

**PRIME COMMERCIAL OFFICE BUILDING
ON VALLEY BOULEVARD**

FOR SALE



SELLING PRICE: \$3,800,000

30 W Valley Blvd. Alhambra, CA 91801

FOR SALE

30 W Valley Blvd, Alhambra, CA 91801

PRIME COMMERCIAL OFFICE BUILDING ON VALLEY BOULEVARD

PROPERTY DESCRIPTION

Discover the perfect opportunity to invest in a prime commercial office building located on bustling Valley Boulevard. With a daily traffic count of 25,000 cars, this property offers unparalleled visibility and accessibility for businesses looking to thrive in a high-traffic area.

PROPERTY OVERVIEW

Building Size: 6,386 square feet

Lot Size: 13,132 square feet

Selling Price: \$3,800,000

Parcel Number: 5357-009-013

Anchor Tenant:

- Bright Health (National Tenant) occupies the entire first floor
- Second Floor: Partially occupied, offering flexibility for a buyer to occupy a portion

Parking: 22 convenient parking spaces

Year Built: 1985



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COLDWELL BANKER
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Bright Health – A National Tenant:

The first floor of this commercial gem is anchored by Bright Health, a nationally recognized tenant. Their presence not only adds prestige to the property but also ensures a stable and reliable income stream for savvy investors.

Second Floor Flexibility:

The second floor of the building provides an exciting opportunity for new owners. With current partial occupancy, there's room for growth and the potential to occupy a portion of this floor. Tailor the space to your needs and maximize your investment.

Retail Amenities:

This property is nestled in a prime location surrounded by an array of retail amenities. Take advantage of the foot traffic generated by nearby shops, restaurants, and services. Your employees and clients will appreciate the convenience of these offerings.

Don't miss this golden opportunity to secure a prime piece of real estate on Valley Boulevard. Whether you're looking to invest, expand, or establish your business, this commercial office building offers the space, visibility, and potential you've been searching for. Contact us today to schedule a viewing and explore the possibilities this property has to offer.

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PROPERTY HIGHLIGHTS

1. Prime Location: Located on Valley Boulevard with a daily traffic count of 25,000 cars.
2. Generous Space: A spacious building with 6,386 square feet on a 13,132 square feet lot.
3. National Tenant: The first floor is occupied by Bright Health, a nationally recognized tenant.
4. Flexibility: The second floor is partially occupied, offering opportunities for buyers to customize and occupy a portion.
5. Retail Amenities: Surrounded by a variety of retail amenities, including restaurants, shops, and services.
6. Parking: Offers 22 convenient parking spaces.
7. Established Property: The building was constructed in 1985, ensuring a solid foundation.



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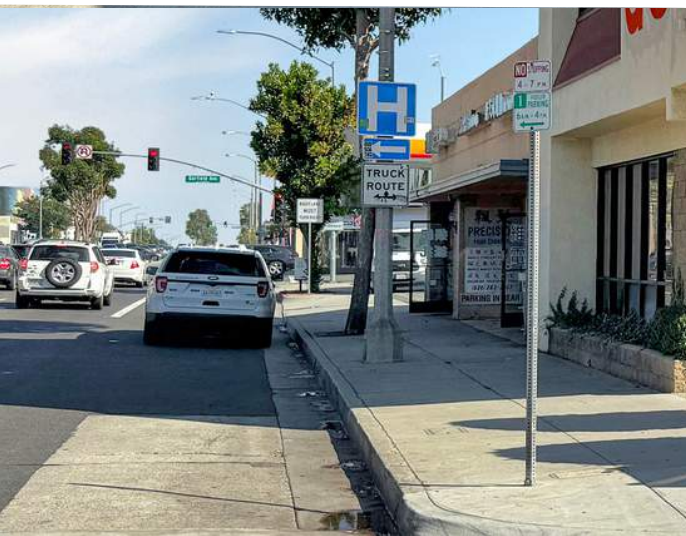
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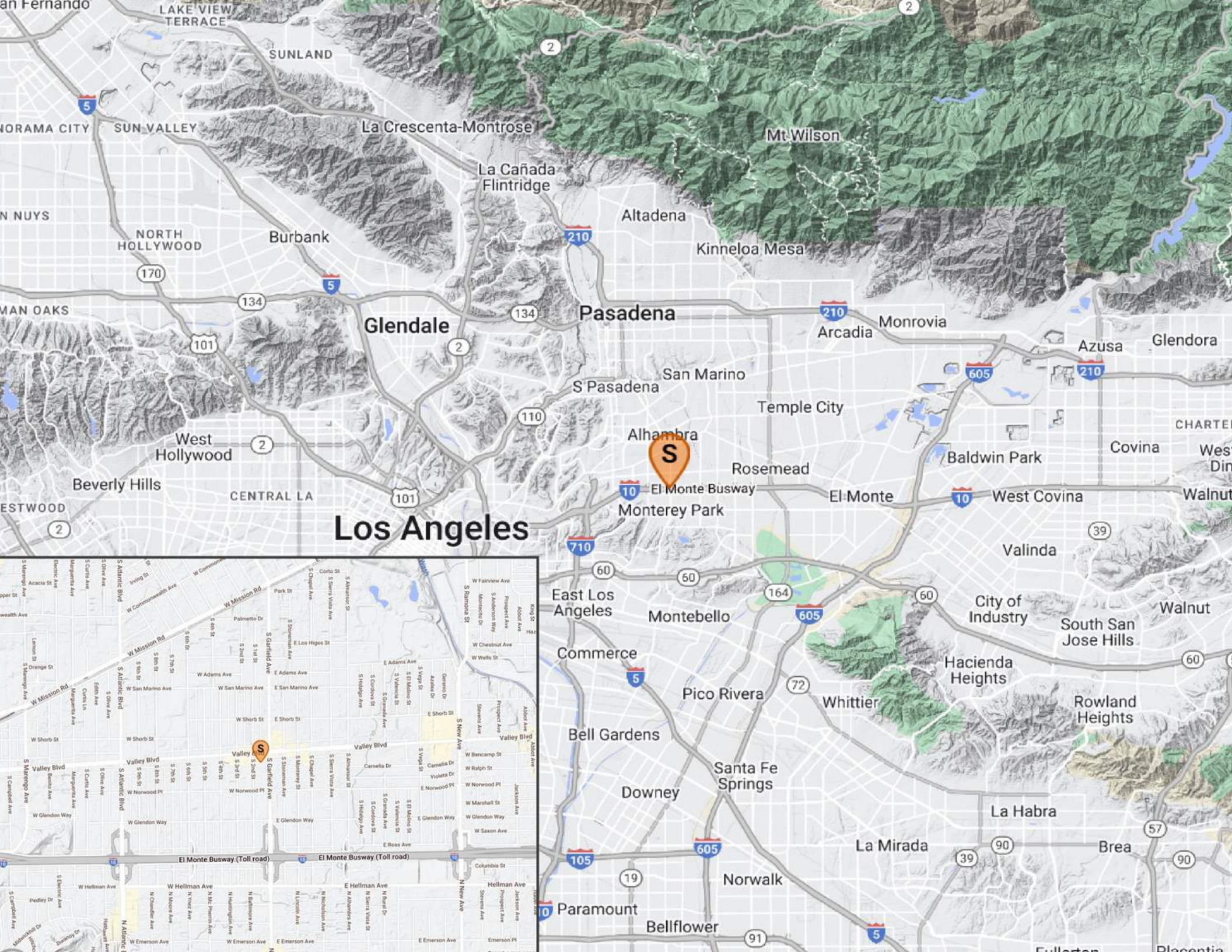
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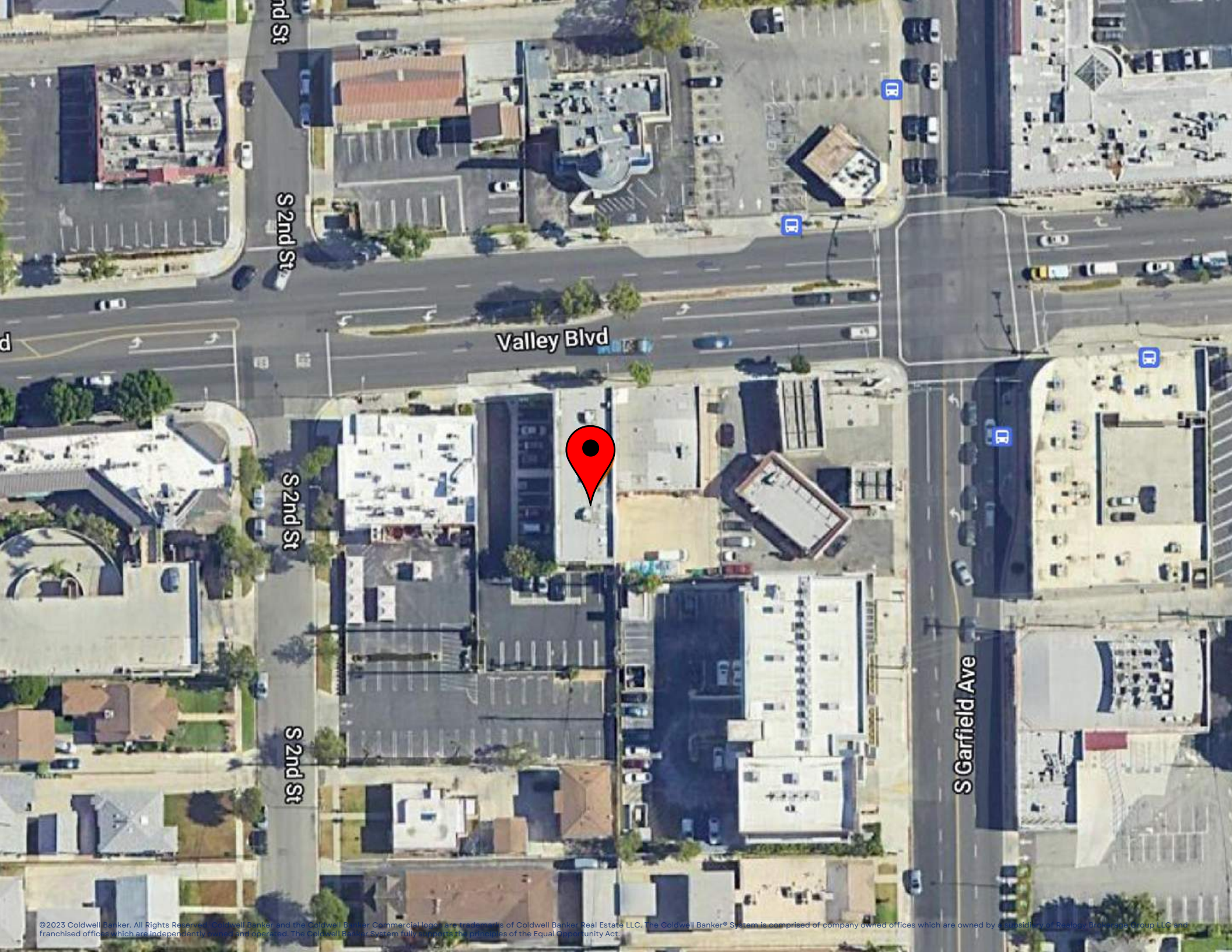
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Valley Blvd

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RENT ROLL

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
Suite# 201	ABC First, Inc.	1,500	23.49 %	01/01/22	03/31/25	CURRENT	\$2,700	\$1.80	\$32,400	\$21.60	MG	Option to extend Lease for one additional 36 months
						01/01/2023	\$2,781	\$1.85	\$33,372	\$22.20		
						01/01/2024	\$2,864	\$1.91	\$34,373	\$22.92		
						01/01/2025	\$2,950	\$1.97	\$35,404	\$23.64		
Suite# 101	Central Health MSO, Inc.	3,193	50.00 %	01/01/21	12/31/23	CURRENT	\$6,710	\$2.10	\$80,520	\$25.22	MG	Option to extend Lease for one additional 24 months
						01/01/2022	\$6,911	\$2.16	\$82,936	\$25.92		
						01/01/2023	\$7,119	\$2.23	\$85,424	\$26.76		
Totals		4,693					\$9,410		\$112,920			

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