

OFFERING MEMORANDUM

GREAT RETAIL BUILDING IN DOWNTOWN ALHAMBRA

43 E Main St.
Alhambra CA 91801



COLDWELL BANKER
COMMERCIAL
REALTY

GREAT RETAIL BUILDING IN DOWNTOWN ALHAMBRA

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OFFERING SUMMARY

ADDRESS	43 E Main St. Alhambra CA 91801-3514
BUILDING SF	20,920 SF
LAND SF	7,438 SF
YEAR BUILT	1928
APN	5337-024-024

FINANCIAL SUMMARY

PRICE	\$5,150,000
PRICE PSF	\$246.18

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	41,272	255,821	665,366
2023 Median HH Income	\$77,221	\$84,415	\$82,698
2023 Average HH Income	\$107,363	\$123,842	\$120,112

PROPERTY DESCRIPTION

No better place to be than on Main Street. In this case for 43 E Main Street, no better place to be than on Main Street and Garfield. Available for sale is a great opportunity to own a building near the busiest intersection in Alhambra. Across the street from Alhambra Place, next to Alhambra Renaissance Theaters and located in downtown Alhambra, this is a prime location.

Renovated in 2018, this building preserves the original façade but with modern upgrades in the electrical, plumbing, fire/life/safety and HVAC systems. The building consists of a functional basement area, first floor, mezzanine and second floor areas. The basement is functional and can be used for a variety of purposes. The first floor has high ceilings and great natural light that can be used for a variety of purposes given the zoning. The second floor features great natural light. The building is elevator served through all the floors.

This building is perfect for an owner-user to take advantage of the upcoming first floor vacancy and occupy more than 50% of the building and potentially take advantage of any SBA financing. Alternatively, an investor can take advantage and add value to this building by re-tenanting the building and raising rents.

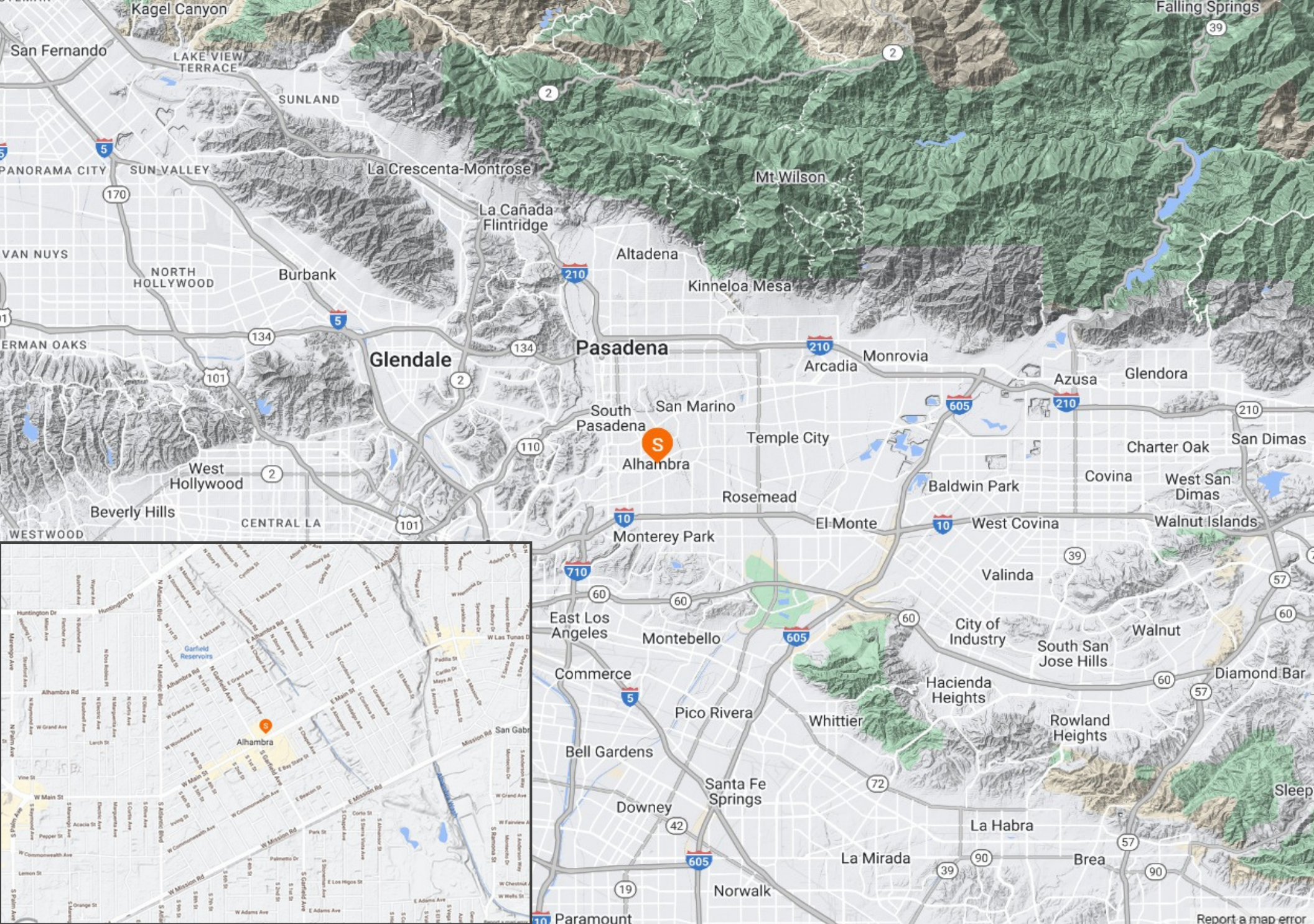
PROPERTY OVERVIEW

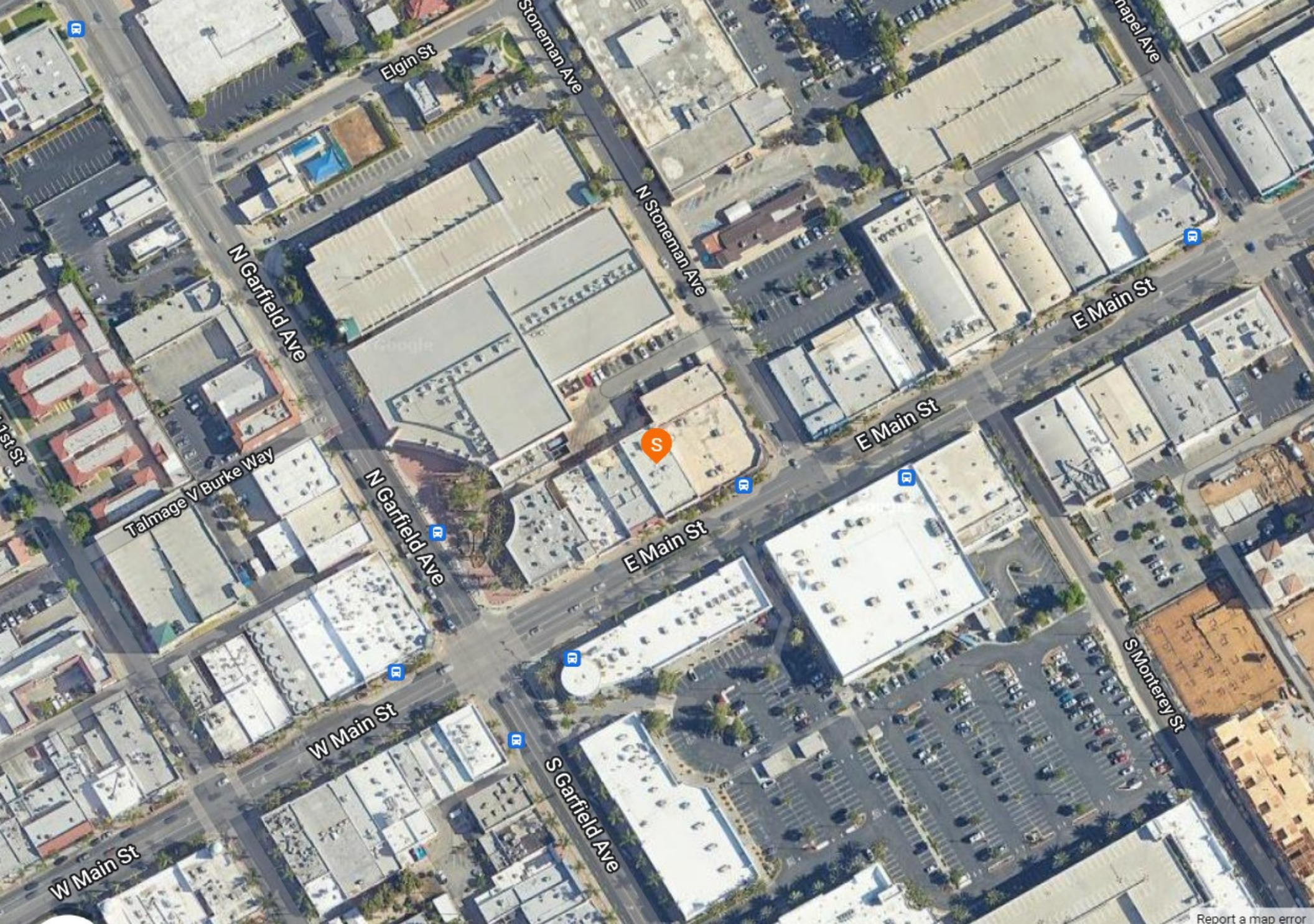
For sale is a great retail property in downtown Alhambra, CA. Just steps away from Regal Theaters and across the street from Alhambra Place, it is surrounded by retail amenities up and down the Main Street corridor. The building was renovated with all the modern conveniences in 2018.

This is the perfect opportunity for an owner-user to occupy a portion of the property and lease out the rest. With a CBD zoning designation, there is flexibility for use at this property including retail and office uses.

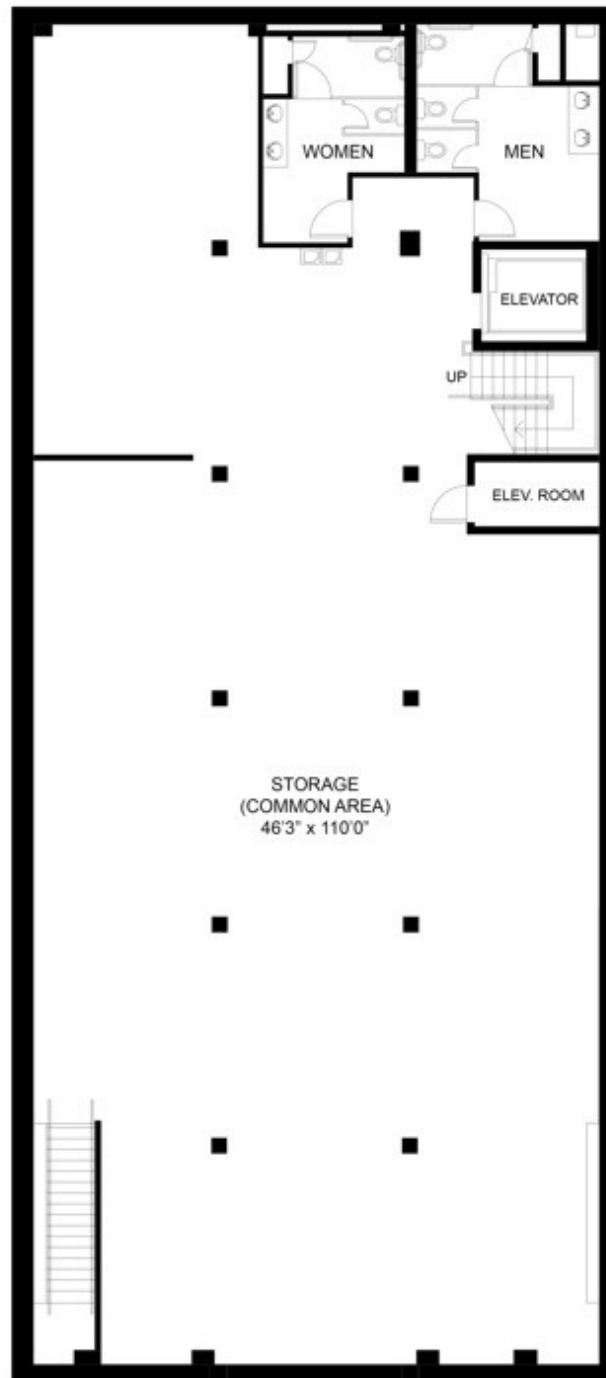
The building features:

- Unique historical facade
- Completed renovation in 2018 with all new electrical, plumbing, and mechanical systems
- Elevator served building
- Great open layout for flexibility in use
- Abundant parking in the rear city lot and on-premises parking

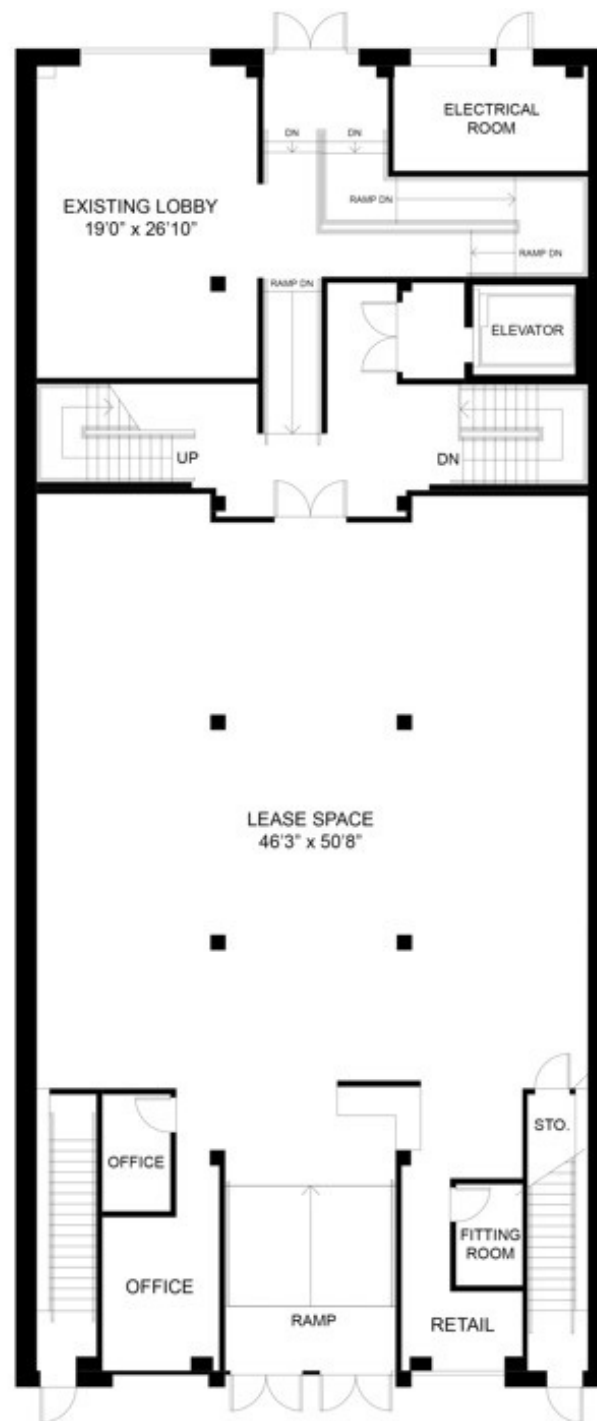




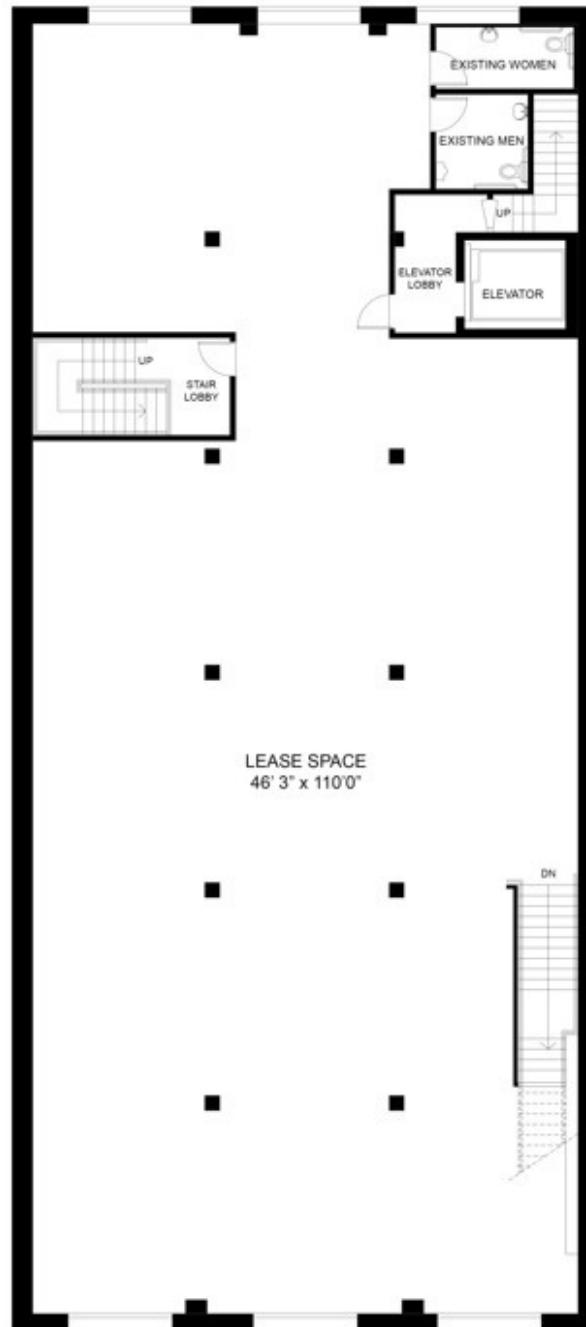
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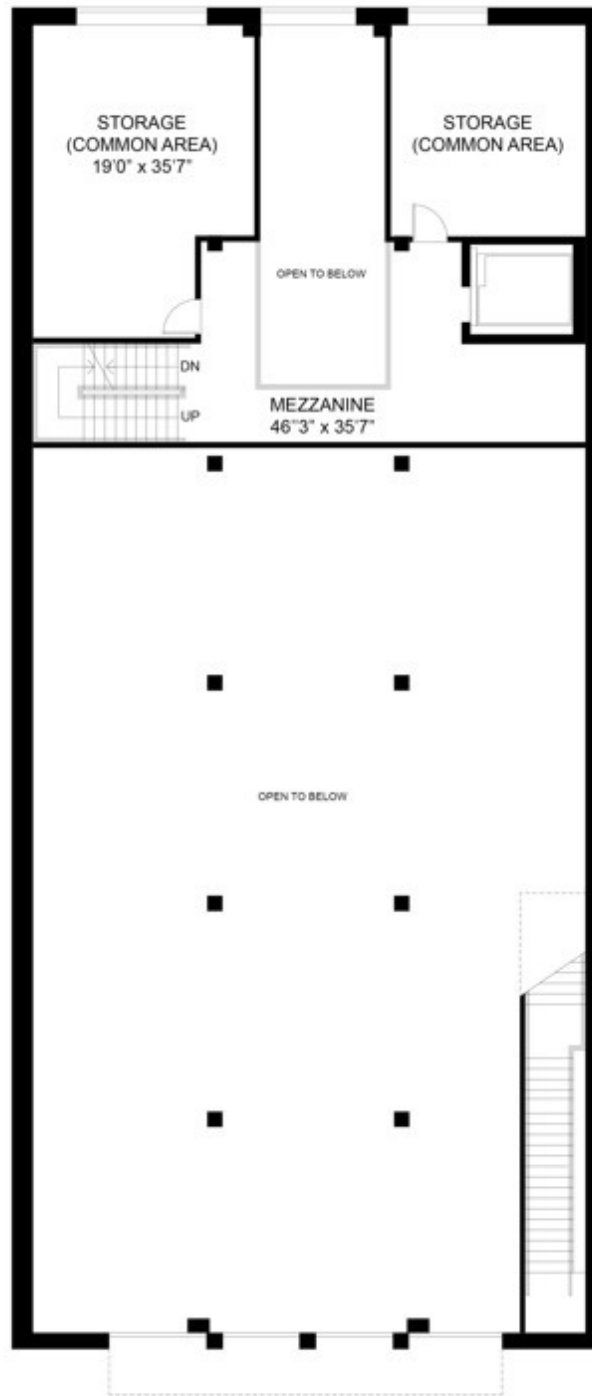
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,618	260,753	677,962
2010 Population	40,775	260,857	681,192
2023 Population	41,272	255,821	665,366
2028 Population	40,484	252,549	658,376
2023 African American	920	4,072	15,241
2023 American Indian	471	2,845	9,678
2023 Asian	21,362	134,645	260,921
2023 Hispanic	14,151	80,989	279,446
2023 Other Race	7,245	40,530	149,834
2023 White	6,336	43,192	136,765
2023 Multiracial	4,902	30,295	92,315
2023-2028: Population: Growth Rate	-1.90 %	-1.30 %	-1.05 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,541	7,842	22,252
\$15,000-\$24,999	1,109	5,859	15,105
\$25,000-\$34,999	885	5,374	14,668
\$35,000-\$49,999	1,489	7,666	20,093
\$50,000-\$74,999	2,667	12,819	33,339
\$75,000-\$99,999	2,035	11,095	29,784
\$100,000-\$149,999	3,011	16,454	41,299
\$150,000-\$199,999	1,437	9,076	24,050
\$200,000 or greater	1,676	12,745	32,355
Median HH Income	\$77,221	\$84,415	\$82,698
Average HH Income	\$107,363	\$123,842	\$120,112

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,634	89,661	228,976
2010 Total Households	15,275	87,490	226,070
2023 Total Households	15,849	88,929	232,947
2028 Total Households	15,669	88,547	232,709
2023 Average Household Size	2.55	2.84	2.82
2000 Owner Occupied Housing	4,601	39,417	103,277
2000 Renter Occupied Housing	10,533	47,174	117,074
2023 Owner Occupied Housing	5,139	40,870	107,696
2023 Renter Occupied Housing	10,710	48,059	125,251
2023 Vacant Housing	856	4,431	12,234
2023 Total Housing	16,705	93,360	245,181
2028 Owner Occupied Housing	5,218	41,464	109,322
2028 Renter Occupied Housing	10,451	47,082	123,387
2028 Vacant Housing	1,057	5,259	13,969
2028 Total Housing	16,726	93,806	246,678
2023-2028: Households: Growth Rate	-1.15 %	-0.45 %	-0.10 %

Source: esri

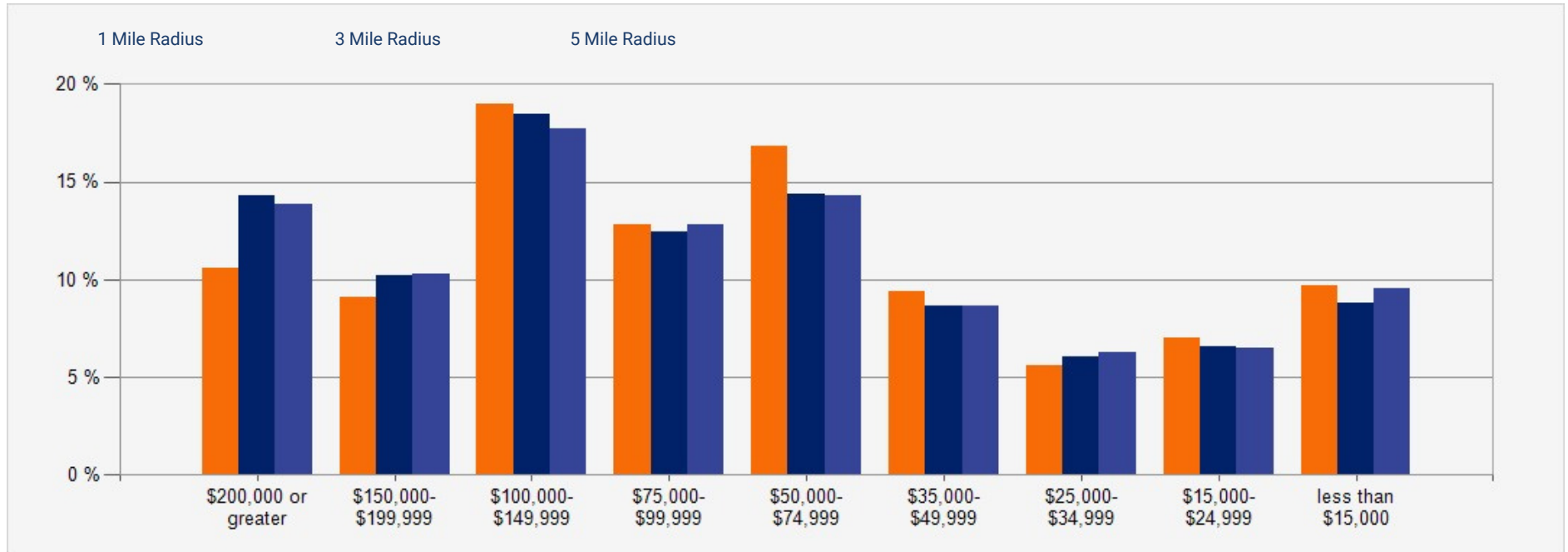
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,424	18,993	51,205
2023 Population Age 35-39	3,365	18,335	48,320
2023 Population Age 40-44	3,152	17,239	45,240
2023 Population Age 45-49	2,731	16,571	42,000
2023 Population Age 50-54	2,737	17,460	42,479
2023 Population Age 55-59	2,708	17,070	40,509
2023 Population Age 60-64	2,653	16,857	39,725
2023 Population Age 65-69	2,355	15,097	35,618
2023 Population Age 70-74	1,809	12,454	29,774
2023 Population Age 75-79	1,289	8,809	21,712
2023 Population Age 80-84	815	5,856	14,333
2023 Population Age 85+	998	6,209	14,884
2023 Population Age 18+	34,199	209,289	533,507
2023 Median Age	41	42	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,266	\$80,987	\$81,537
Average Household Income 25-34	\$102,479	\$108,878	\$109,218
Median Household Income 35-44	\$86,269	\$98,781	\$97,383
Average Household Income 35-44	\$119,454	\$137,609	\$135,615
Median Household Income 45-54	\$95,366	\$106,589	\$104,911
Average Household Income 45-54	\$125,967	\$148,235	\$144,222
Median Household Income 55-64	\$85,967	\$98,935	\$94,877
Average Household Income 55-64	\$115,637	\$140,268	\$134,723
Median Household Income 65-74	\$65,410	\$72,755	\$70,489
Average Household Income 65-74	\$95,373	\$112,014	\$107,324
Average Household Income 75+	\$70,444	\$80,882	\$78,495

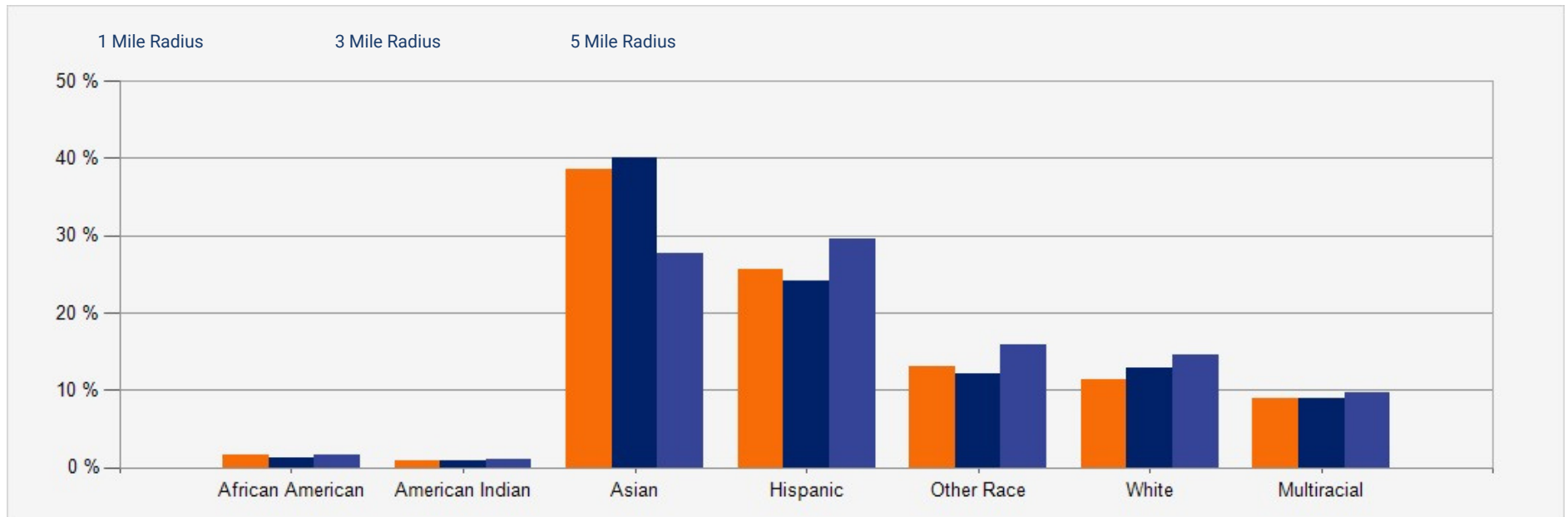
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,911	17,523	47,871
2028 Population Age 35-39	3,287	19,005	49,556
2028 Population Age 40-44	3,203	18,195	46,793
2028 Population Age 45-49	3,017	16,883	43,683
2028 Population Age 50-54	2,639	16,214	40,623
2028 Population Age 55-59	2,596	16,626	40,492
2028 Population Age 60-64	2,535	15,896	37,434
2028 Population Age 65-69	2,325	15,012	35,260
2028 Population Age 70-74	2,040	13,356	31,473
2028 Population Age 75-79	1,513	10,447	24,974
2028 Population Age 80-84	1,053	7,160	17,557
2028 Population Age 85+	1,079	7,108	17,154
2028 Population Age 18+	33,966	209,196	534,789
2028 Median Age	43	43	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,236	\$95,128	\$93,898
Average Household Income 25-34	\$119,076	\$129,730	\$128,757
Median Household Income 35-44	\$102,291	\$112,411	\$111,589
Average Household Income 35-44	\$139,976	\$159,288	\$157,556
Median Household Income 45-54	\$107,668	\$120,421	\$118,054
Average Household Income 45-54	\$146,230	\$170,528	\$165,930
Median Household Income 55-64	\$101,159	\$111,579	\$109,533
Average Household Income 55-64	\$134,002	\$160,231	\$155,798
Median Household Income 65-74	\$79,716	\$87,303	\$84,573
Average Household Income 65-74	\$114,635	\$133,051	\$128,078
Average Household Income 75+	\$87,721	\$100,945	\$97,662

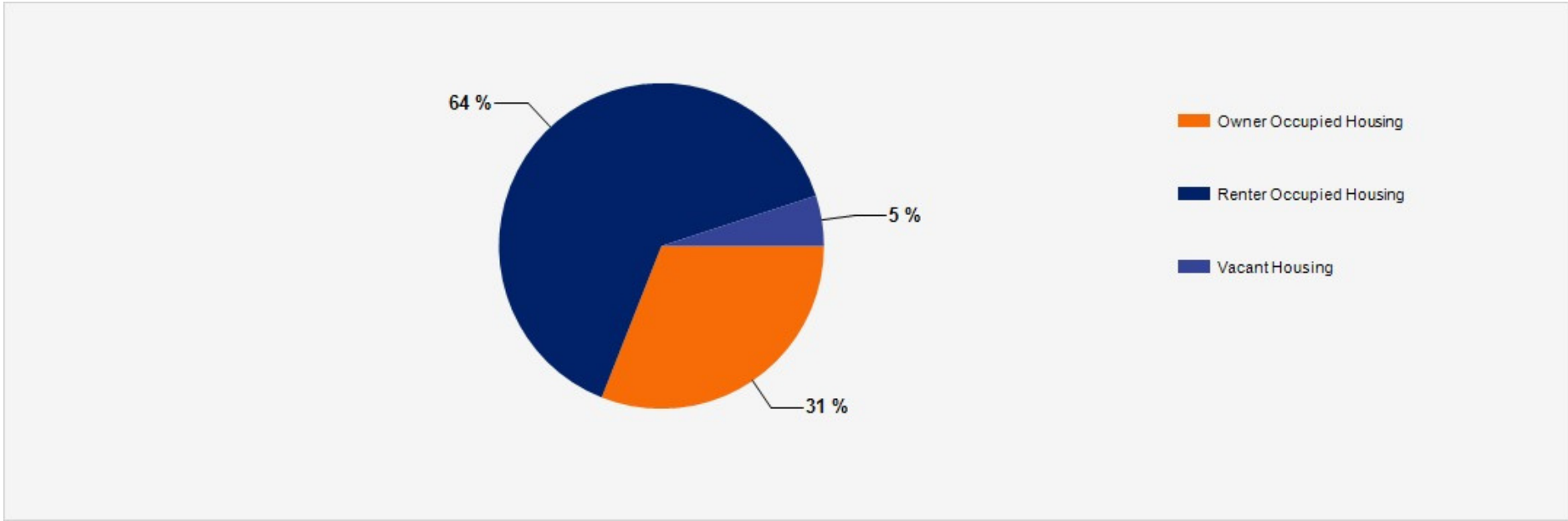
2023 Household Income



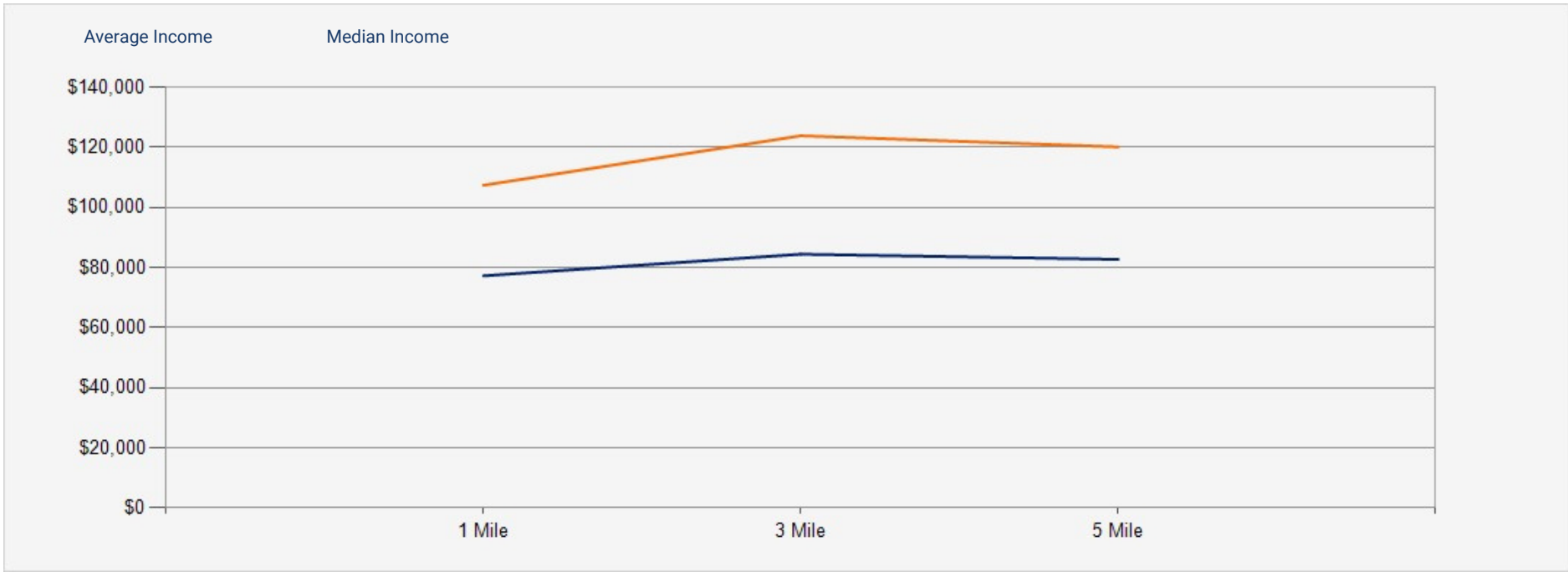
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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