

PERFECT FOR OWNER-USER FORMER K-8 SCHOOL WITH PLAYGROUND

FOR SALE

**3116-3120 W MAIN ST
Alhambra, CA 91801**

+/- 6,568 SQUARE FEET OFFICE OR MEDICAL BUILDING WITH TWO PARKING LOTS

**AVAILABLE FOR IMMEDIATE OCCUPANCY
HIGH IDENTITY LOCATION ON WEST MAIN STREET**



BUILDING SIZE: +/- 6,568 SF

SALE PRICE: \$2,200,000

LOT SIZE: +/- 23,792 SF

APN: 5292-019-045

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**COLDWELL BANKER
COMMERCIAL
REALTY**

OFFERING SUMMARY

ADDRESS	3116-3120 W Main Street, Alhambra, CA 91801
BUILDING SF	+/- 6,568 SF
LAND SF	+/- 23,792 SF +/- 0.55 AC
YEAR BUILT	1956
APN	5292-019-045
PARKING	18 Parking Spaces
ZONING	ALCPD*

FINANCIAL SUMMARY

SALE PRICE	\$2,200,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	29,249	245,130	695,044
2025 Median HH Income	\$104,040	\$99,892	\$90,215
2025 Average HH Income	\$141,432	\$138,924	\$128,649

PROPERTY DESCRIPTION

The Bell Tower Building is a ±6,568 SF freestanding office building and a Former K-8 school on a large ±23,792 SF lot in the heart of Alhambra. Originally used as a private school, the property is well-positioned for immediate use or strategic redevelopment, including conversion to medical, educational, bio-tech or general office.

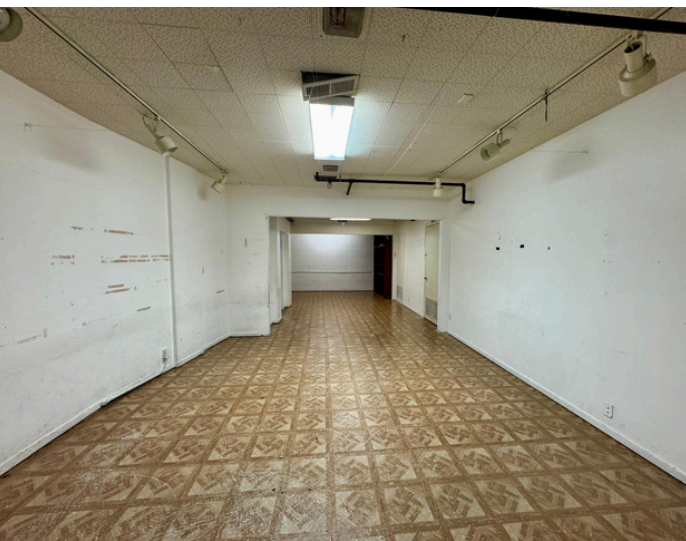
Zoned ALCPD, this single-story structure has excellent signage visibility, features multiple private and open-plan rooms, and has an abundance of natural light. The building is equipped with extensive plumbing infrastructure, ideal for medical uses, along with multiple entrances and exits that support a flexible floorplan and privacy needs.

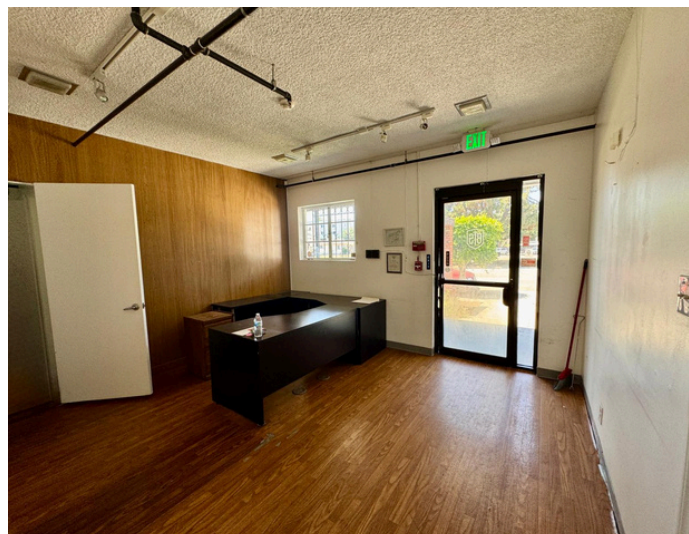
The site includes two separate parking areas with ingress and egress, a rare and valuable feature, with one lot designated for staff and the other for public or visitor use. There are currently 18 striped parking spaces, and the rear playground area can be removed and re-striped to increase parking capacity, making it perfectly suited for higher-traffic operations like healthcare or community services.

Located near Alhambra Hospital Medical Center and surrounded by over 20 public and private schools within a 3-mile radius, the Bell Tower Building is easily accessible from major corridors and enjoys proximity to restaurants, retail, and residential neighborhoods.

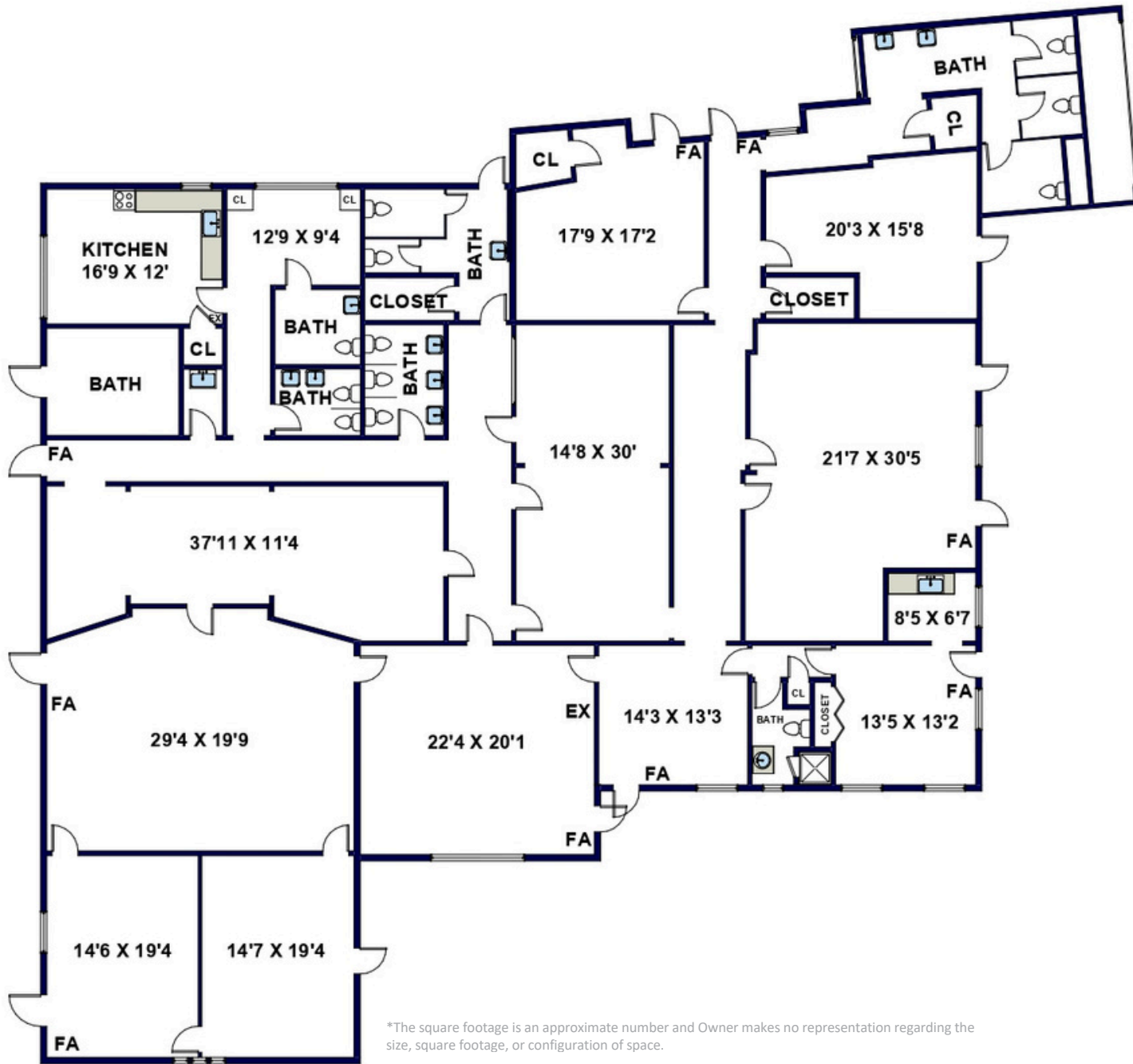
This is a rare opportunity for an owner-user, investor, school tutoring center or medical operator to acquire a highly adaptable building in a stable and growing submarket of the San Gabriel Valley.





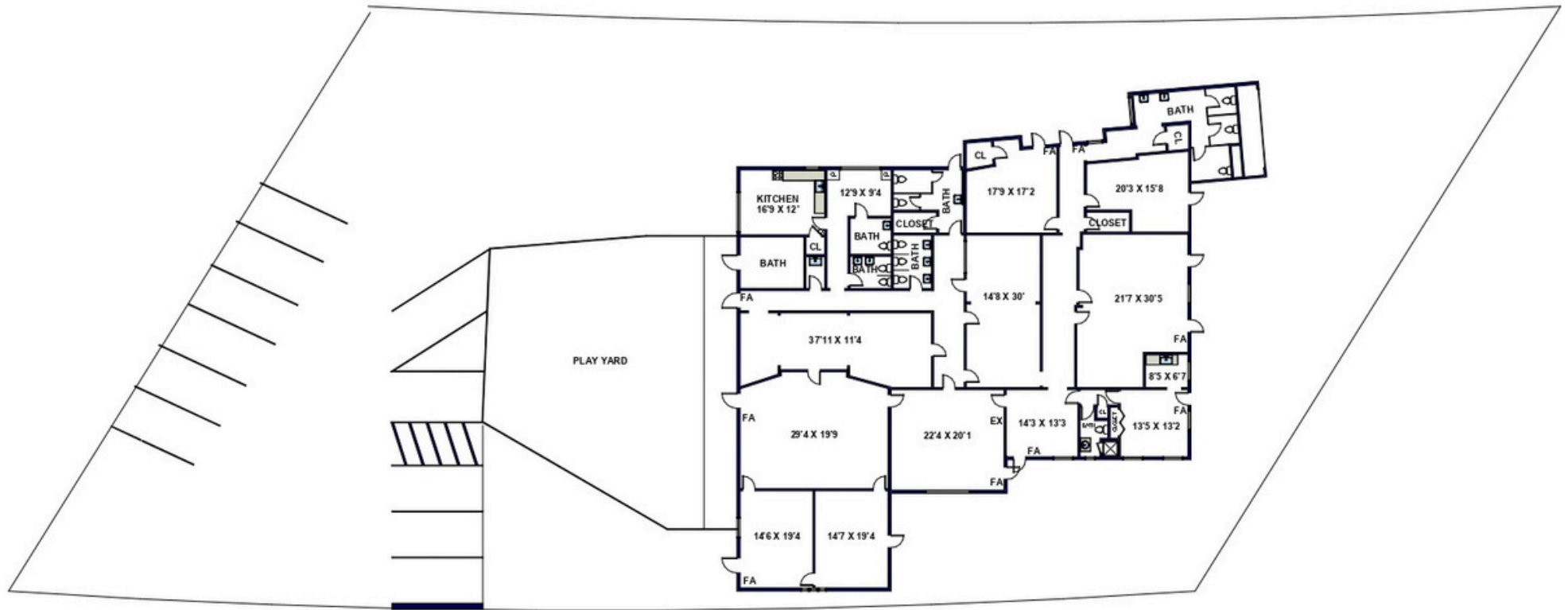


FLOOR PLAN

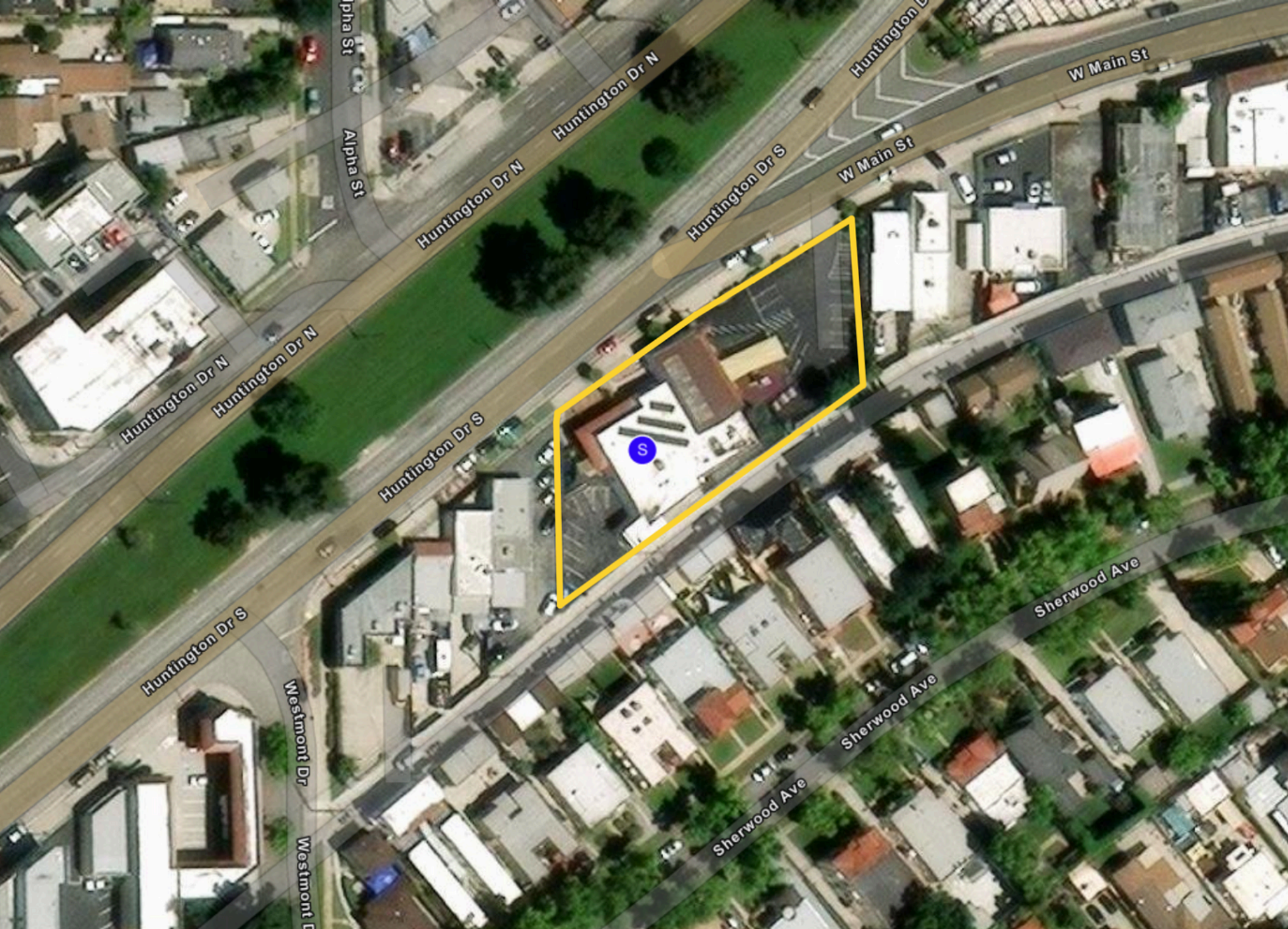


*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

SITE PLAN



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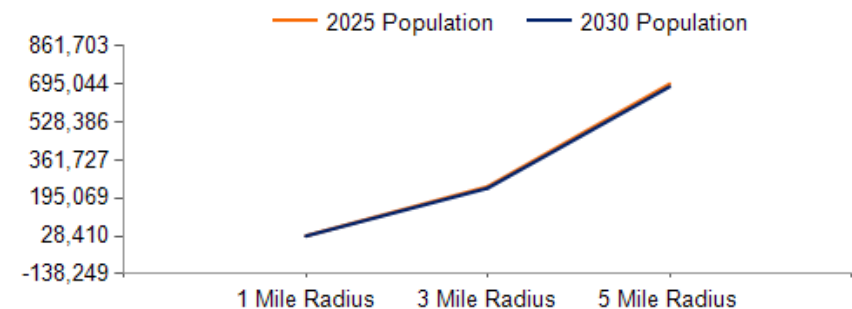
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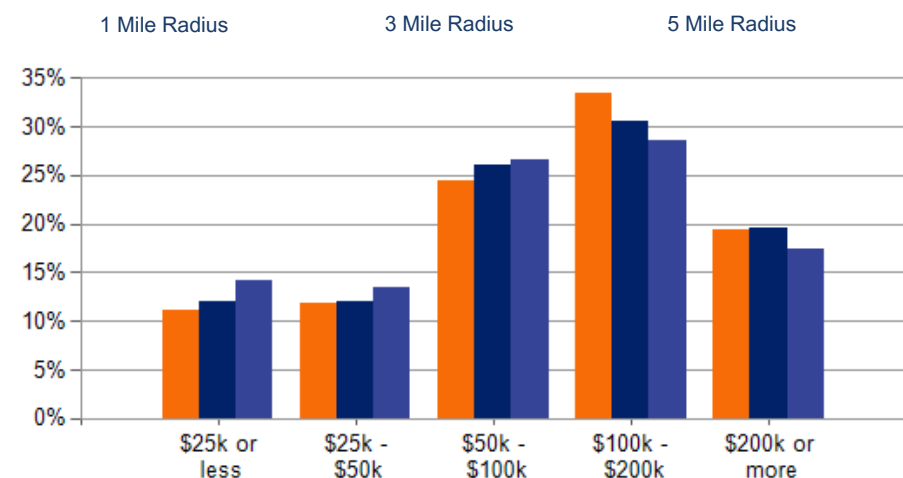
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,976	263,792	747,434
2010 Population	31,033	260,237	742,575
2025 Population	29,249	245,130	695,044
2030 Population	28,410	238,540	682,860
2025-2030: Population: Growth Rate	-2.90%	-2.70%	-1.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	607	6,333	20,550
\$15,000-\$24,999	560	4,594	14,200
\$25,000-\$34,999	495	4,380	13,827
\$35,000-\$49,999	740	6,523	19,333
\$50,000-\$74,999	1,255	12,593	34,858
\$75,000-\$99,999	1,321	10,995	30,288
\$100,000-\$149,999	2,193	17,034	42,850
\$150,000-\$199,999	1,316	10,634	27,451
\$200,000 or greater	2,032	17,675	42,705
Median HH Income	\$104,040	\$99,892	\$90,215
Average HH Income	\$141,432	\$138,924	\$128,649

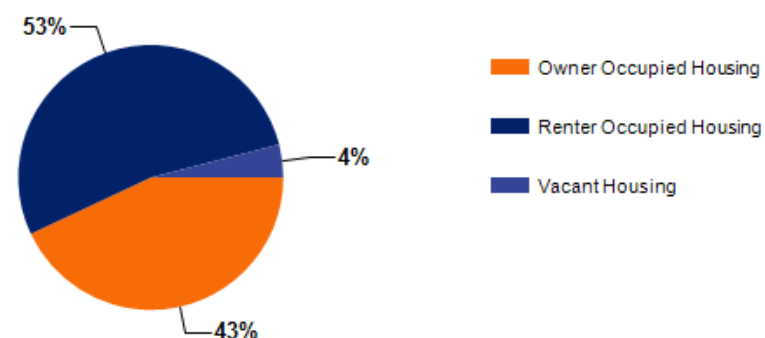
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,732	90,137	239,542
2010 Total Households	10,345	87,338	236,046
2025 Total Households	10,518	90,762	246,062
2030 Total Households	10,446	90,552	248,180
2025 Average Household Size	2.76	2.66	2.76
2025-2030: Households: Growth Rate	-0.70%	-0.25%	0.85%



2025 Household Income



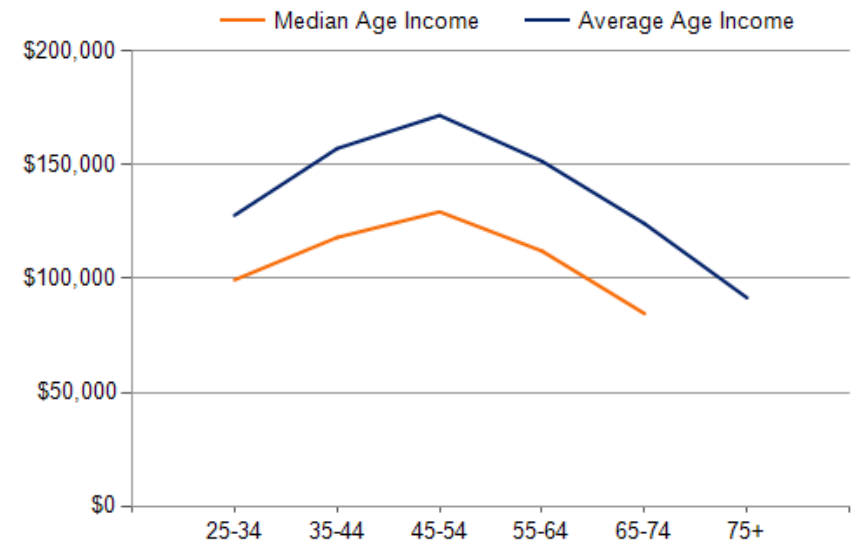
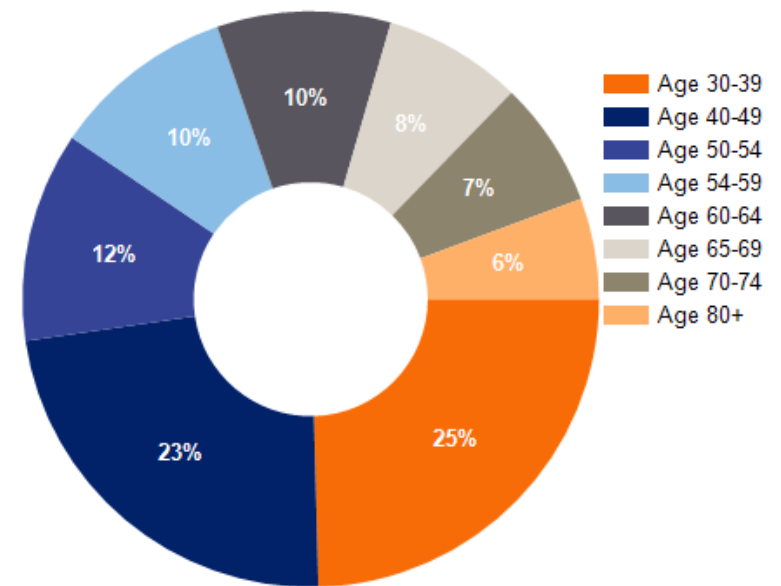
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,175	20,205	58,669
2025 Population Age 35-39	2,298	20,018	55,034
2025 Population Age 40-44	2,070	17,996	49,450
2025 Population Age 45-49	2,134	16,330	44,779
2025 Population Age 50-54	2,147	17,020	46,969
2025 Population Age 55-59	1,869	15,051	42,390
2025 Population Age 60-64	1,773	14,543	39,675
2025 Population Age 65-69	1,416	12,382	34,687
2025 Population Age 70-74	1,286	11,176	30,583
2025 Population Age 75-79	1,031	8,832	23,655
2025 Population Age 80-84	601	5,662	14,839
2025 Population Age 85+	575	6,048	15,766
2025 Population Age 18+	23,824	202,330	571,417
2025 Median Age	41	41	40
2030 Median Age	42	42	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,443	\$95,746	\$90,907
Average Household Income 25-34	\$127,858	\$127,052	\$120,592
Median Household Income 35-44	\$118,104	\$117,025	\$109,131
Average Household Income 35-44	\$157,209	\$157,996	\$149,055
Median Household Income 45-54	\$129,401	\$122,963	\$112,342
Average Household Income 45-54	\$171,803	\$167,584	\$154,339
Median Household Income 55-64	\$112,119	\$109,532	\$100,624
Average Household Income 55-64	\$151,615	\$153,375	\$140,424
Median Household Income 65-74	\$84,612	\$82,388	\$74,172
Average Household Income 65-74	\$124,187	\$122,895	\$111,769
Average Household Income 75+	\$91,583	\$89,594	\$82,565



3116-3120 W MAIN STREET ALHAMBRA, CA 91801

Alhambra Planning and Zoning Division:

Direct Line – 626.570.5034

Hours – Monday through Thursday 7am-5:30pm

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