



Alhambra Retail Store For Lease

1200 W Valley Blvd, Alhambra, CA 91803

Offering Summary

Building Size (sf)	25,808 SF
Land Size (sf)	62,591 sf
Land Size (AC)	1.44 AC
Parking Spaces	96 (Between Both Parcels)
APN	5356-017-023 & 5356-011-023

I-10 Fwy

221,000 CPD

Alhambra
Retail Space

Valley Blvd
40,000 CPD

1200 W Valley Blvd, Alhambra, CA 91803

Atlantic Blvd
42,000 CPD

(on/off access to I-10 Fwy)



Former
Office Depot





Left-out via
Valley Blvd

Medical Clinic
(N.A.P.)



APN: 5356-011-023
Lot Size: 19,870 sf
Parking: 62 Spaces



APN: 5356-017-023
Lot Size: 42,613 sf
Parking: 35 Spaces

VALLEY BOULEVARD 30,000 GPD

EDITH AVENUE

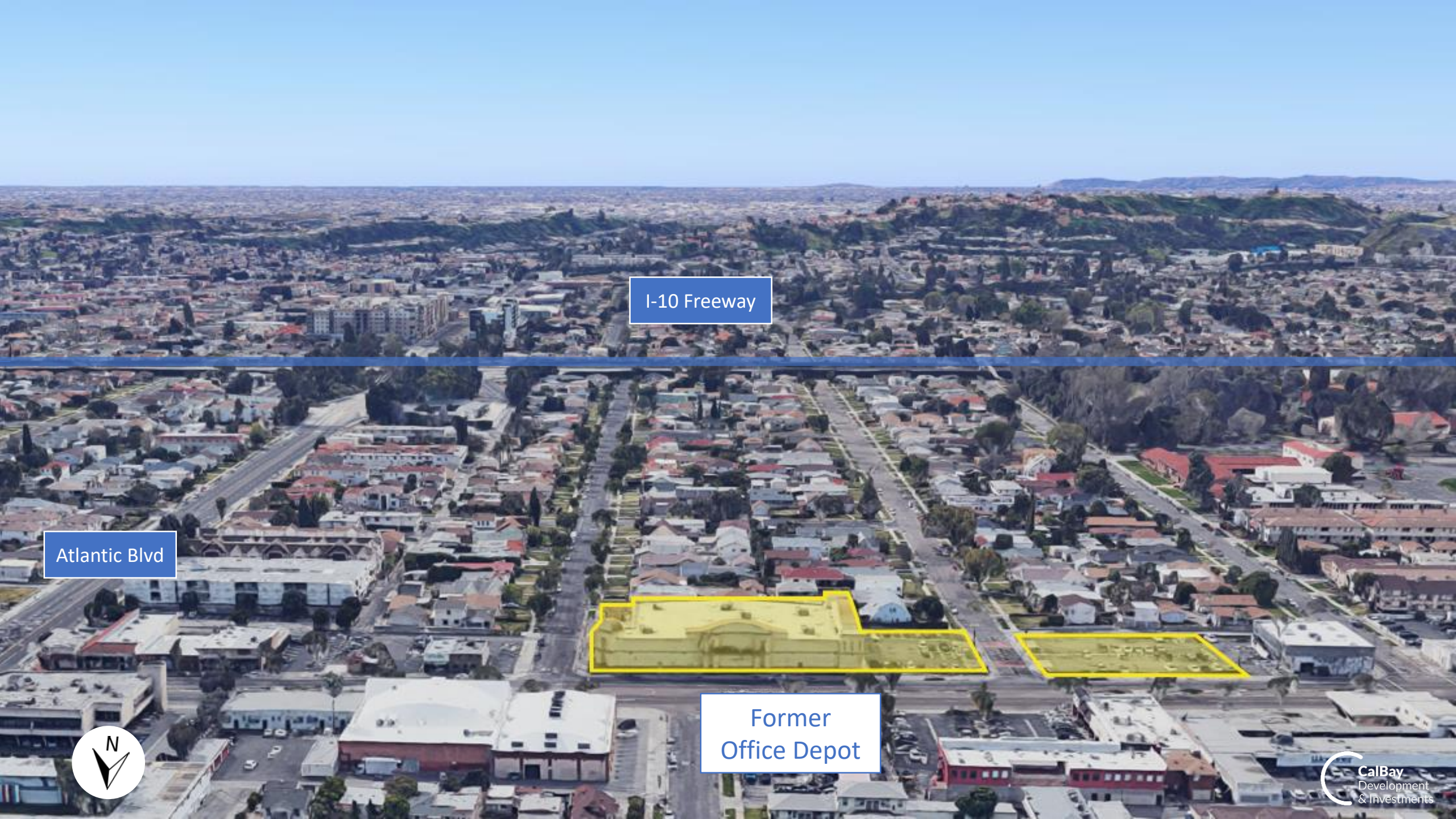
CITRUS AVENUE

OLIVE AVENUE



MARGUERITE AVENUE



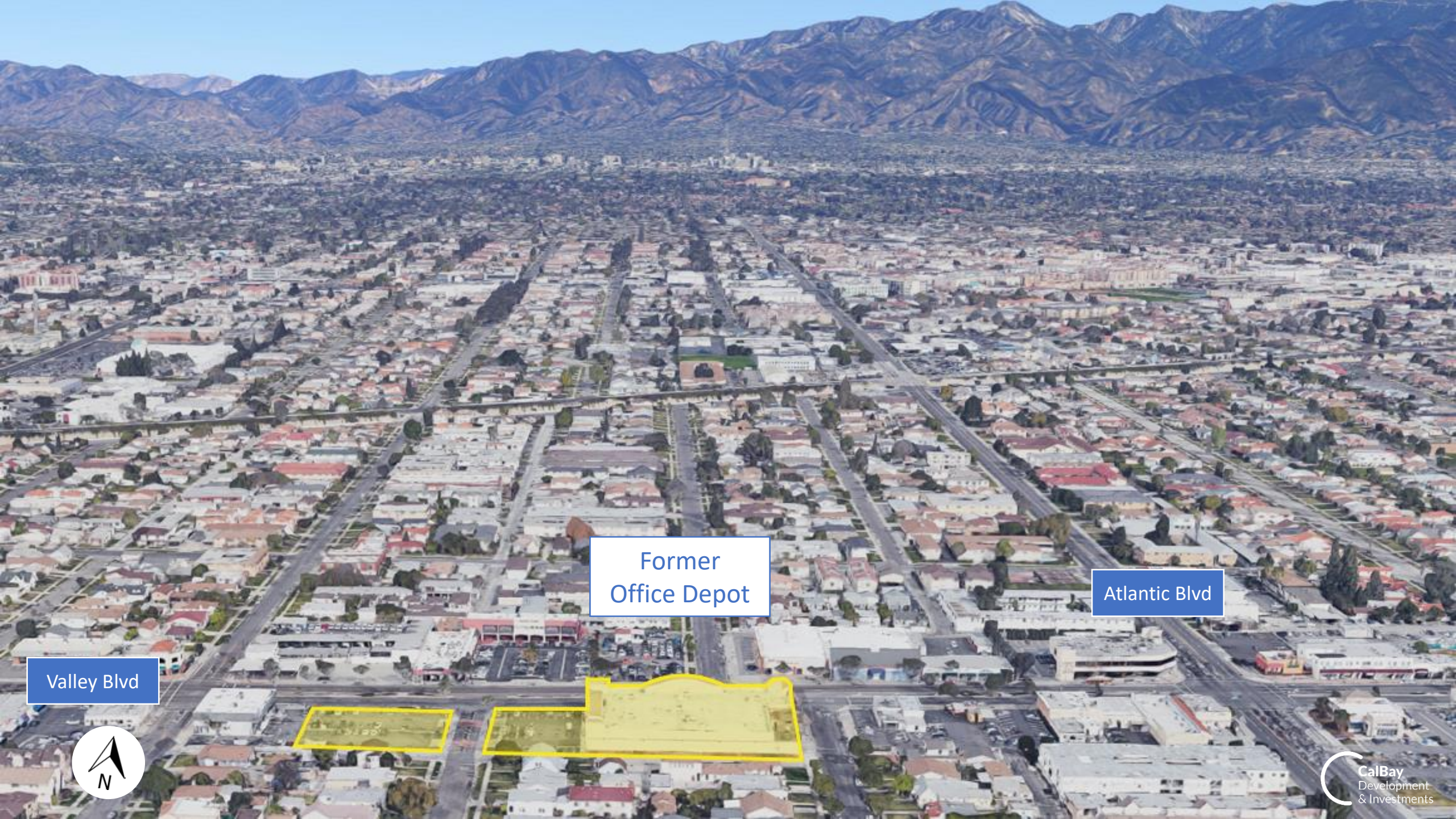


I-10 Freeway

Atlantic Blvd

Former
Office Depot





Former
Office Depot

Atlantic Blvd

Valley Blvd





Former
Office Depot



Atlantic Blvd

Lennar @ Woodhaven
(125 Townhomes)

I-10 Freeway



Demographics

Population

1 Mile	35,703
2 Mile	140,169
3 Mile	271,851

Households

1 Mile	11,701
2 Mile	47,205
3 Mile	87,861

Percent Hispanic

1 Mile	32%
2 Mile	35%
3 Mile	40%

Total Pop. Hispanic

1 Mile	11,340
2 Mile	48,610
3 Mile	109,217

Average Income

1 Mile	\$	82,254
2 Mile	\$	87,605
3 Mile	\$	93,824

Median Income

1 Mile	\$	61,987
2 Mile	\$	64,071
3 Mile	\$	67,788

Daytime Population

1 Mile	13,766
2 Mile	48,273
3 Mile	107,620

Daytime # of Businesses

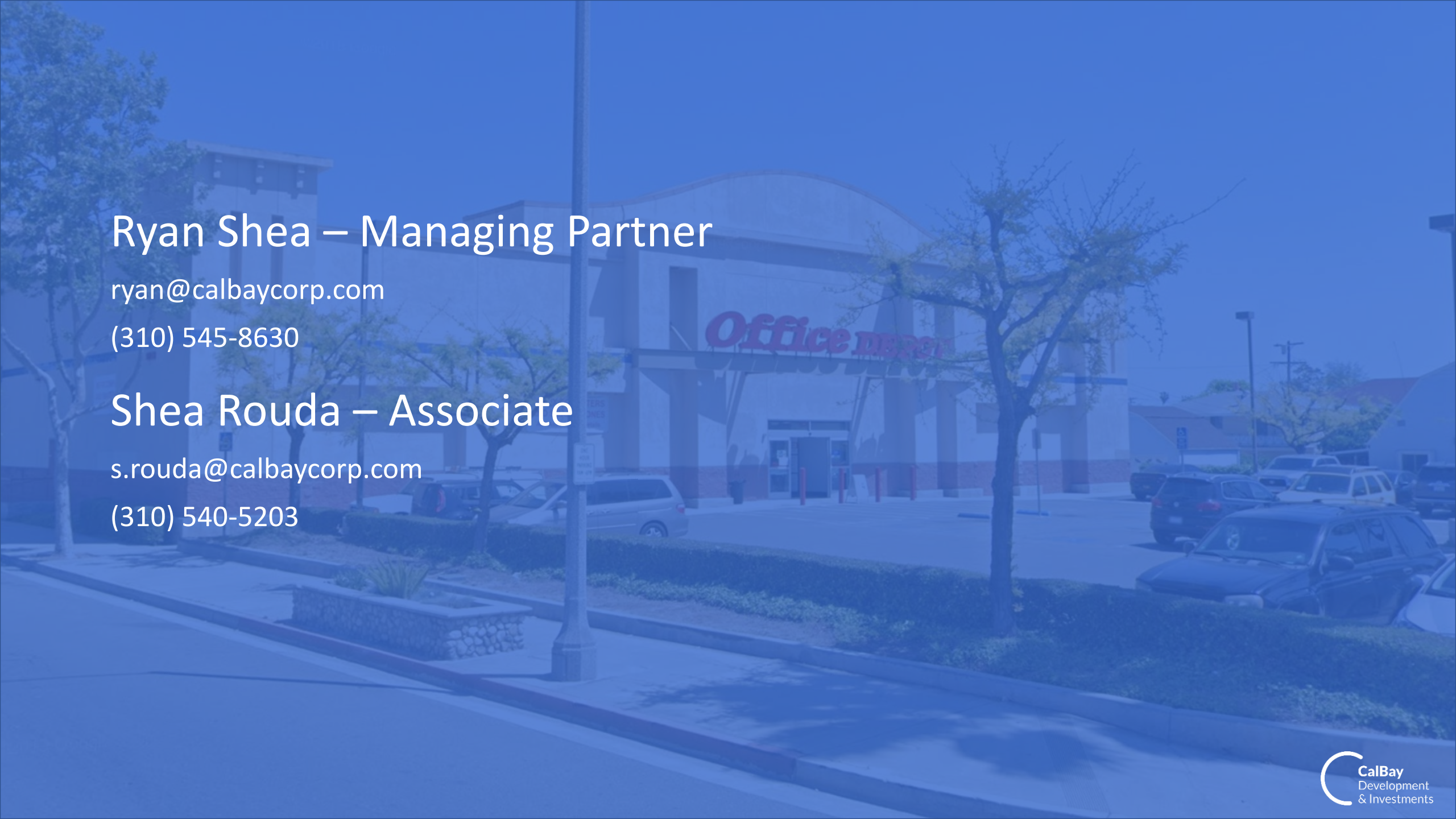
1 Mile	1,582
2 Mile	5,628
3 Mile	10,415



Highlights

- Trash compactor
- Left-in, and left-out via Valley Blvd
- Ceilings at 19' or higher
- Depressed loading dock
- Available immediately
 - Sub 3% vacancy rate in Lower SGV





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