



+3.8 Acres

Development or Dealership
Opportunity in the City of Alhambra, CA

400 S. Atlantic Blvd
Alhambra, CA 91801

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**REALTY
ADVISORY
GROUP, INC.**

EST. 1995



EST. 1995

WEST COMMONWEALTH AVE

CAR DEALERSHIP & SERVICE

PROPERTY ADDRESS : 400 SOUTH ATLANTIC BOULEVARD, ALHAMBRA

APN: 5344-002-001
LOT SIZE: 6,250 SF / 0.14 ACRES

APN: 5344-002-010
LOT SIZE: 7,001 SF / 0.16 ACRES

APN: 5344-002-012
LOT SIZE: 7,000 SF / 0.16 ACRES

APN: 5344-002-044
LOT SIZE: 107,985 SF / 2.48 ACRES

APN: 5344-002-046
LOT SIZE: 1,250 SF / 0.03 ACRES

TOTAL LAND AREA: 129,486 SF / 2.972 ACRES

CORNER PARCELS

PROPERTY ADDRESS : 418 SOUTH ATLANTIC BOULEVARD, ALHAMBRA

APN: 5344-001-046
LOT SIZE: 21,243 SF / 0.49 ACRES

PROPERTY ADDRESS : 500 NORTH ATLANTIC BOULEVARD, ALHAMBRA

APN: 5344-001-047
LOT SIZE: 17,747 SF / 0.41 ACRES

TOTAL LAND AREA: 38,990 SF / 0.895 ACRES

COMBINED LAND AREA: 168,476 SF / 3.868 ACRES



PROPERTY LOCATION & ZONING



- **Dealership Portion:** ±2.97 Acres or 129,486 Square Feet
- **Mission Corner:** ±0.895 Acres or 38,990 Square Feet
- **Zoning:** Commercial Mixed-Use (CMU). The CMU Zone is intended to provide areas for a broad range of retail and service commercial activities, as well as office and residential uses that support retail and commercial uses. This Zone provides for developments that include a mix of residential and/or office and commercial development or single use commercial or retail development. The CMU Zone implements the General Commercial General Plan land use designation (Please refer to the City's zoning link below).
 - Maximum Residential Density up to 48 Units per Acre
 - Auto Dealerships are Permitted by Right
 - Zoning Code Link: https://codelibrary.amlegal.com/codes/alhambra/latest/alhambra_ca/0-0-136031#JD_Chapter23.05
 - Video Link: <https://vimeo.com/flyingrobotproductions/400-s-atlantic>

AERIAL PHOTOS

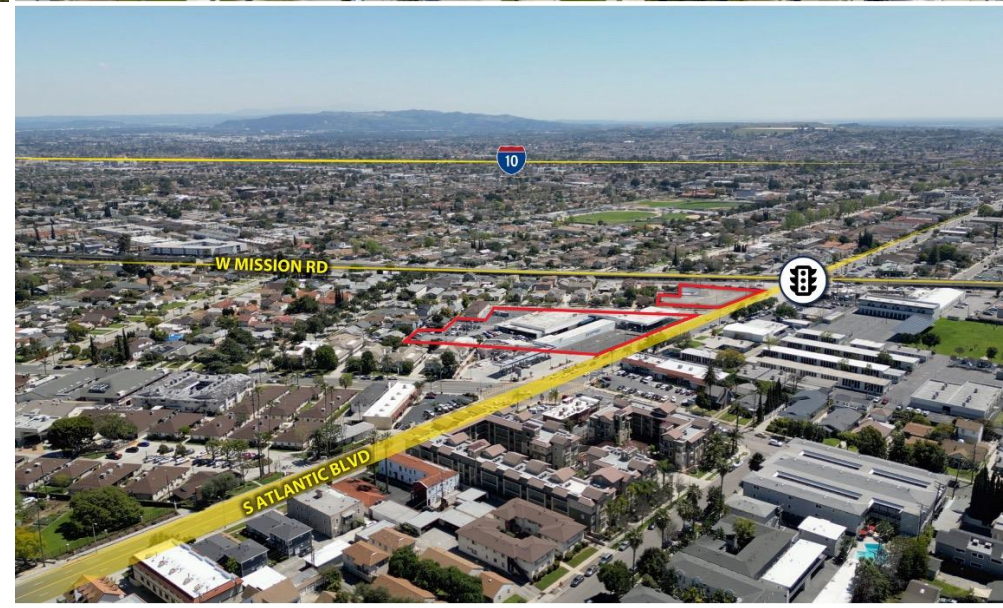


- **Dealership Portion:** ±2.97 Acres or 129,486 Square Feet
- **Mission Corner:** ±0.895 Acres or 38,990 Square Feet

LOCATION



- **7 Miles** to the Rose Bowl
- **10 Miles** to downtown Los Angeles
- **20 Miles** to Burbank Airport
- **25 Miles** to LAX and Long Beach Airports



CITY HIGHLIGHTS

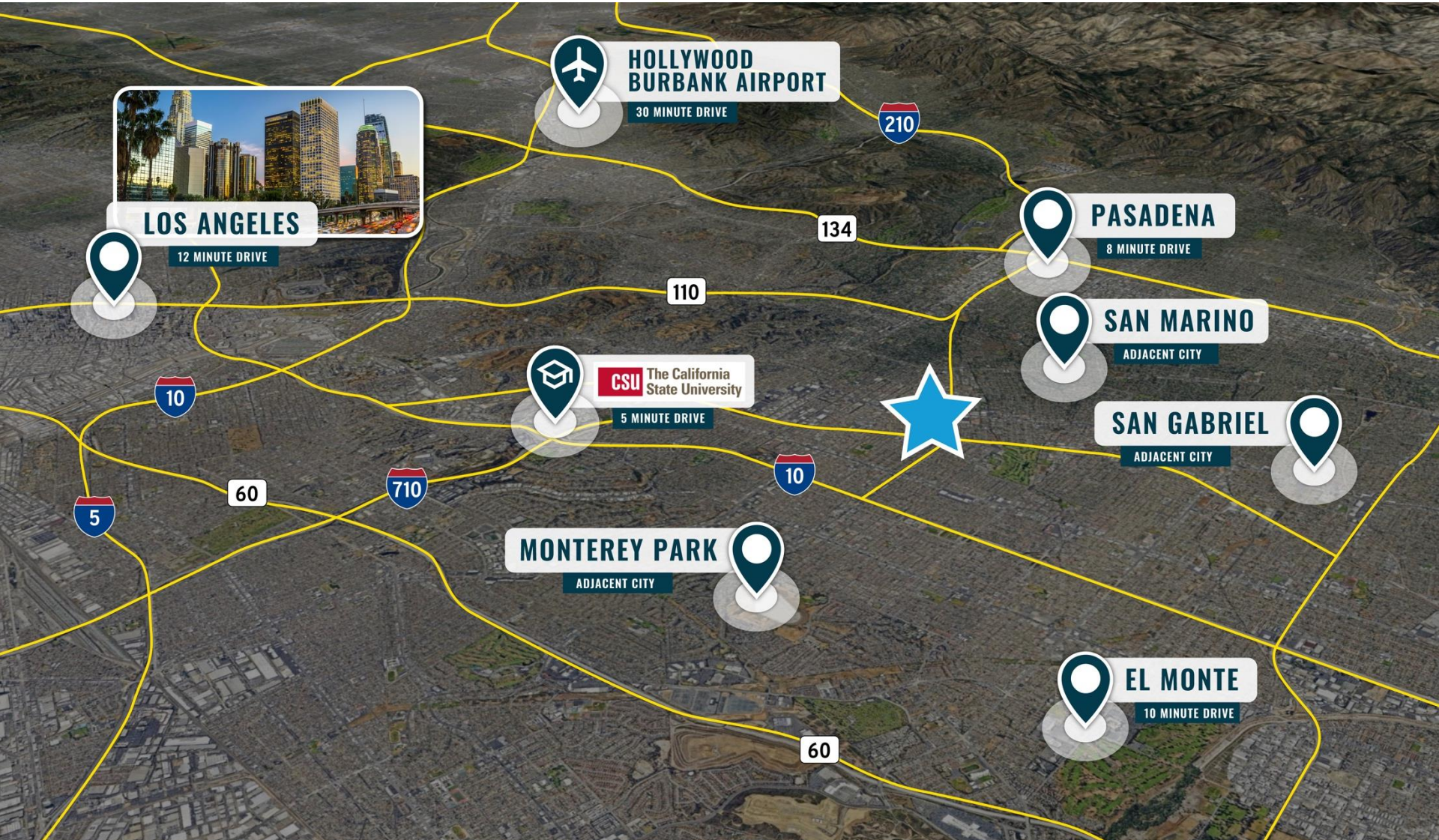


- **Alhambra's Population is 80,000+**
- **4 Fire Stations**
- **85 Sworn Police Officers**
- **Main Street's Auto Row** includes Acura, BMW, Jeep, Honda, Kia, Mazda, Nissan, Tesla, and Toyota. Mazda recently joined Auto Row, received City approval for a temporary dealership, and permits to build a new facility, all within 12 months.

REGIONAL MAP



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