

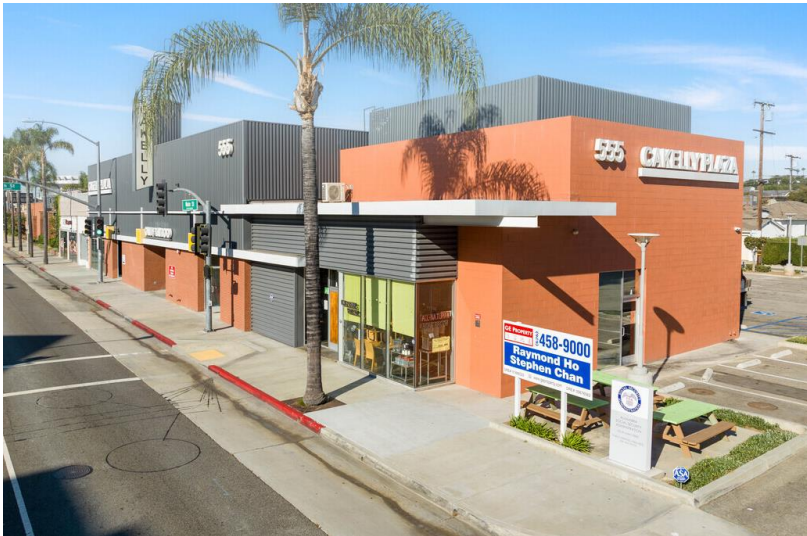


**GE PROPERTY**

**佳富地產**

**FOR SALE**

**555 W. MAIN STREET  
ALHAMBRA, CA 91801**



### 555 W. MAIN STREET, ALHAMBRA

PRICE:	\$9,800,000
Building:	15,635 SQFT
Lot:	25,769 SQFT
NOI:	\$536,286
CAP RATE:	5.5%
ZONING:	ALCPD

- **Social Security Federal government** signed a new 15 years + 5 years lease
- Renovation in 2011 and 2023
- Parking lot with 25 parking spaces
- Downtown Alhambra
- Alhambra High School and City Hall nearby
- High arching ceiling
- Near the major intersection of Main St and Atlantic Blvd
- Across from LA County Housing Development Authority



**Raymond Ho**  
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# INTERIOR



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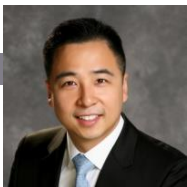
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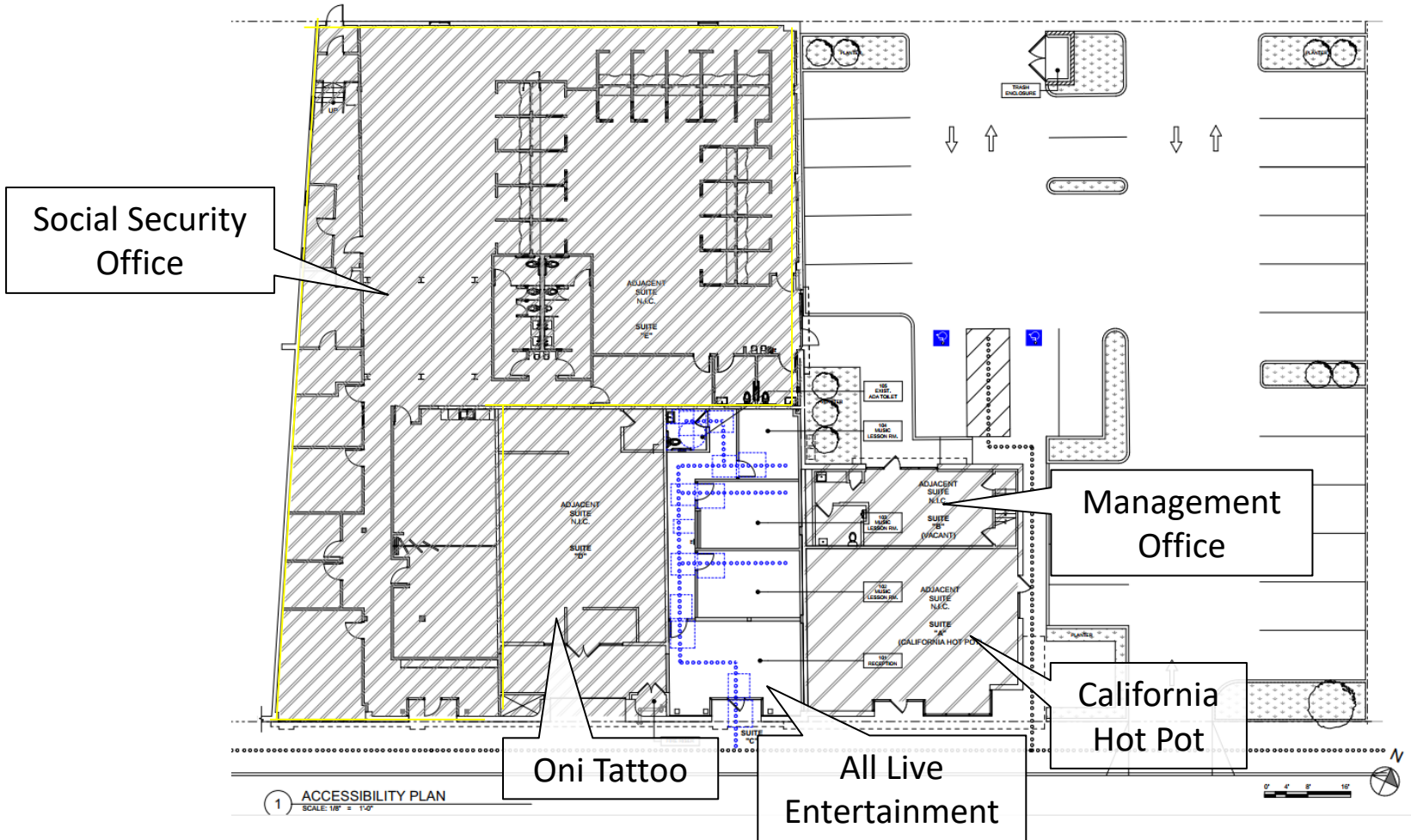
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<b>UNIT #</b>	<b>TENANT NAME</b>	<b>TYPE OF BUSINESS</b>
<b>A</b>	<b>California Hot Pot</b>	<b>Restaurant</b>
<b>B</b>	<b>Management Office</b>	<b>Vacant</b>
<b>C</b>	<b>All Live Entertainment</b>	<b>Music store/lessons</b>
<b>D</b>	<b>Oni Tattoo</b>	<b>Tattoo</b>
<b>E</b>	<b>Social Security Office</b>	<b>Federal Government</b>
<b>F</b>	<b>Social Security Office</b>	<b>Federal Government</b>
<b>G</b>	<b>Social Security Office</b>	<b>Federal Government</b>
<b>H</b>	<b>Social Security Office</b>	<b>Federal Government</b>



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Income	
Base Rental Income	\$520,350
Operating Exp. & CAM Reimbursement	\$165,360
*TI Rate+BSAC	\$60,372
<b><u>Gross Income</u></b>	<b><u>\$746,082</u></b>
Expenses	
New Property Tax	\$117,600
Backflow	\$355
Insurance	\$8,000
Cleaning & Maintenance	\$41,000
Utilities	\$18,000
Landscaping	\$4,420
Trash	\$3,000
Management	\$17,389
<b><u>Expenses Total</u></b>	<b><u>\$209,796</u></b>

NOI	\$536,286
Proforma CAP rate	5.5%

\*Social Security Tenant Improvements Rent and Building Specific Amortized Capital



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## ALHAMBRA'S LARGEST EMPLOYERS

LA County Department of Public Works	1,350
AHMC Healthcare Inc	1,000
LA County Development Authority	750
East LA Regional Center	660
Alhambra City Schools	660
Alhambra City Hall	603
Home Depot	375
Costco	350
EMCORE Corp	175
Target Corporation	175

## ALHAMBRA'S ATTRACTIONS

- Auto Row
- Free Parking
- Amazing Restaurants
- Great schools
- Movie Theater
- Beautiful Parks
- Golf Course
- Farmers Market
- Library
- Family Events
- Lunar New Year
- Pumpkin Run



## CONTACT US

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 111 South First Street  
 Alhambra, CA 91801  
[www.cityofalhambra.org](http://www.cityofalhambra.org)  
[Planning@cityofalhambra.org](mailto:Planning@cityofalhambra.org)



## ALHAMBRA: WHO WE ARE

POPULATION: 82,868



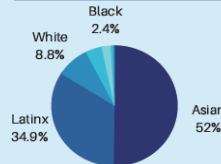
MEDIAN AGE: 41



HIGH SCHOOL GRADUATES OR HIGHER: 82.9%



RACE:



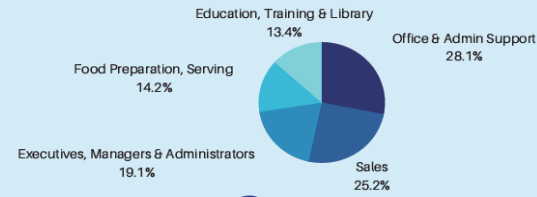
LABOR FORCE: 41,290



TOTAL EMPLOYEES: 25,626



JOB TYPES:



MEDIAN HOUSEHOLD INCOME: \$66,593



MEDIAN HOME VALUE: \$630,200



POPULATION DENSITY: 10,988 PEOPLE PER SQUARE MILE



72% WHITE COLLAR 27% BLUE COLLAR

HOW PEOPLE SPEND THEIR MONEY:



Source: San Gabriel Valley Economic Partnership

## BUSINESSES IN ALHAMBRA



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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	48,034	263,425	728,717	2,608,792	147,703
5 Yr Growth	1.8%	0.7%	0.9%	1.2%	1.0%
Median Age	40	41	38	36	41
5 Yr Forecast	41	42	40	38	42
White / Black / Hispanic	39% / 2% / 34%	45% / 2% / 35%	58% / 3% / 48%	71% / 4% / 59%	44% / 2% / 35%
5 Yr Forecast	39% / 2% / 34%	44% / 2% / 35%	58% / 3% / 49%	71% / 4% / 59%	43% / 2% / 35%
Employment	20,591	86,228	301,832	1,203,468	73,457
Buying Power	\$943.3M	\$5.6B	\$14.5B	\$43.9B	\$3.3B
5 Yr Growth	3.2%	2.1%	2.6%	3.0%	3.4%
College Graduates	31.8%	31.9%	28.6%	23.9%	41.9%
<b>Household</b>					
Households	17,568	88,502	236,814	824,601	51,056
5 Yr Growth	1.7%	0.7%	0.9%	1.3%	1.0%
Median Household Income	\$53,694	\$62,844	\$61,062	\$53,280	\$64,417
5 Yr Forecast	\$54,518	\$63,737	\$62,123	\$54,218	\$65,938
Average Household Income	\$74,710	\$89,342	\$85,390	\$77,709	\$89,220
5 Yr Forecast	\$76,442	\$90,695	\$86,796	\$79,099	\$90,908
% High Income (>\$75k)	36%	43%	41%	37%	44%
<b>Housing</b>					
Median Home Value	\$590,303	\$716,802	\$673,643	\$614,387	\$734,474
Median Year Built	1966	1958	1959	1960	1956
Owner / Renter Occupied	29% / 71%	46% / 54%	46% / 54%	38% / 62%	43% / 57%



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