

# HIGHLY VISIBLE CORNER RETAIL SPACE FOR LEASE



# 1715 W MAIN ST

ALHAMBRA, CA 91801

## PROPERTY DETAILS

<b>Asking Rate:</b>	<b>\$2.25 PSF/MG</b>
<b>Terms:</b>	<b>3-10 years</b>
<b>Unit 1715 SF:</b>	<b>±1,600 SF</b>
<b>Lot Size:</b>	<b>±31,043 SF</b>
<b>Year Built:</b>	<b>1976</b>
<b>Zoning:</b>	<b>AC</b>
<b>Parking Ratio:</b>	<b>3.3/1,000</b>
<b>APN:</b>	<b>5339-021-040</b>

## PROPERTY HIGHLIGHTS

- Prime Location w/ High Visibility - Situated on Main St and Marengo Ave in Alhambra, center benefits from a traffic count of over 35,518 as well as local foot traffic.
- Proximity to Major Retailers - Signalized corner plaza near major retailers such as Costco and Target as well as car dealerships, and high density residentials.
- Diverse Tenant Mix - 7-Eleven, Subway and the laundromat brings consistent foot traffic to the center as well as a diverse mix of restaurant operators and personal service providers.
- Ideal Use - Nail Salon, Hair Salon, Barber Shop, Cellphone Service Provider, Professional Services

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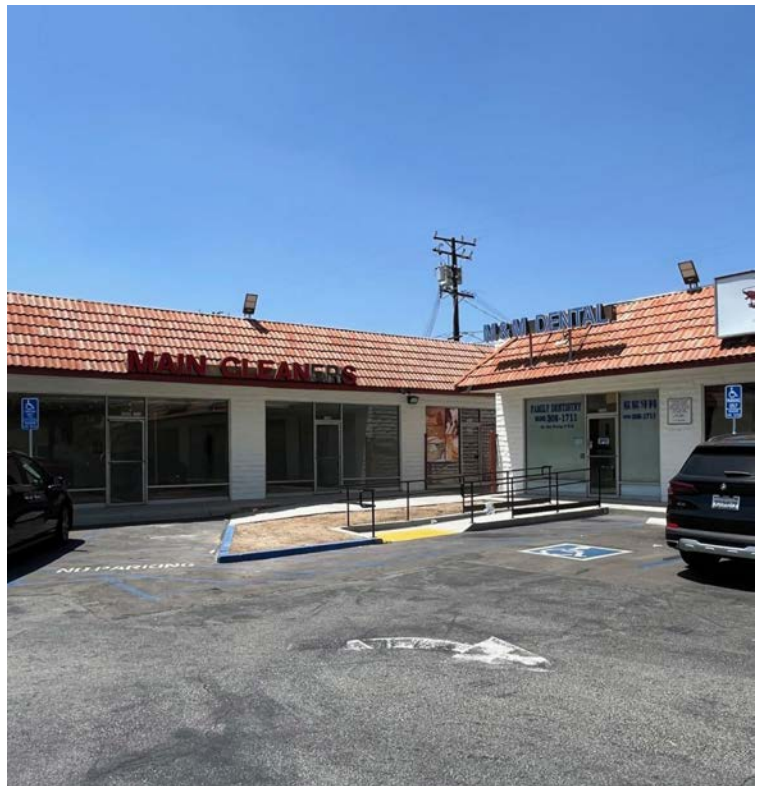
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## PROPERTY PHOTOS



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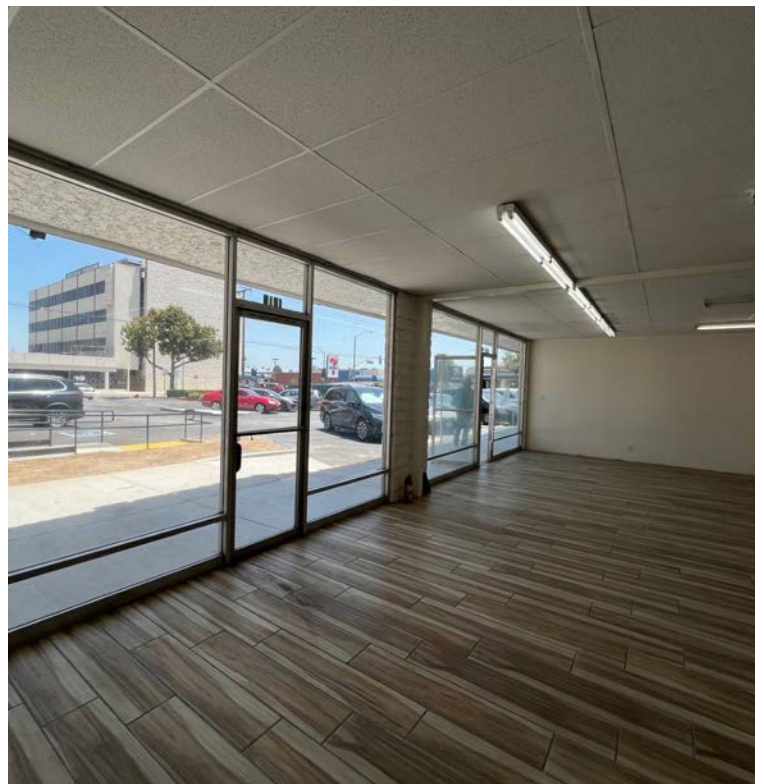
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## INTERIOR PHOTOS



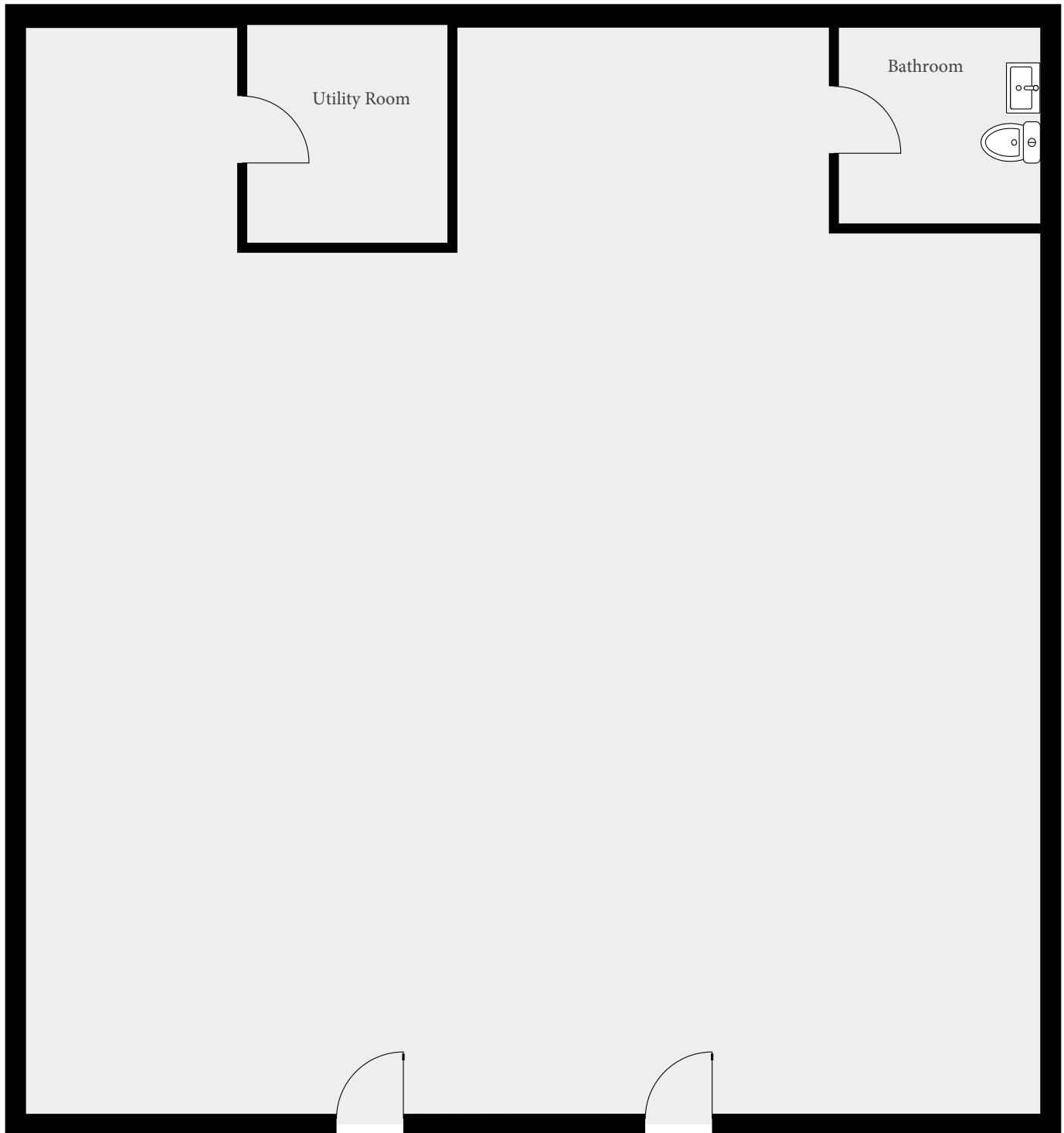
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## FLOOR PLAN

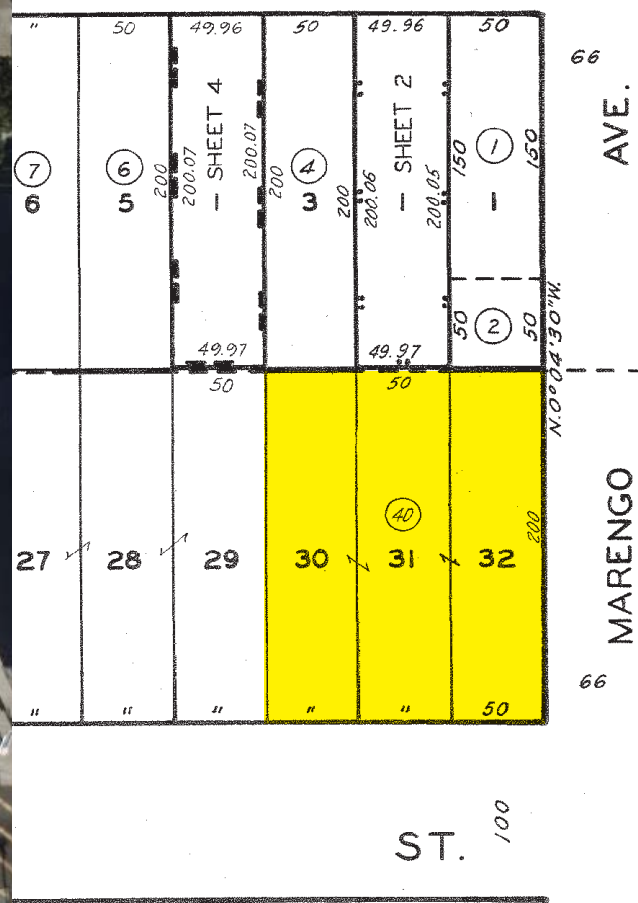
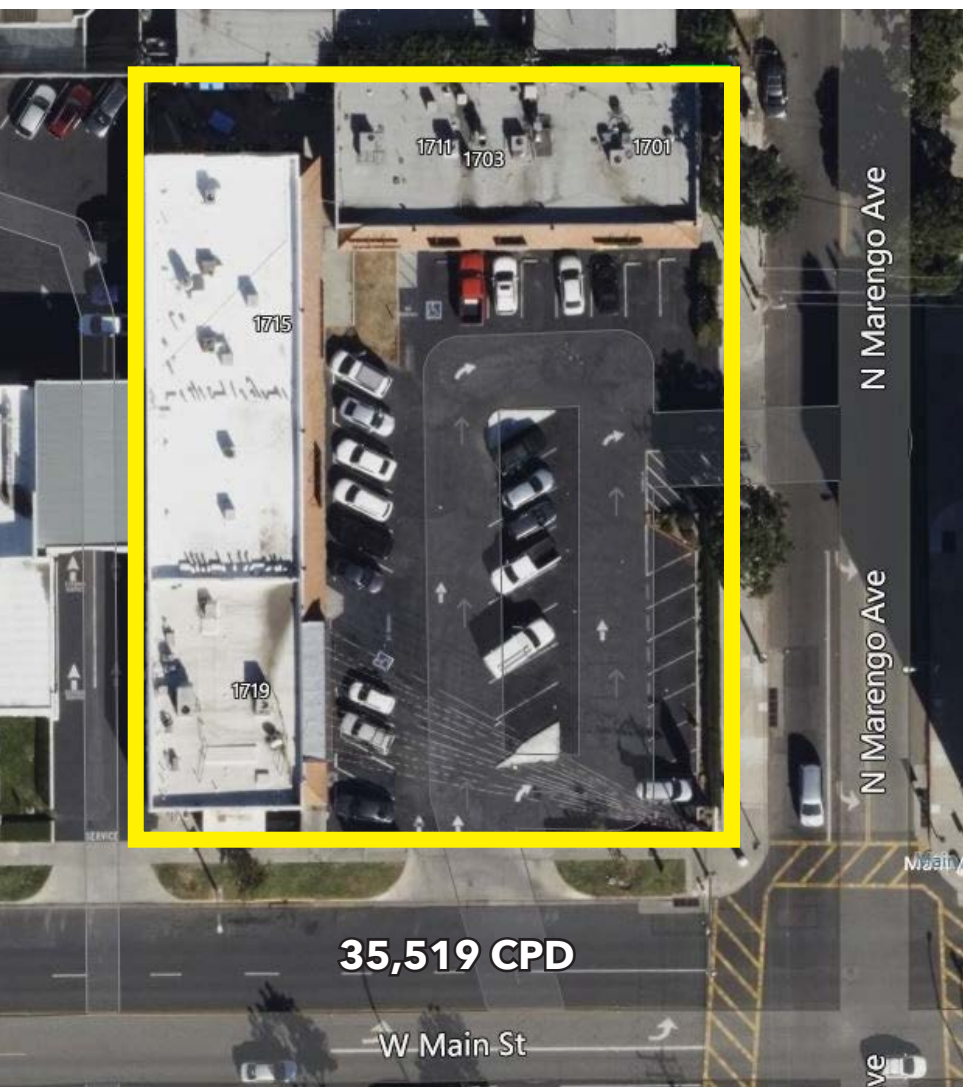


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- The Plaza offers convenient access to the San Gabriel Valley, Pasadena, East LA and Downtown.
- Major transportation routes such as the 10 and 710 FWY facilitates easy travel for prospective customers.
- Surrounding area has a dense population with a median income of approximately \$73,605 within a 1-mile radius and is characterized as a family-oriented community.
- Alhambra's local economy is a mix of retail, dining, and service businesses, with active support from Alhambra's Chamber of Commerce. Alhambra places an emphasis on community engagement, hosting various festivities and local events for small businesses.

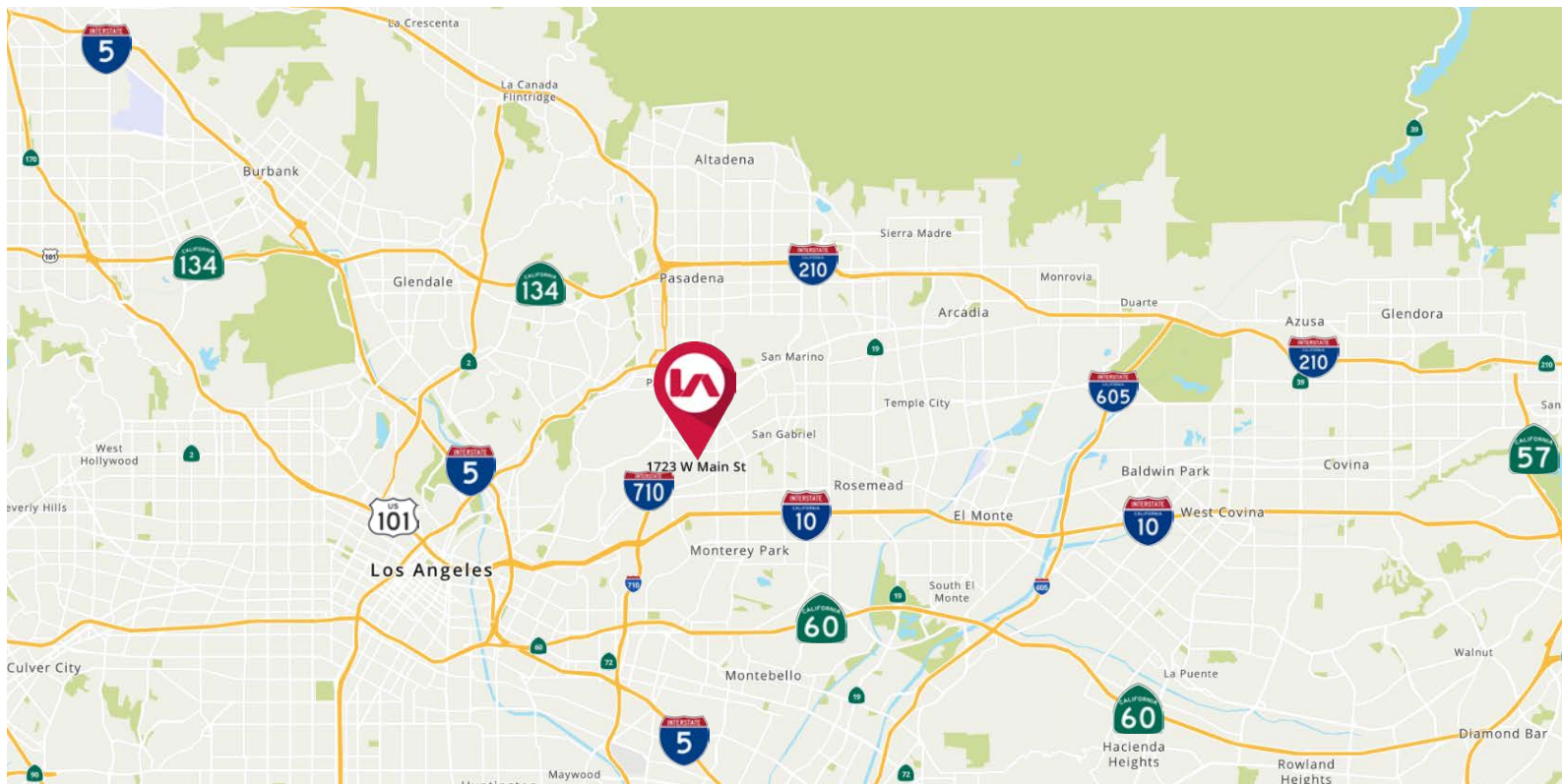
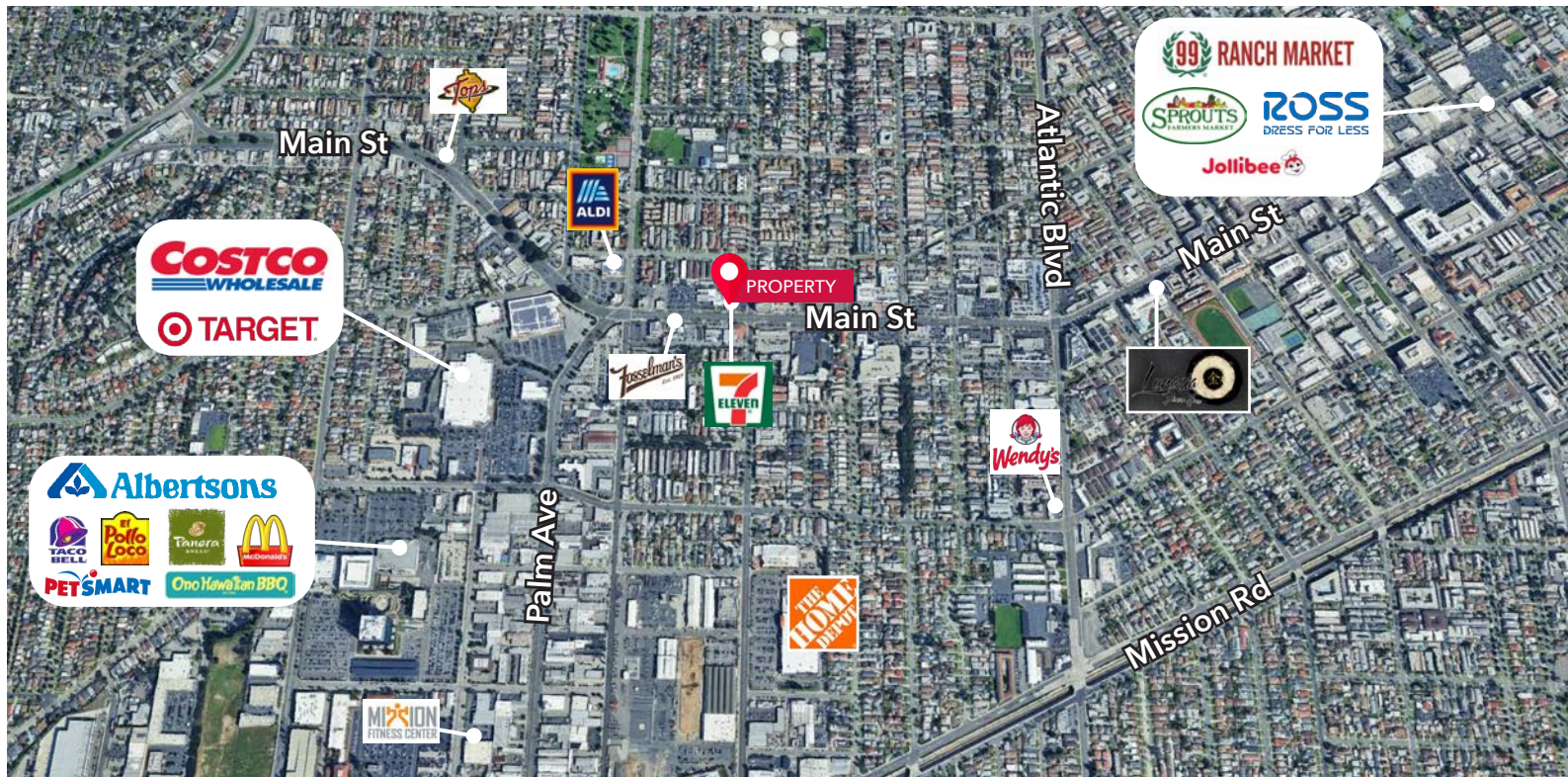
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## AMENITIES & MAP LOCATION



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