

**GE PROPERTY**

**佳富地產**



# REGENT PLAZA

1411 S Garfield AVE. Alhambra, CA 91801

## ANCHOR TENANTS

- Nationally Famous Medical Providers:



- A Culinary Destination:



- A Balanced Business/Office Hub:



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## Property Information

**Address:** 1411 S Garfield Ave, Alhambra

**Stories:** 3 stories  
2 undergrounds

**APN Number:** 5357-009-037

**Zoning:** ALCPD

**Land Area:** 0.58 AC

**Year Built:** 2017

**Parking:** 132 spaces,  
5 cars per 1,000 SF

**Elevators:** Two gurney-sized elevators

**Stairway Access:** Two





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<b>Asking Price:</b>	<b>\$25,000,000</b>
<b>Building RSF:</b>	<b>26,926 RSF</b>
<b>Price Per RSF</b>	<b>\$929</b>
<b>Annual Base Rent:</b>	<b>\$1,140,660</b>
<b>Annual CAM Collection:</b>	<b>\$403,093</b>
<b>Gross Income:</b>	<b>\$1,543,753</b>
<b>Less Expenses:</b>	<b>-\$439,129</b>
<b>Annual Net Income:</b>	<b>\$1,104,624</b>
<b>Gross Time Multiplier:</b>	<b>16.2 X</b>
<b>CAP Rate:</b>	<b>4.42%</b>



## Annual Expenses

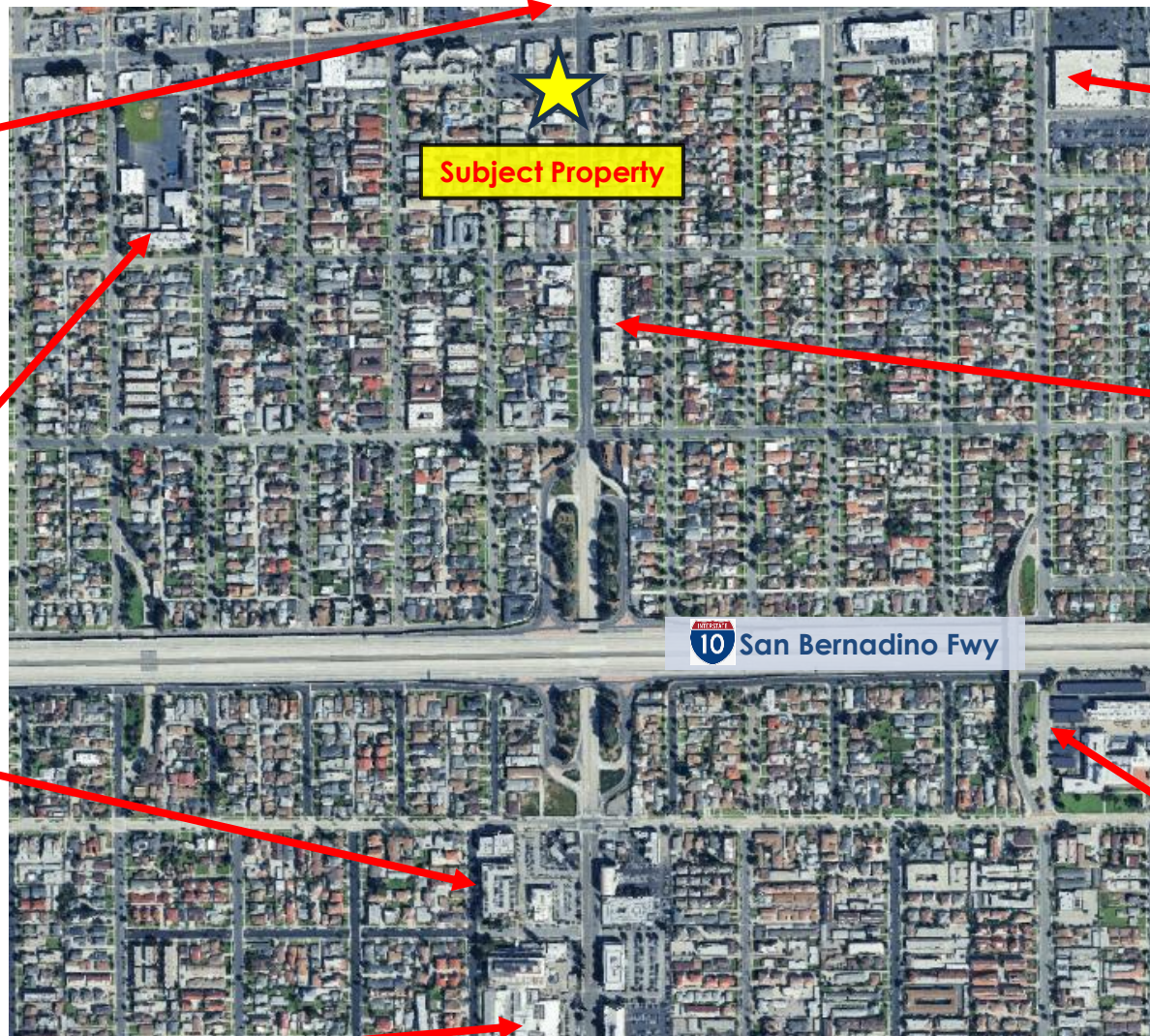
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<b>Expenses</b>	<b>2025 Estimated Amount</b>
CLEANING AND MAINTENANCE	\$25,770
Steam Clean	\$590
Elevator Regular Maintenance	\$25,986
Insurance Expense	\$13,661
Emergency Radio Responder	\$5,830
Property Tax	\$145,389
Business Tax renewal	\$421
Gardening	\$7,500
Pest Control	\$10,100
Plumbing	\$4,500
Key / Lock	\$385
Fire sprinkler system	\$3,375
Extinguisher	\$292
Solar Panels	\$2,000
Repairs and Maintenance - Other	\$1,137
Electric	\$30,307
Water	\$3,372
Trash Removal	\$49,643
Security Alarm	\$7,300
Telephone	\$6,056
Internet	\$1,809
Security Service	\$38,637
Property Management Fee	\$55,070
<b>Total (Per Annum)</b>	<b>\$439,129</b>
<b>Total (Per Month)</b>	<b>\$36,594</b>



# OVERHEAD VIEW





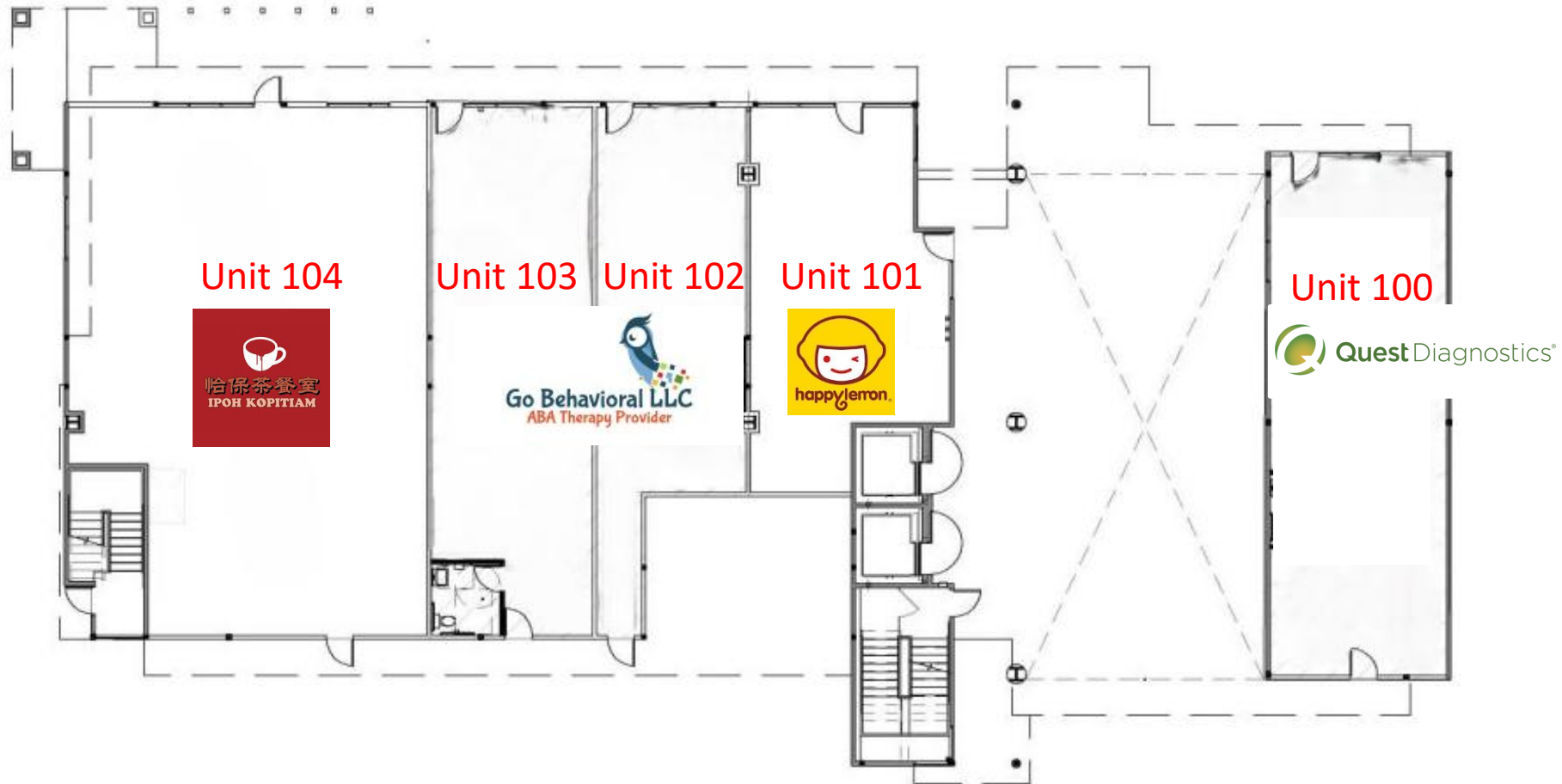
# TRAFFIC



# SITE PLAN-1<sup>st</sup> FL

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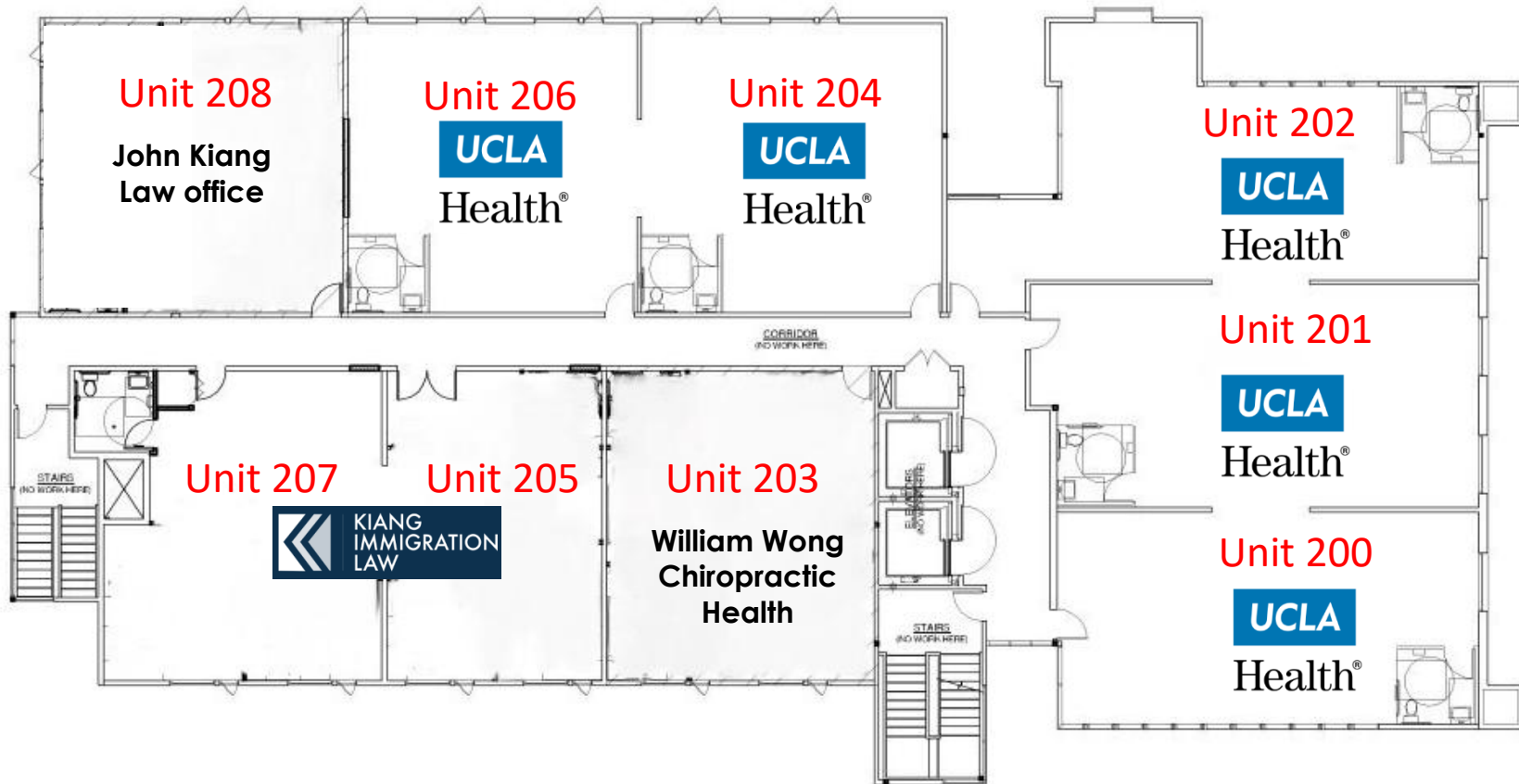




## SITE PLAN-2<sup>nd</sup> FL

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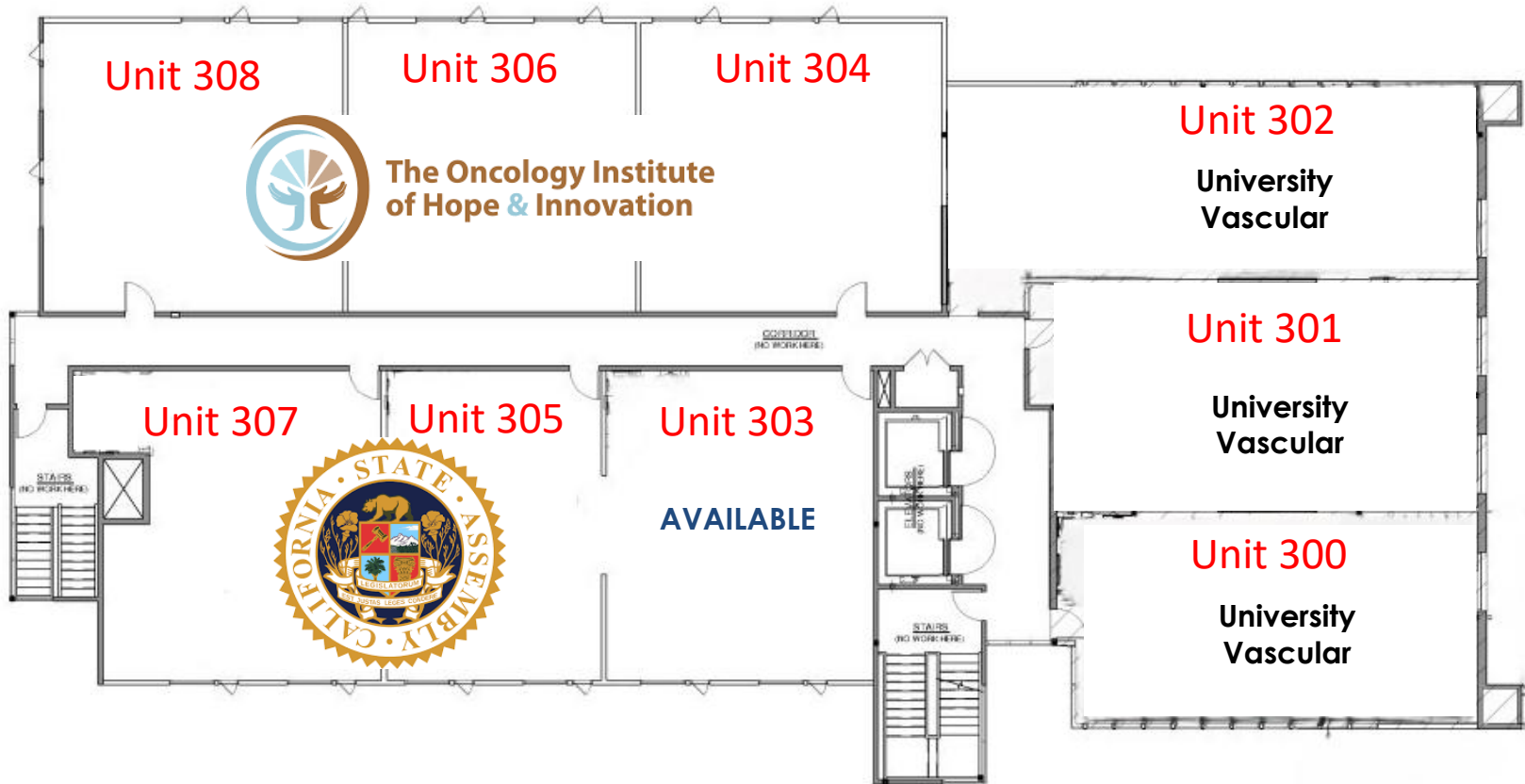
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# SITE PLAN-3<sup>rd</sup> FL

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Anchors	Age	Price	Cap	\$PSF
<b>Allied Medical</b> 120 W Hellman Ave, Monterey Park Sold Vacant	2021	\$21,600,000 <b>SOLD</b>	N/A	\$801
<b>Phoenix TV</b> 3810 Durbin St, Irwindale Currently vacant; asking \$1.67/SF/month	1989	\$15,000,000	3.80%	\$510
<b>Bank E Asia</b> 388 E Valley Blvd, Alhambra Cap based on 100% occupancy	2004	\$26,800,000	5.80%	\$460
<b>Bank America</b> 12223 Ventura Blvd, Studio City Asking \$4.00/SF/month	1973/2020	\$15,149,744	5.85%	\$1,059
<b>Bowling</b> 1308-1412 E Valley Blvd, Alhambra	1960	\$17,980,000 <b>IN ESCROW</b>	3.69%	\$513



# COMPS

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## SUBJECT PROPERTY

**UCLA/Quest Medical**  
**1411 S Garfield Ave, Alhambra**

**Age**

**2017**

**Price**

**\$25,000,000**

**Cap**

**4.42%**

**\$PSF**

**\$928**



**GRM**  
**16.2 X**

**CAP RATE**  
**4.42 %**

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1411 S Garfield Ave  
Subject Property



## Properties Comparison





# ANCHOR TENANTS



**The Oncology Institute  
of Hope & Innovation**

Founded in 2007, The Oncology Institute of Hope and Innovation (TOI) is advancing oncology by delivering highly specialized, value-based cancer care in the community setting. TOI offers cutting-edge, evidence-based cancer care to a population of more than 1.8 million patients including clinical trials, transfusions, and other care delivery models traditionally associated with the most advanced care delivery organizations. With over 100 employed clinicians and more than 800 teammates in 70+ clinic locations and growing.



UCLA Health is among the most comprehensive and advanced health care systems in the world. Their mission is to provide state-of-the-art patient care, generate research discoveries leading to new treatments and diagnoses, and train future generations of health care professionals. Together, the UCLA Hospital System and the David Geffen School of Medicine at UCLA strive every day to be a leader in setting the standards of excellence.



**Quest Diagnostics®**

Quest Diagnostics Incorporated is an American clinical laboratory. A Fortune 500 company, Quest operates in the United States, Puerto Rico, Mexico, and Brazil. Quest also maintains collaborative agreements with various hospitals and clinics across the globe.



Family-owned restaurant that have developed a deep connection with authentic Malaysian cuisine for close to a century. With traditional family recipes passed down through generations for authentic Ipoh-style Malaysian food.



California State Assembly-  
office of the Assemblymember  
from the 49<sup>th</sup> district.



Dedicated to providing Comprehensive Applied Behavior Analysis (ABA) services to families. Our experienced team of professionals works closely with parents and caregivers to create a personalized plan tailored to everyone's needs. With the help of ABA, parents can see their child make meaningful progress in areas such as language, play, and motor skills. We understand that each child is unique, so we take extra care when designing an effective program for their development.



Happy Lemon is a world-leading beverage chain founded in 2006 by the Yummy-Town Group, a public listed tea culture company originating in Taiwan. They are the elite pioneers who originally brought and expanded the tea culture to Mainland China and Hong Kong. In 2014, Happy Lemon successfully became the world's most recognized and respected tea culture brand with more than 350 + locations across 21 countries including the USA, Canada, Australia, United Kingdom, South Korea, Japan, Dubai, Philippines, and many more.



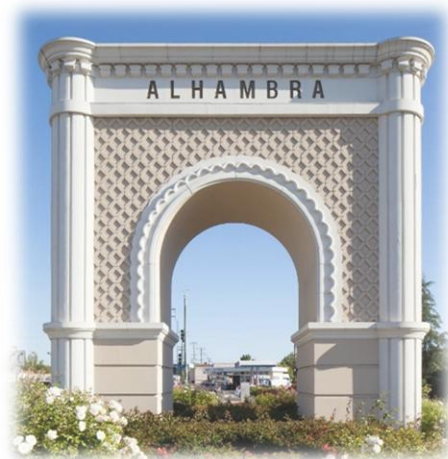
# CITY OF ALHAMBRA



# City of Alhambra

The City of Alhambra is located just southeast of downtown Los Angeles in Los Angeles County, California. It is known for its vibrant and diverse community with mix of residential, commercial, and recreational spaces. Downtown Alhambra is home to a variety of dining, shopping, and entertainment options. Residents can enjoy a blend of suburban comfort and access to the amenities of city life.

Alhambra's commercial real estate market is characterized by a mix of office, retail, industrial, and mixed-use spaces, with a growing demand for modern developments and urban-style living environments. Its affordability, proximity to Los Angeles, and ongoing revitalization efforts make Alhambra an attractive location for businesses seeking a strategic and cost-effective base in Southern California.



# DEMOGRAPHICS

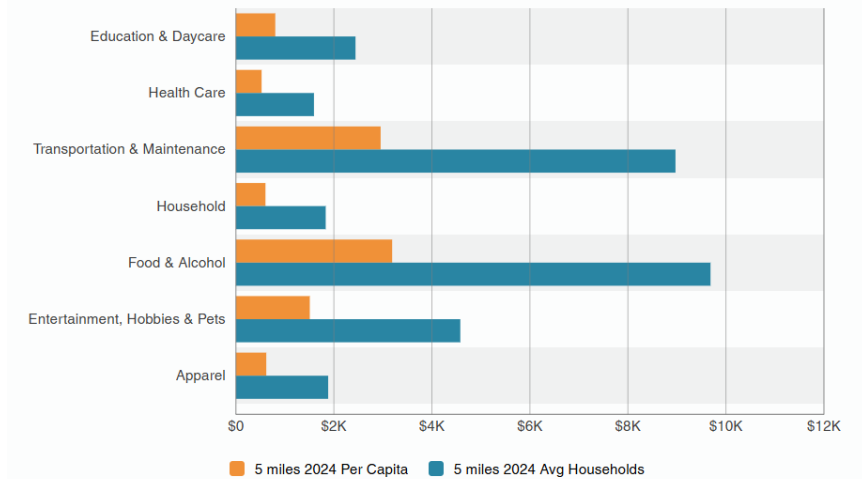
## Households

	2 miles	5 miles	10 miles
2020 Households	49,801	234,368	843,515
2024 Households	47,340	219,031	793,532
2029 Household Projection	45,679	210,586	764,042
Annual Growth 2020-2024	0.1%	-0.1%	0.1%
Annual Growth 2024-2029	-0.7%	-0.8%	-0.7%
Owner Occupied Households	17,388	92,381	289,919
Renter Occupied Households	28,292	118,204	474,123
Avg Household Size	2.9	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.5B	\$7.6B	\$26.2B

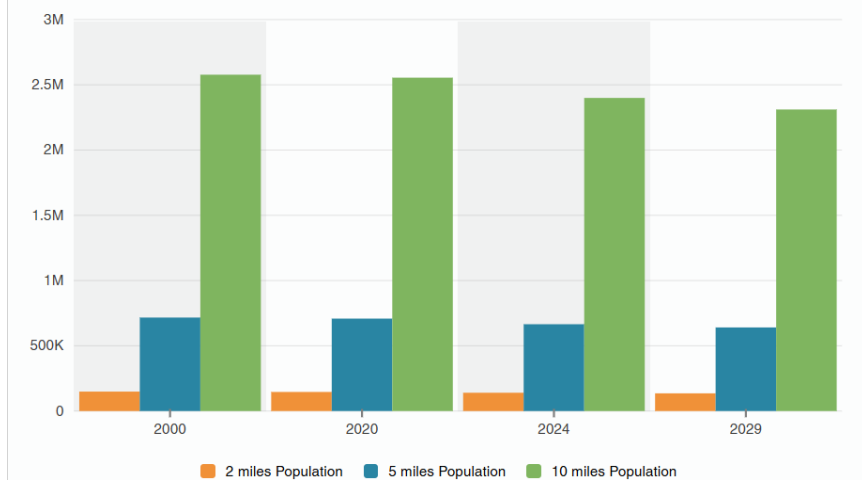
## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$90,625	\$102,150	\$96,410
Median Household Income	\$69,659	\$77,218	\$70,674
< \$25,000	9,316	36,798	156,032
\$25,000 - 50,000	7,943	36,635	138,588
\$50,000 - 75,000	8,032	33,571	122,425
\$75,000 - 100,000	5,899	28,300	98,073
\$100,000 - 125,000	5,074	22,710	76,275
\$125,000 - 150,000	3,535	15,903	51,246
\$150,000 - 200,000	4,000	20,609	68,702
\$200,000+	3,541	24,504	82,190

## Per Capita & Avg Household Spending



## Population



# OUR COMPANY

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.

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**Stephen Chan**  
**President and Founder**  
DRE# 00676562



**Raymond Ho**  
**Vice President**  
DRE# 01868322

## **CORPORATE HEADQUARTERS**

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