



FOR SALE
15,029 SQFT
429 S PALM AVE, ALHAMBRA, CA 91803

Exclusive Investment Advisor
Shumei Kam 甘淑梅



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California DRE License #00798181



Coldwell Banker George Realty
1611 South Garfield Avenue #200
Alhambra, CA 91801

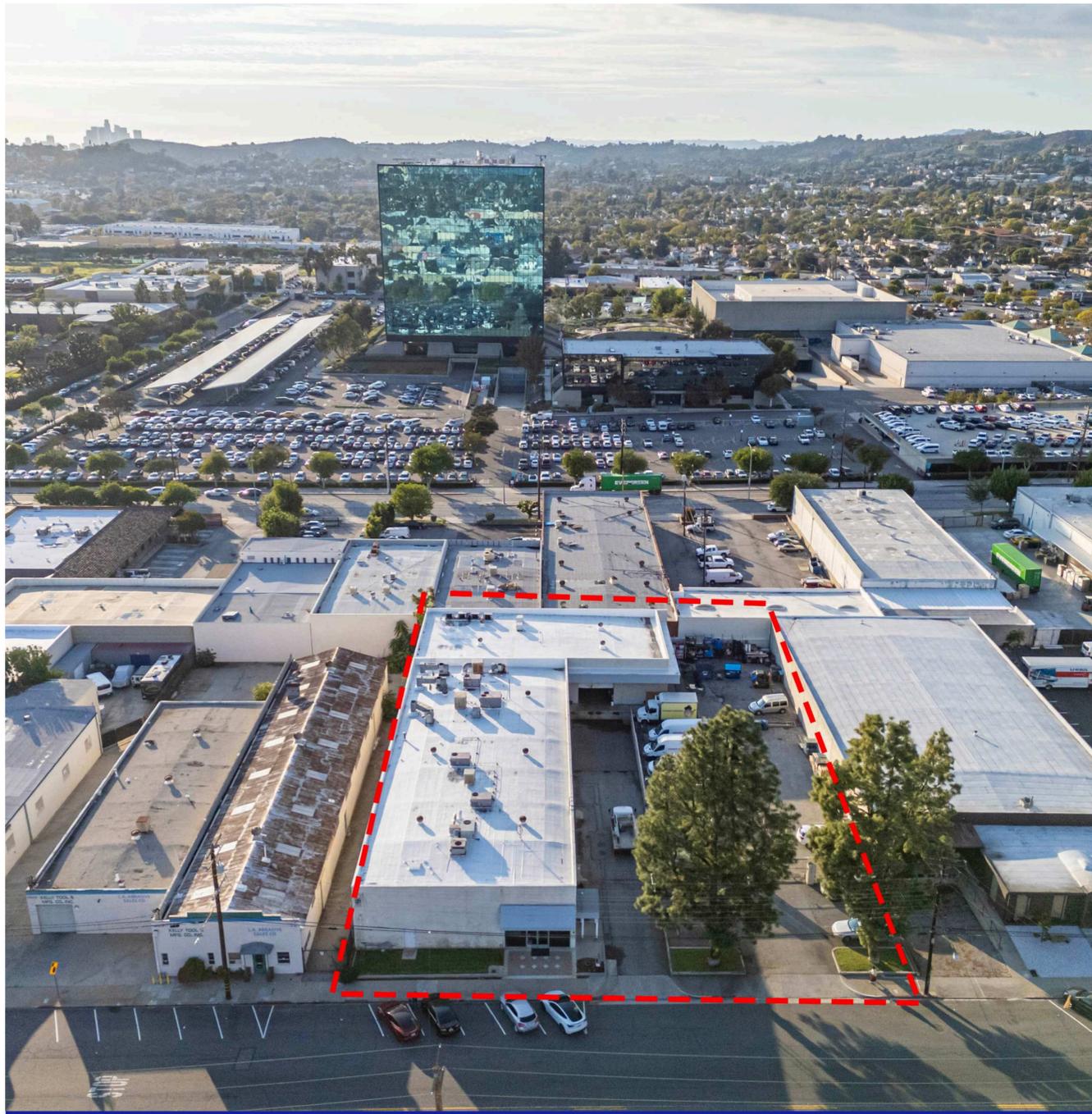


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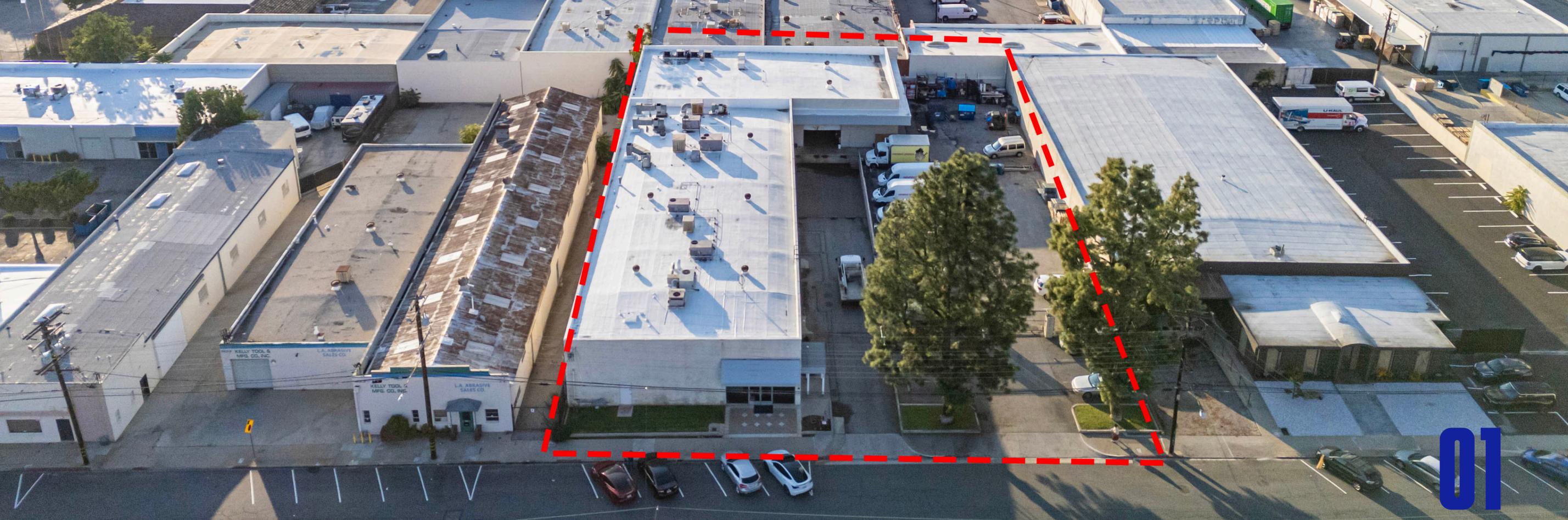
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CONFIDENTIALITY AGREEMENT

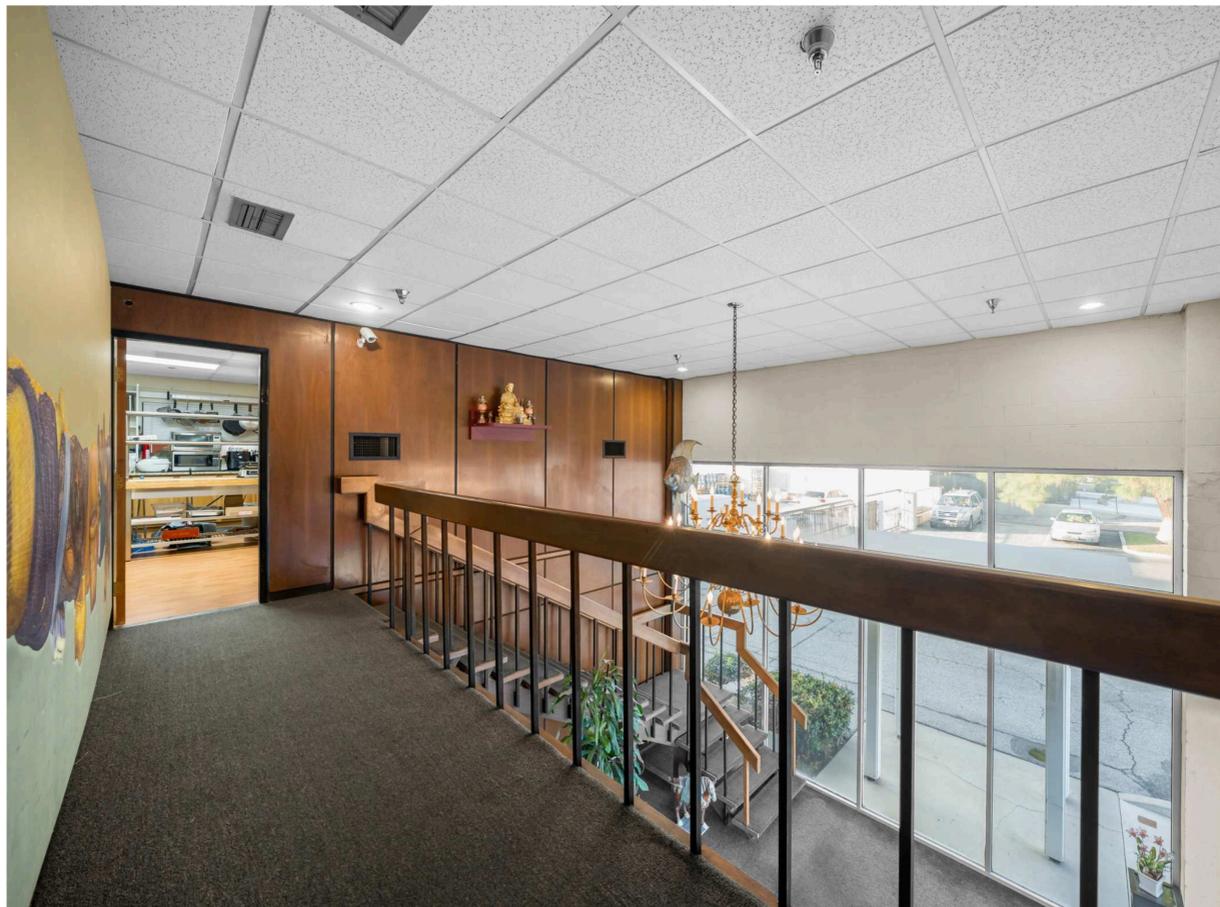
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If you have no further interest in the Property, please return this Investment Offering forthwith.



SUMMARY

Available Space	429 S Palm Ave, Alhambra CA 91803
Price	\$6,500,000
Year	1968
Building Size	±15.029 SF
Lot Size	±30,000 SF
APN	5342-013-027 / 5342-013-031

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Please contact agent for a tour.
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PROPERTY SUMMARY

429 S Palm Ave presents a rare opportunity to acquire a fully built-out office, warehouse, and central kitchen facility in the heart of Alhambra. Situated on a +/-30,000 SF lot with a +/-15,029 Sf two-story building, the property is exceptionally well-suited for food production, distribution, catering, ghost kitchens, or owner-user industrial operations.

The property features a large, professionally equipped commercial kitchen with extensive stainless-steel prep areas, ventilation hoods, walk-in refrigeration/freezer capacity, and multiple production rooms-allowing for high-volume food preparation and operational efficiency. This infrastructure provides a significant cost and time advantage for operations seeking a turnkey or near-turnkey solution.

Complementing the kitchen is a functional warehouse component with two loading docks, enabling efficient inbound and outbound logistics, deliveries, and distribution. Palm Avenue is notably wide, providing excellent access for box trucks and delivery vehicles and allowing for easy turning, staging, and maneuvering in and out of the property-an increasingly valuable feature for industrial and food-service users.

The site also includes multiple private offices, conference rooms, and administrative spaces, offering a complete operational ecosystem under one roof.

The flexible layout allows for a wide range of uses, including food manufacturing, catering headquarters, commissary kitchens, cold storage, e-commerce fulfillment, or hybrid office-industrial operations. With strong on-site circulation and a street configuration that supports truck access, the property is designed to handle both daily operations and future growth.

Located in a central San Gabriel Valley location with proximity to major throughfares and dense surrounding population centers, 429 S Palm Ave offers a strategic footprint for businesses seeking scale, functionality, and long-term value.

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PROPERTY STRENGTHS

02

PROPERTY SUMMARY

- Centrally located in the San Gabriel Valley within a strong industrial submarket.
- Approximately 26 miles from Los Angeles International Airport.
- Excellent freeway access to I-10, I-60, I-710, and I-5.
- Professionally equipped commercial kitchens with walk-in refrigeration and coolers.
- Multiple private offices, conference rooms and administrative space.
- Ground-level and dock-high loading with a secured, fenced yard.

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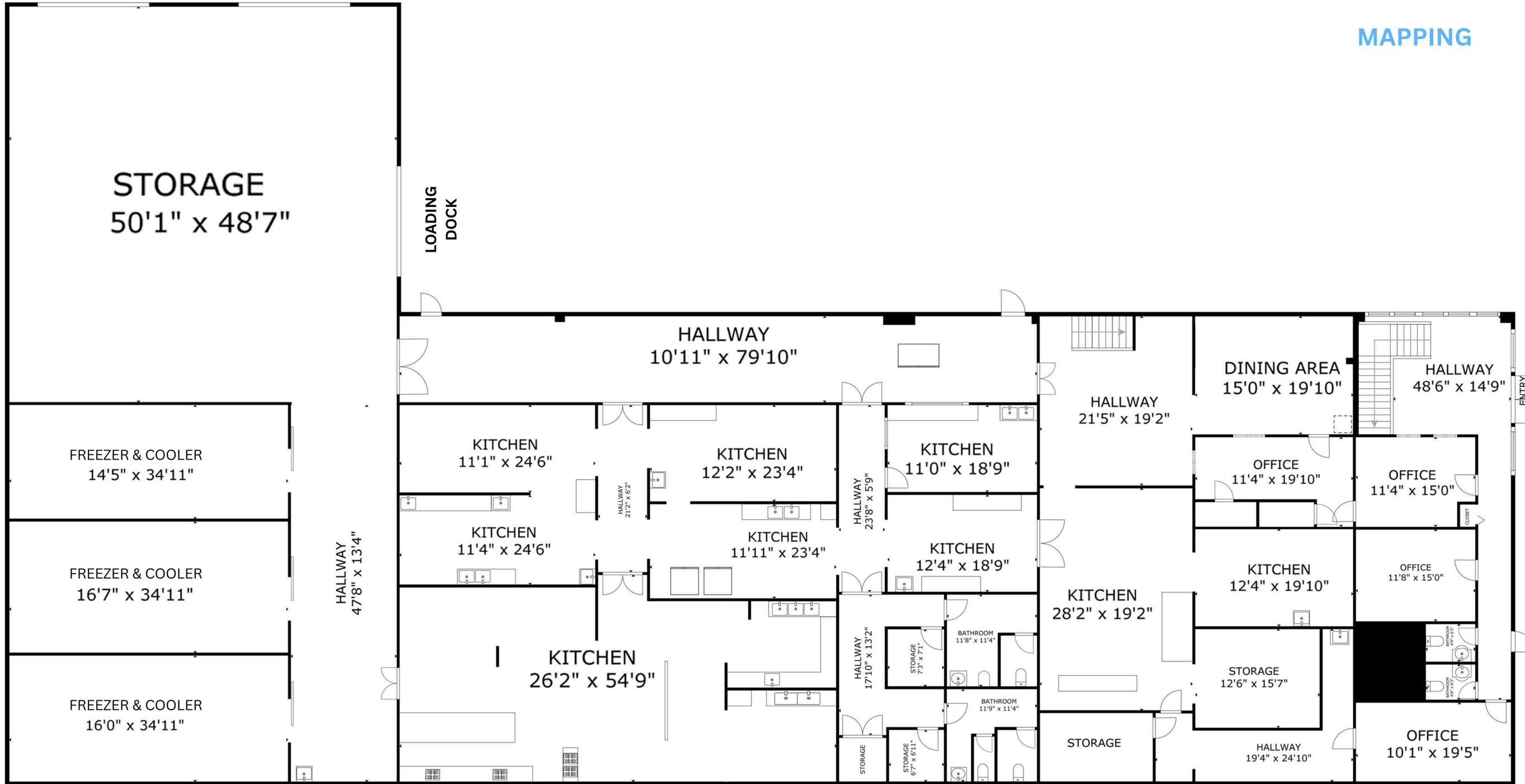
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FLOOR PLAN

03

MAPPING



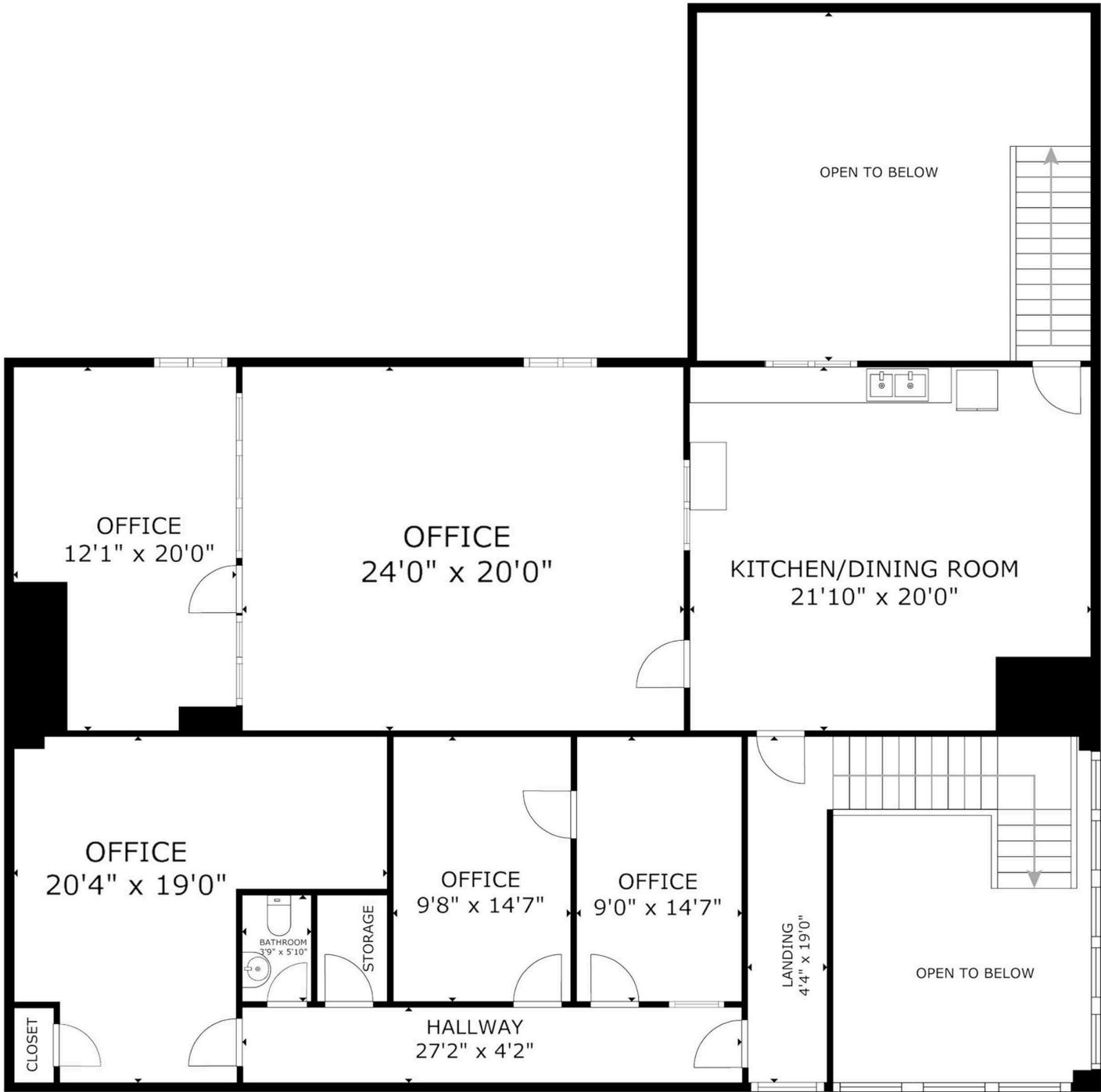
GROSS INTERNAL AREA
FLOOR 1: 12,984 sq. ft, FLOOR 2: 2,045 sq. ft
TOTAL: 15,029 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN

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MAPPING



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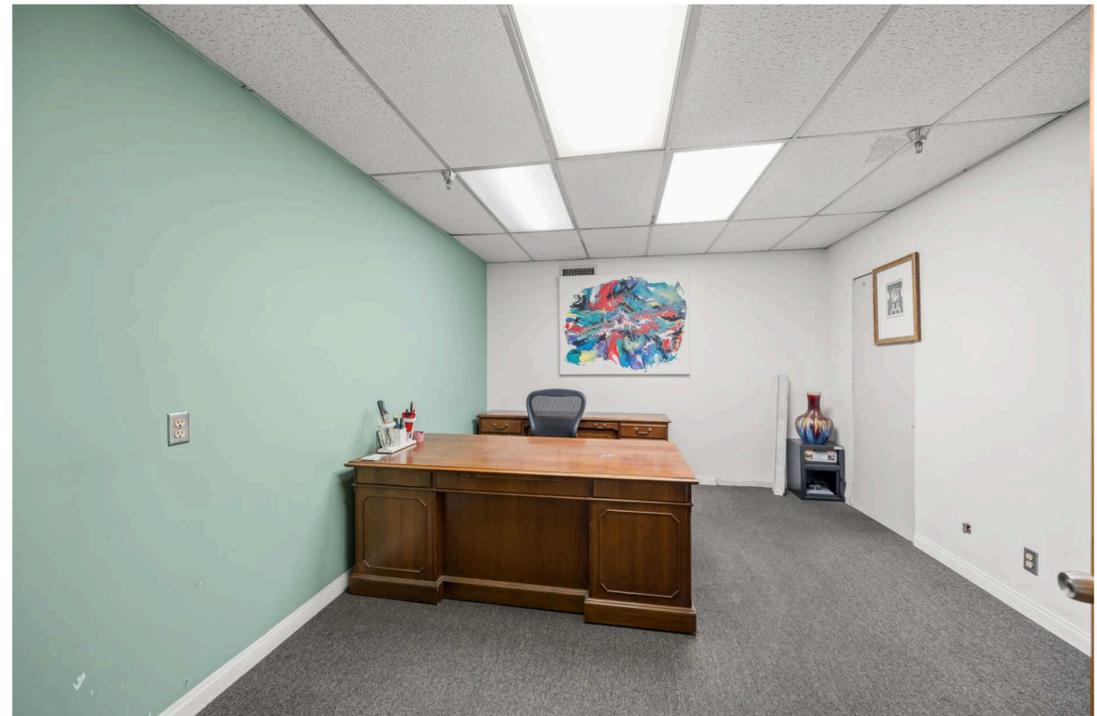
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LOCAL MAP

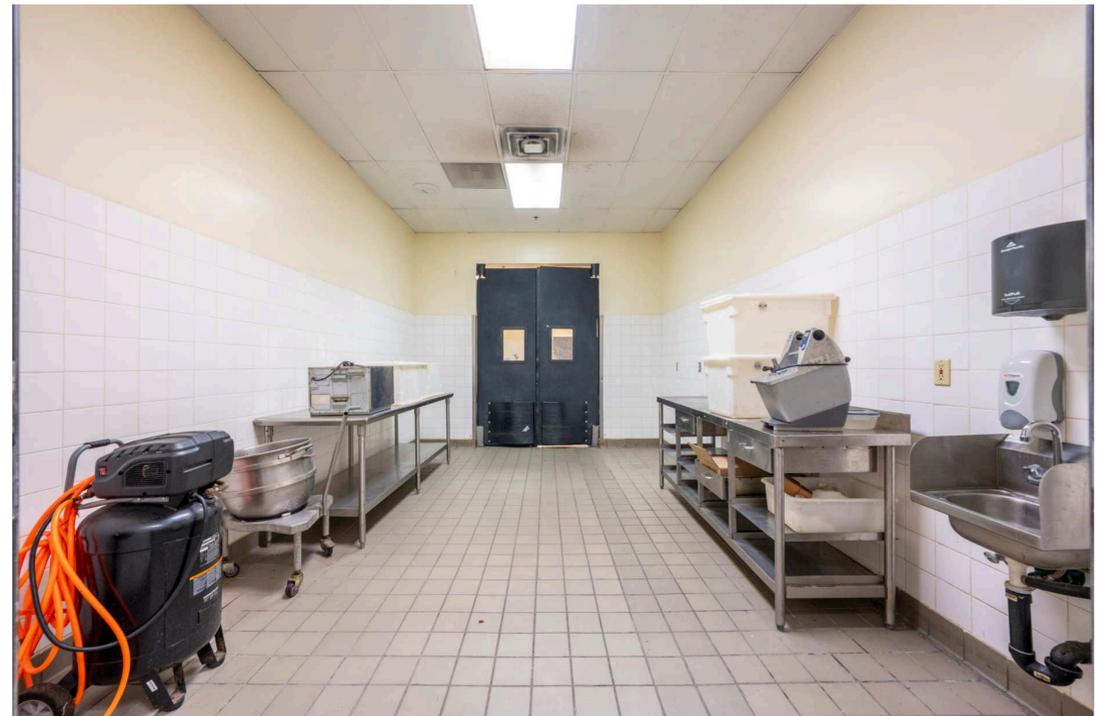
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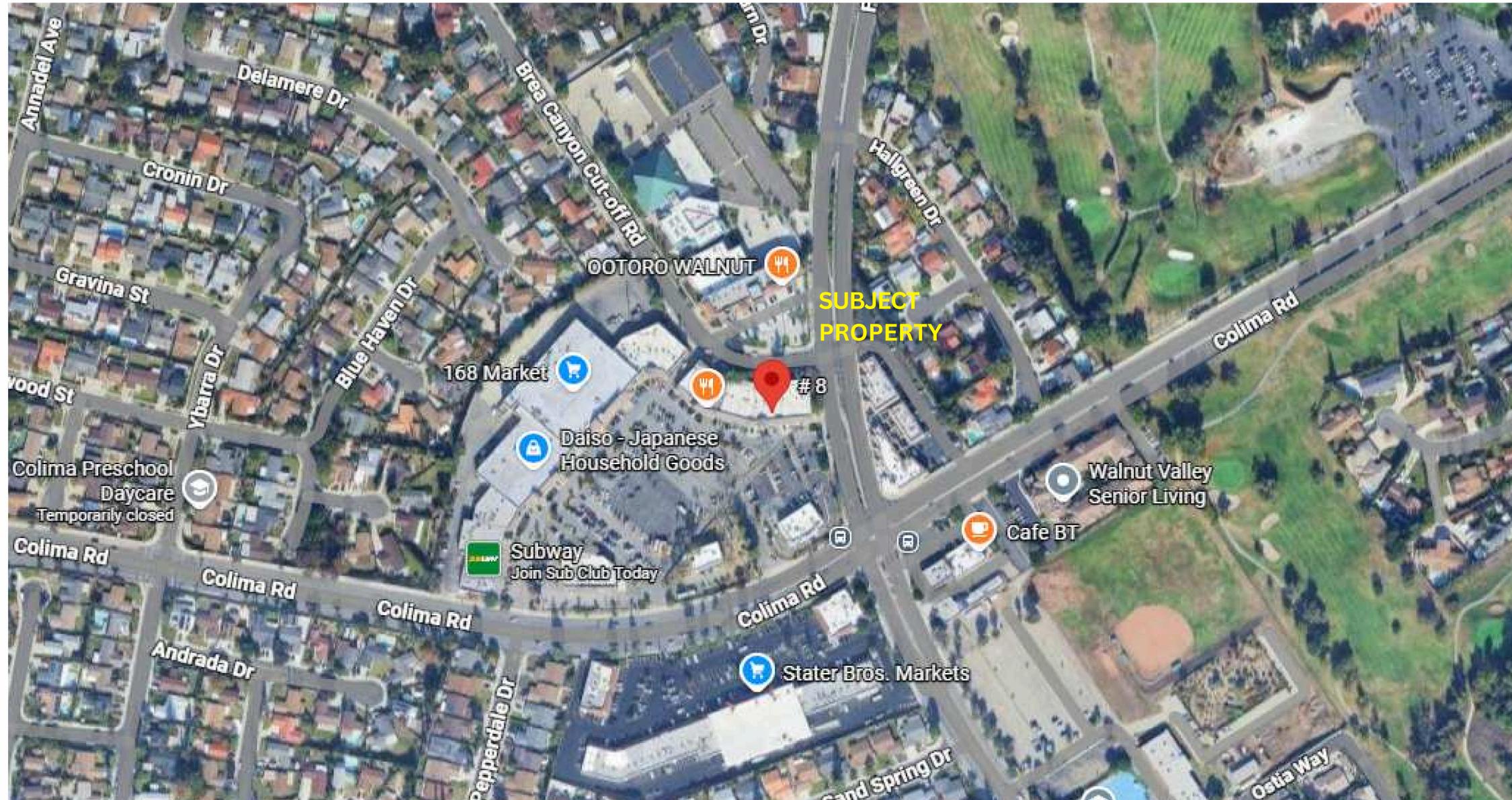








SURROUNDING AMENITIES





City of
Alhambra



Living in Alhambra, California, offers a perfect blend of convenience, community, and accessibility. Situated just minutes from downtown Los Angeles, Alhambra is a vibrant, diverse city with a rich cultural heritage. Residents enjoy a variety of dining, shopping, and entertainment options, from local eateries to bustling markets. With easy access to major freeways, excellent public transportation, and proximity to top schools and parks, Alhambra is an ideal location for both professionals and families. Its welcoming atmosphere, combined with its central location in the San Gabriel Valley, makes Alhambra a highly desirable place to call home.



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