

EXCLUSIVE LISTING!

140-152 & 138 W Sierra Madre Blvd, Sierra Madre, CA 91024

Multi-Generational Class A Investment property in a Class A Location! In the heart of DOWNTOWN SIERRA MADRE, Commercial Retail & Apartment, Completely remodeled commercial, Superb Demographics, Irreplaceable Location



Property:	140-152 W Sierra Madre Blvd (comm.) 138 W Sierra Madre /147 Mariposa (apt.) Sierra Madre, CA 91024		
Price:	\$6,780,000	\$6,480,000	
Price per SF:	\$480	\$459	
CAP Rate/Proforma:	4.68% / 5.76%		
Year Built (Commercial):	1953 (Rebuilt in 2009-2010)		
Year Built (Residential):	1936		
Building & Lot Area:	14,111 SF / 25,362 SF		
APN#:	5767-024-012 & 5767-024-011		
Zoning:	CC (Sierra Madre Commercial)		
Parking:	18 (12 Commercial + 6 Residential)		
Unit Mix:	7 RETAIL / COMMERCIAL 1 x 3B + 1B 1 x 2B + 2B 2 x 2B + 1B 1 x 1B + 1B		

OFFERING HIGHLIGHTS

- Pride of Ownership Commercial Retail & Apartment in the heart of Downtown Sierra Madre
- Extremely strong demographics with an average household income of ±\$202,678 within two-mile radius
- Class A Property in a Class A Location!
- Walk score of 89 with superb access to almost all amenities within the city
- Right in the heart of Downtown Sierra Madre and a stone throw away from prime dining, shopping, and other venues in Sierra Madre
- Prime San Gabriel Valley location with a VERY LIMITED inventory

of commercial property available for sale

- High barriers to entry submarket with very limited inventory; High rent growth and low vacancy rate area
- Beautifully upgraded commercial property with major systems upgraded (updated electrical, updated roof, exterior façade, store fronts)
- Irreplaceable spaces for commercial tenants providing stable and quality tenancy for the center.
- Expansive ±26k SF lot that spans Sierra Madre Blvd to Mariposa Ave
- The commercial side is fully occupied with strong retail tenants that are established and rooted in the community

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MEMORIAL PARK



SIERRA MADRE MED. CENTER

SIERRA MADRE BLVD

**DOWNTOWN
SIERRA MADRE**



CHRIST CHURCH SIERRA MADRE



138-140 W SIERRA MADRE BLVD

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SANTA ANITA PARK



THE SHOPS AT SANTA ANITA



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Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**

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Broker Lic. 01749321

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138 W Sierra Madre Blvd
(apartment)

140 W Sierra Madre Blvd
(commercial retail)

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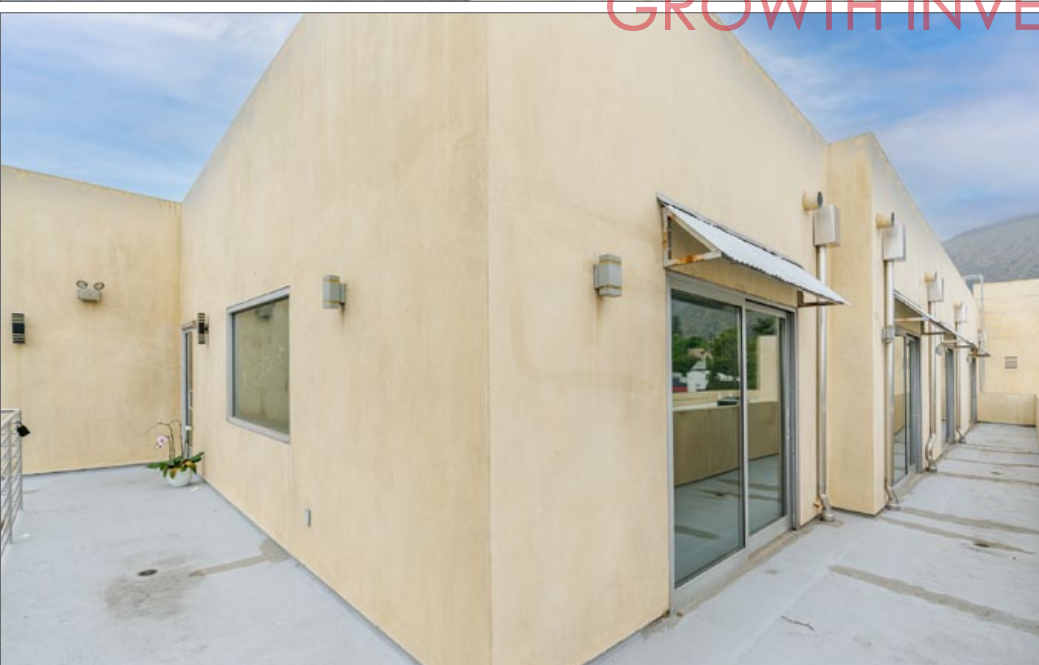
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