



RETAIL FOR SALE

±6.02 Acres



Pearl Plaza

LIFESTYLE CENTER

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LISTING CONTACTS

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Offering Summary

Asking Price	\$70,000,000
Building Size	118,904 SF
Lot Size	6.02 Acres
Zoning	LCC3BE
Price/SF	\$588.71
APN	8761-011-020
Year Built	2012

Investment Highlights

- **New Construction**
- **Value Add Opportunity**
- **Diverse, Internet-Resistant Tenants**

Investment Opportunity

Pearl Plaza is a premier commercial shopping center located in the heart of Rowland Heights, California. This shopping center offers an excellent opportunity for investors looking to purchase a high-performing property with a diverse tenant base, staggered leases and significant upside potential. The property is on a long term ground lease.

The plaza is situated on a sprawling 6.13-acre lot and boasts over 267,000 square feet of retail space, including a variety of shops, restaurants, and entertainment venues featuring popular national brands as well as locally owned businesses. The property offers ample parking with more than 822 surface and structured parking spots, making it easily accessible to customers.

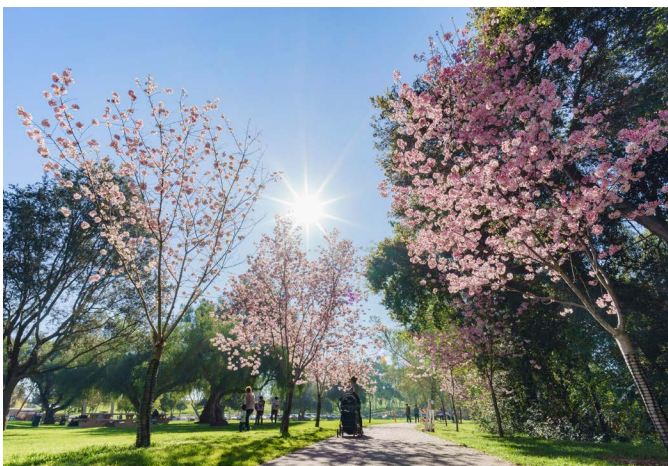
Newly constructed in 2012, an investor can rest assured that there will be minimal to no deferred maintenance. The modern architecture and inviting landscaping provides an aesthetically pleasing atmosphere to shop and dine with the local community in mind. The plaza also features several communal areas for patrons to gather, such as outdoor seating and a central courtyard with live entertainment options.

Pearl Plaza is located in a high-traffic area with over 96,000 cars passing by daily and highly visible from the Pomona (60) Freeway. The shopping center benefits from its central location, surrounded by affluent residential neighborhoods, providing an excellent customer base. It is also easily accessible from major highways, including the 60 and 57 freeways, providing convenient access to the surrounding areas.

This is an excellent opportunity for investors looking to purchase a high-performing commercial property with significant upside potential in one of Southern California's most desirable locations. Pearl Plaza is an exceptional asset that is sure to generate long-term value.

Rowland Heights

Rowland Heights is an unincorporated community located in the southern part of the East San Gabriel Valley. Since the 1990s, there has been a significant demographic shift as many upper-class immigrants from Taiwan, China, and South Korea have settled in the hillside homes of Rowland Heights. The region has become the center for Chinese commercial and cultural activity in the southeastern region of the San Gabriel Valley. Rowland Heights is bordered by Hacienda Heights to the northwest, Diamond Bar to the east, Brea to the south, La Habra Heights to the southwest, and the City of Industry to the north. Sperling's Best Places ranks Rowland Heights at #2 in "Most Comfortable Summer Cities", drawing its conclusion from income levels, housing prices, the school-district, and overall environment.












NEW DEVELOPMENT

Rowland Heights Plaza & Hotel

A master planned development featuring two hotels totalling 550 rooms and a robust 125,000 square foot luxury retail plaza catering to high-end tenants in a prestigious area of LA. (Completed 2020)



DEMOGRAPHICS (5 mi radius)

	Population	309,002
	Average HH Income	\$105,525
	Average Home Value	\$604,569
	Unemployment	3%
	4 Year University Education or Higher	37%
	Total Households	93,594
	Average Age	41
	Average Age (M)	39
	Average Age (F)	42.5