



Mission Valley Center



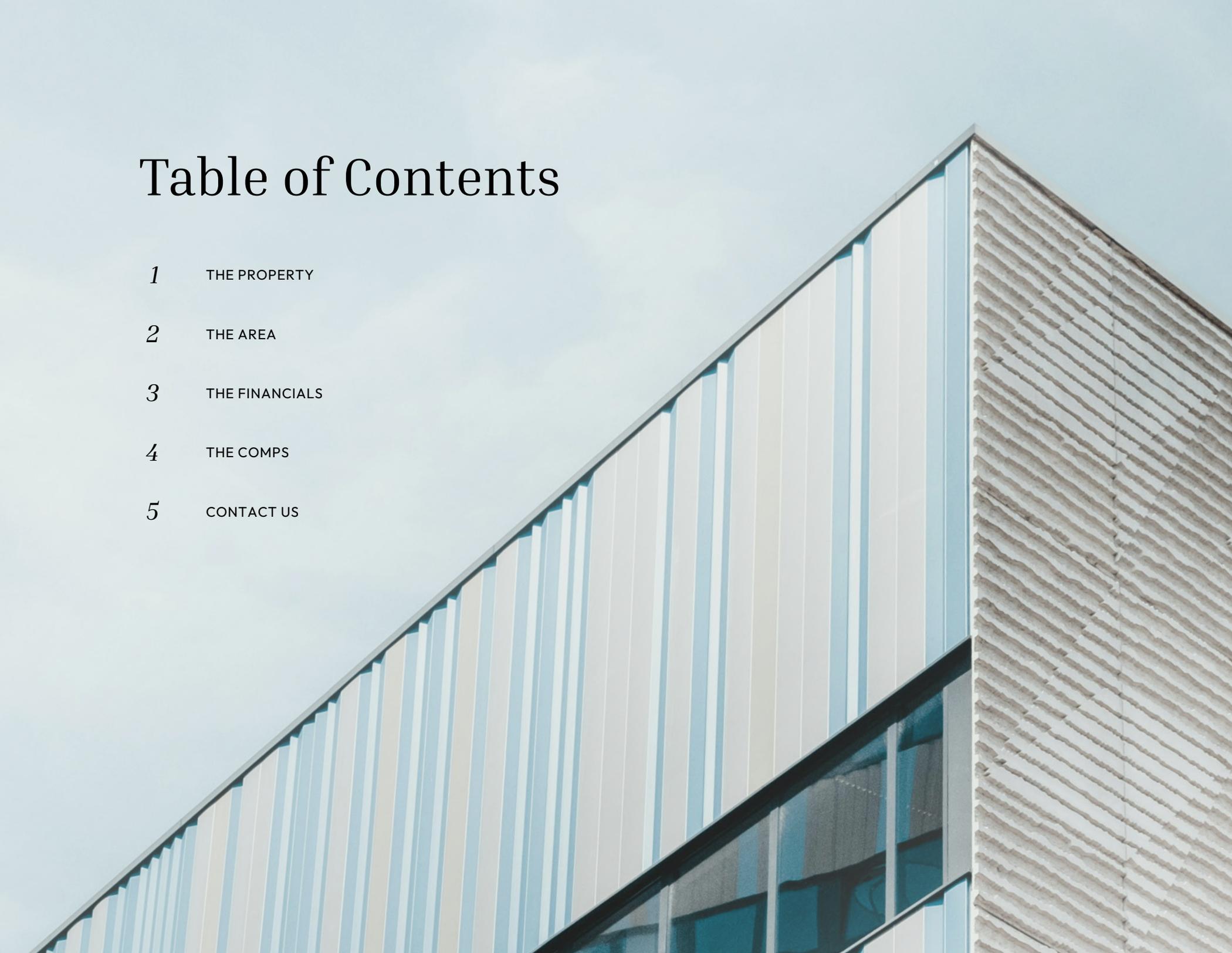
FOR SALE

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770

Value-add shopping center with ample parking and prime exposure at Valley Blvd & Mission Dr

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CHAPTER 1

The Property

9331 VALLEY BOULEVARD
ROSEMEAD, CA 91770



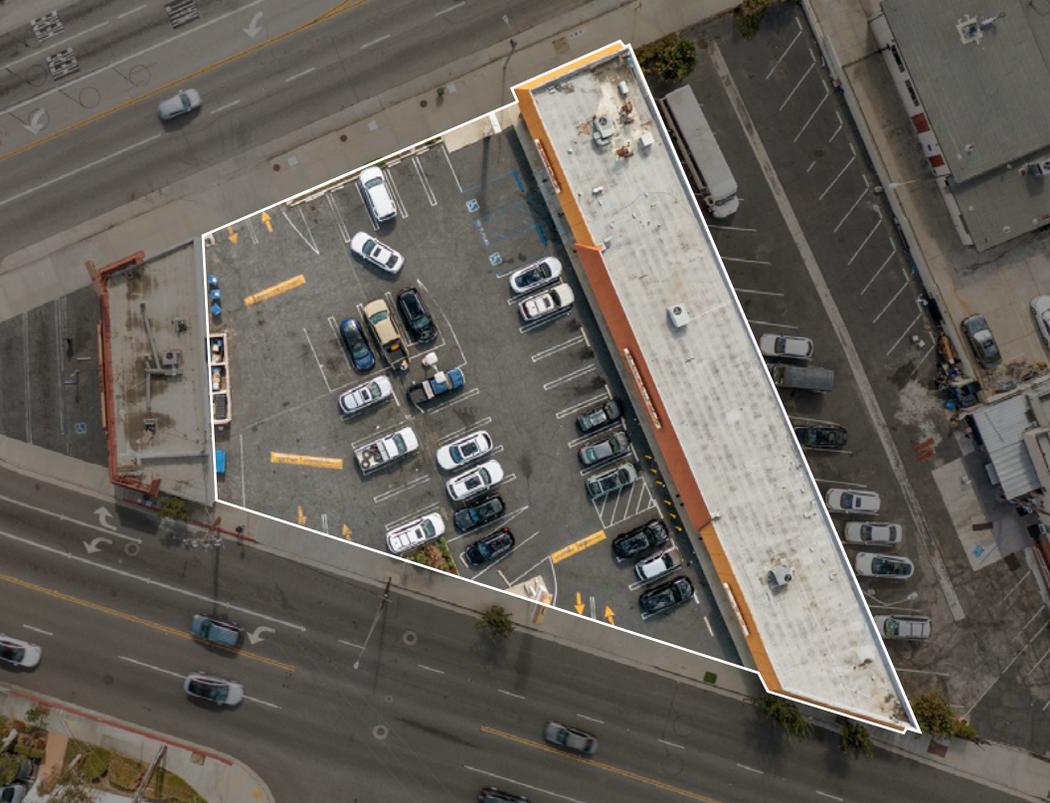


Executive Summary

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770

The CREM Group is pleased to present 9331 Valley Boulevard, a fully occupied, value-add neighborhood shopping center located at the northwest signalized corner of Valley Boulevard and Mission Drive in Rosemead, California. Built in 1970, this 5,760-square-foot building sits on a 20,912-square-foot lot.

The property is 100% leased to three tenants: a Chinese restaurant, an auto parts store, and a massage spa, all currently paying below-market rents. With approximately 60% rental upside potential, investors have the opportunity to enhance returns through strategic lease negotiations or repositioning.



Featuring 34 parking spaces, excellent signage, and significant frontage along both Valley Boulevard and Mission Drive, the center benefits from combined traffic exposure of over 40,000 vehicles per day. Multiple ingress and egress points on both streets provide convenient access for customers.

Located in a densely populated area with nearly 550,000 residents and an average household income exceeding \$102,000 within a five-mile radius, the property is surrounded by several key destinations that drive consumer traffic. Rosemead High School (1,679 students) is nearby, along with the Magellan Gateway Industrial Complex, a major employment hub. The Rosemead Place Shopping Center and Flair Park Professional Office District contribute to the area's strong commercial presence. Additionally, the property is within close proximity to The Shops at Montebello, a regional mall with over 120 stores, as well as Santa Anita Park, a renowned thoroughbred racetrack, and the Huntington Library and Botanical Gardens, a major cultural and educational landmark.

The property offers quick access to the Interstate 10 Freeway, a critical east-west corridor stretching from Santa Monica through the San Gabriel Valley and beyond, providing seamless connectivity to the greater Los Angeles area.

Seller is a court appointed referee and sale is subject to court confirmation and may be subject to overbid. Seller cannot make any representations as to the condition or history of the subject property and Seller shall not be responsible for any repairs, inspection reports, or retrofit requirements prior to closing. BUYER TO CONDUCT THEIR OWN INVESTIGATIONS.



Property Overview

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770

ADDRESS: 9331 VALLEY BOULEVARD,
ROSEMEAD, CA 91770

PRICE: \$2,400,000

BUILDING SF: 5,760

BUILDING \$/SF: \$417

LAND SF: 20,912

LAND \$/SF: \$115

ZONING: RM C-3

YEAR BUILT: 1970

APN: 5391-014-015

PARKING: 34 SPACES (5.9 PER 1,000 SF)

FRONTAGE: 205' ON MISSION DR.
& 130' ON VALLEY BLVD.

OCCUPANCY: 100%



Investment Highlights

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770

Prime Corner Location

Situated at the signalized intersection of Valley Boulevard and Mission Drive, providing high visibility and strong retail presence.

Fully Leased with Value-Add Potential

100% occupied by three established tenants paying below-market rents, offering approximately 60% rental upside through lease renegotiations or repositioning.

High Traffic Exposure & Accessibility

Excellent frontage along Valley Blvd and Mission Dr, with over 40,000 vehicles per day and multiple ingress/egress points ensuring convenient customer access.

Dense & Affluent Trade Area

Nearly 550,000 residents within a five-mile radius, with an average household income exceeding \$102,000, creating strong demand for retail and services.

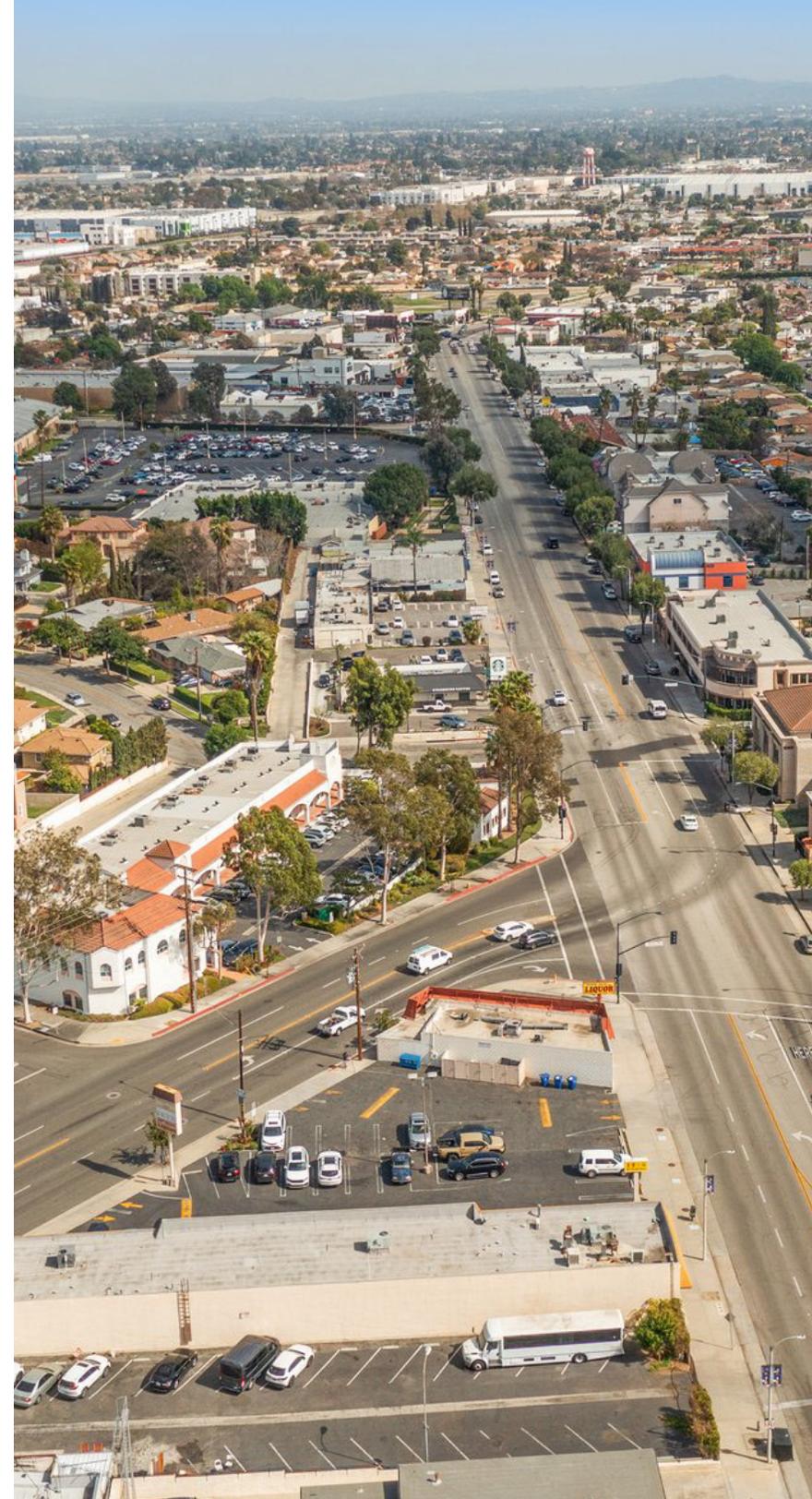
Proximity to Key Demand Drivers

Close to Rosemead High School, Magellan Gateway Industrial Complex, Rosemead Place Shopping Center, and Flair Park Professional District, along with The Shops at Montebello, Santa Anita Park, and Huntington Library & Gardens.

Strategic Regional Connectivity

Immediate access to the Interstate 10 Freeway, a major east-west corridor linking Santa Monica to the San Gabriel Valley, facilitating easy access to the greater Los Angeles metro area.

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Aerial Photos

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



Aerial Photos

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



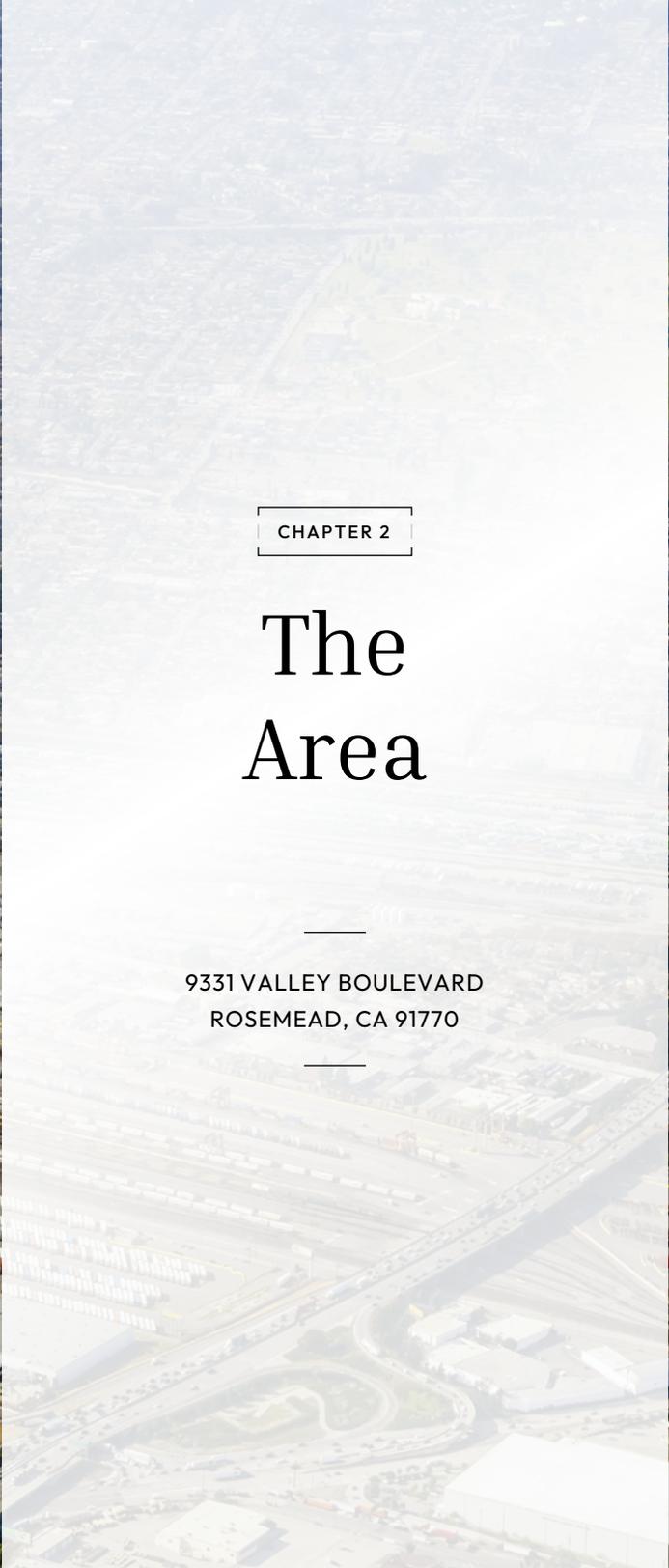
Aerial Photos

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



VALLEY BLVD
28,833 VPD

MISSION DR
12,914 VPD



CHAPTER 2

The Area

9331 VALLEY BOULEVARD
ROSEMEAD, CA 91770





Rosemead

Located in the heart of the **San Gabriel Valley, Rosemead, California**, is a dynamic and centrally positioned city known for its **strong commercial presence, diverse community, and convenient accessibility** to the greater Los Angeles area. With a rich cultural heritage and a steadily growing economy, Rosemead serves as a key hub for business, retail, and residential development.

Rosemead benefits from its **strategic location along major thoroughfares**, including **Valley Boulevard, Garvey Avenue, and San Gabriel Boulevard**, providing direct connectivity to surrounding cities such as Pasadena, Alhambra, and Downtown Los Angeles. Additionally, **Interstate 10**, one of **Southern California's primary east-west freeways**, runs adjacent to the city, linking Rosemead to employment centers and entertainment districts throughout the region.

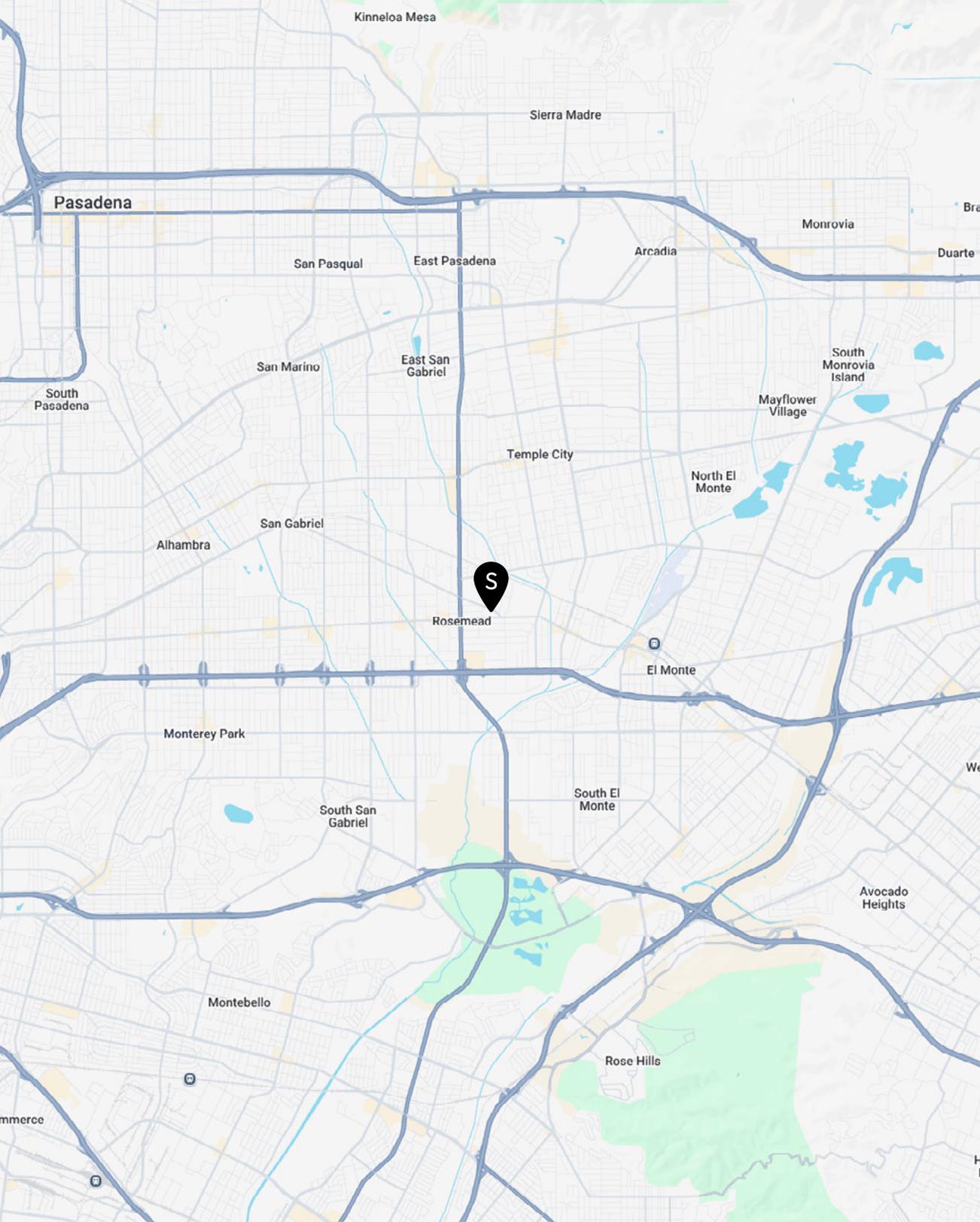
The city boasts a vibrant mix of **local businesses, national retailers, and major corporate offices**. Rosemead is home to the headquarters of Panda Restaurant Group, the parent company of **Panda Express**, one of the most successful fast-casual dining chains in the country. The area is also known for its **diverse dining scene**, with an array of highly regarded **Asian restaurants, specialty markets, and shopping centers** that attract visitors from across Southern California.





Rosemead's real estate market has seen **significant growth**, with increasing investment in **commercial redevelopment, multifamily housing, and mixed-use projects**. The city's **high population density**—with nearly **550,000 residents within a five-mile radius**—makes it an attractive market for retail and service-oriented businesses.

In addition to its business appeal, Rosemead offers **a strong sense of community**, with well-maintained parks, recreational facilities, and reputable schools that contribute to its family-friendly atmosphere. Notable nearby landmarks include **The Shops at Montebello**, a major retail center, **Santa Anita Park**, one of the country's most iconic horse racing venues, and the **Huntington Library and Botanical Gardens**, a renowned cultural institution.



Demographics

ROSEMEAD, CA 91770

POPULATION

Within 1 mile radius	27,956
Within 3 mile radius	255,046
Within 5 mile radius	574,429

AVG. HH INCOME

Within 1 mile radius	\$93,129
Within 3 mile radius	\$92,682
Within 5 mile radius	\$102,867

MEDIAN AGE

Within 1 mile radius	41.1
Within 3 mile radius	41.7
Within 5 mile radius	41.8

EMPLOYEES

Within 1 mile radius	11,325
Within 3 mile radius	84,898
Within 5 mile radius	223,909



CHAPTER 3

The Financials

9331 VALLEY BOULEVARD
ROSEMEAD, CA 91770

MONTHLY BUDGET OVERVIEW

FINANCE TRACKER

DUE BILL

DUE BILL

PETS

FOOD

VET CARE

GROOMING

BUDGET

DEBTS



Financials

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770

<i>Price:</i> \$2,400,000	<i>Market CAP:</i> 6.50%	<i>Square Feet:</i> 5,760	<i>Price per Sq Ft (bldg):</i> \$417	<i>Lot Size:</i> 20,912	<i>Price per Sq Ft (land):</i> \$115
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RENT	CURRENT	MARKET
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Monthly Rent:	\$ 7,800	\$ 13,875.00
Annual Rent:	\$ 93,600	\$ 166,500.00

ANNUALIZED INCOME	CURRENT	PRO-FORMA
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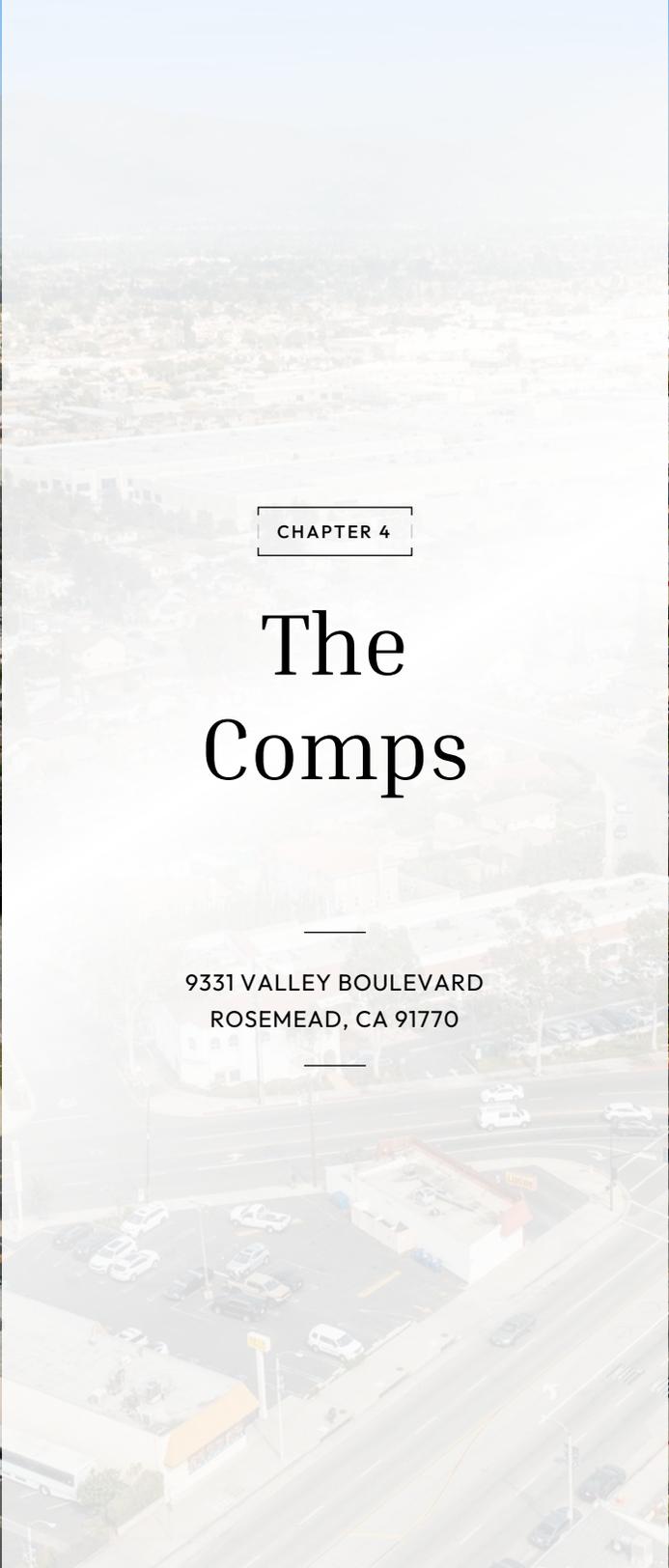
Scheduled Lease Income:	\$ 93,600	\$ 166,500.00
NNN Charges:		\$ 43,919
Effective Gross Income:	\$ 93,600	\$ 210,419.00
Vacancy:		-\$ 10,520.95 5%
Expenses:	-\$ 43,919	-\$ 43,919
Net Operating Income:	\$ 49,681	\$ 155,979.05

EXPENSES	
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Property Taxes @ 1.25%	\$30,000
Ins.	\$7,235
Utilities	\$1,500
Repairs & Maintenance	\$2,880
Misc	\$2,304
Total Expenses:	\$43,919
Expenses Per SF/Year	\$7.62
Expenses Per SF/Month	\$0.64

TENANT INFORMATION										
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Unit #	Tenant	*Sq. Ft.	%	Exp	Current Rent	\$/SF	Options	Option Rent	Market Rent	Market \$/SF
9329	Best Noodle	1,250	22%	8/31/2027	\$ 2,500.00	\$ 2.00	(1) 5-Year	Fair Market	\$ 3,750.00	\$3.00
9331	Promotive Auto	2,500	43%	12/31/2028	\$ 3,000.00	\$ 1.20	(1) 5-Year	Fair Market	\$ 5,625.00	\$2.25
9333	Happy Massage	2,000	35%	M2M	\$ 2,300.00	\$ 1.15			\$ 4,500.00	\$2.25
		5,750	100%		\$ 7,800.00	\$ 1.36			\$ 13,875.00	\$2.41



CHAPTER 4

The Comps

9331 VALLEY BOULEVARD
ROSEMEAD, CA 91770

Sales Comps (1-3 OF 8)

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



1 10928 Garvey Ave
SOUTH EL MONTE, CA 91733



Price	\$ 1,720,000
Year Built	1949
Building SF	3,780
Building \$/SF	\$ 455.03
Land SF	30,088
Sales Date	11/5/2024

2 717 S. San Gabriel Blvd.
SAN GABRIEL, CA 91776



Price	\$ 2,400,000
Year Built	1957
Building SF	4,987
Building \$/SF	\$ 481.25
Land SF	13,504
Sales Date	10/28/2024

3 306 W. Valley Blvd.
SAN GABRIEL, CA 91776



Price	\$ 3,100,000
Year Built	1964
Building SF	8,080
Building \$/SF	\$ 383.66
Land SF	12,197
Sales Date	9/30/2024

Sales Comps (4-6 OF 8)

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



4 8951 Valley Blvd
ROSEMEAD, CA 91770



Price	\$ 4,508,000
Year Built	1956
Building SF	8,363
Building \$/SF	\$ 539.04
Land SF	23,345
Sales Date	7/29/2024

5 10301 Lower Azusa Rd
TEMPLE CITY, CA 91780



Price	\$ 2,280,000
Year Built	1974
Building SF	4,091
Building \$/SF	\$ 557.32
Land SF	23,161
Sales Date	6/6/2024

6 420 E. Valley Blvd
SAN GABRIEL, CA 91776



Price	\$ 2,250,000
Year Built	1948
Building SF	4,375
Building \$/SF	\$ 514.29
Land SF	6,519
Sales Date	3/19/2024

Sales Comps (7-8 OF 8)

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



7 3357 San Gabriel Blvd
ROSEMEAD, CA 91770



Price	\$ 2,505,000
Year Built	1966
Building SF	5,628
Building \$/SF	\$ 445.10
Land SF	13,896
Sales Date	1/3/2024

8 3643 Rosemead Blvd
ROSEMEAD, CA 91770



Price	\$ 3,300,000
Year Built	1974
Building SF	6,434
Building \$/SF	\$ 512.90
Land SF	35,284
Sales Date	7/31/2023

Sales Comps (SUMMARY)

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



Average *of 8 comps*

Price	\$ 2,757,875
Year Built	-
Building SF	5,717
Building \$/SF	\$ 486.07
Land SF	19,749

Subject **9331 Valley Blvd*

Price	\$ 2,400,000
Year Built	1970
Building SF	5,760
Building \$/SF	\$ 416.67
Land SF	20,912

Rent Comps (1-7 OF 7 & SUMMARY)

9331 VALLEY BOULEVARD, ROSEMEAD, CA 91770



1 9700 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	609
Rent/SF	\$ 3.00

2 9416 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	1,200
Rent/SF	\$ 2.00

3 9127 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	680
Rent/SF	\$ 2.75

4 9233 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	750
Rent/SF	\$ 2.53

5 9034 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	700
Rent/SF	\$ 2.00

6 4315 Rosemead Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	1,000
Rent/SF	\$ 2.80

7 9354 Valley Blvd
ROSEMEAD, CA 91770



Description	Retail
Unit SF	1,000
Rent/SF	\$ 3.50

AVERAGE UNIT SF:	848
AVERAGE RENT/SF:	\$ 2.65

Disclaimer

SALE IS SUBJECT TO COURT CONFIRMATION AND MAY BE SUBJECT TO OVERBID

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 9331 Valley Boulevard (“Property”) and is not to be used for any other purpose.

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Get In Touch With Us!

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