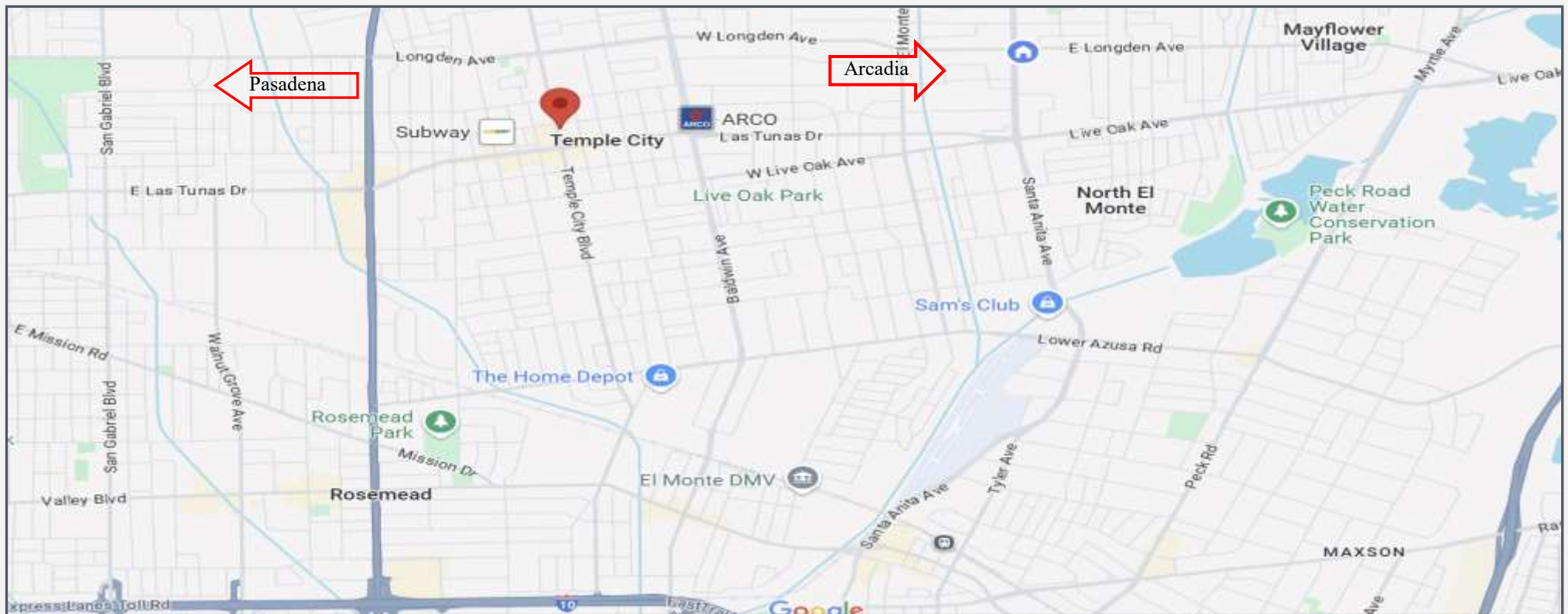
Satellite View



Location

Temple City is centrally located in the west San Gabriel Valley, approximately five miles southeast of Pasadena and 13 miles east of downtown Los Angeles. The community is predominantly residential with two major commercial arterials (Las Tunas Drive and Rosemead Boulevard) and a downtown district.

Subject property is strategically located in downtown Temple City, within a block from Las Tunas Drive and adjacent to both Commercial and Residential areas.



Location

Subject property is centrally located in the West San Gabriel Valley, and within 3 miles to other highly populated cities of Arcadia, Rosemead, Pasadena and San Gabriel. The area is predominantly residential with high Asian population.

3 mile radius	Total population:	215,732 (2020 US Census)
	Ave. Household Income:	\$129,401 (higher than average in US)



**Courtesy of Esri*

Contact Info

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be presented in a formal written contract of purchase & sale. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

For more information, contact:

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