

# FOR SALE



3000 W MAIN ST | ALHAMBRA, CALIFORNIA

## OFFERING SUMMARY

Sale Price:	\$885,000
Available SF:	Approximately 636 SF
Lot Size:	7,840 SF
APN:	5292-019-020 : 5292-019-021 and 5292-019-022

## PROPERTY HIGHLIGHTS

- Three (3) parcels totaling approximately 7,840 SF of land
- CMU - Commercial Mixed Use zoning (City of Alhambra)
- Corner lot on West Main Street, near Huntington Drive
- Approximately 636 SF stand-alone Auto Service building
- Multiple curb cuts
- Fenced yard area
- Excellent visibility from multiple directions

### Scott Wilcott Jr., CCIM

Senior Vice President  
626.204.1500 Direct  
swilcott@naicapital.com  
CA DRE #01214447

### Suzanne Hazel

626.429.8600 Direct  
suzy.hazel@sothebys.realty  
CA DRE #01806362

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# FOR SALE



**3000 W MAIN ST | ALHAMBRA, CALIFORNIA**



The 3000 West Main Street offering presents an irreplaceable corner property consisting of three parcels totaling approximately 7,840 square feet of land, improved with an approximately 636 square foot stand-alone auto service building. Zoned CMU (Commercial Mixed Use) by the City of Alhambra, the property allows for a wide variety of retail and service commercial uses.

Strategically positioned at the intersection of West Main Street near Huntington Drive, the site offers exceptional street visibility, access from several directions and partially fenced yard. The property benefits from multiple curb cuts, providing outstanding ingress and egress flexibility, an increasingly rare feature for infill locations.

Located approximately eight miles from Downtown Los Angeles, the property offers convenient access to the I-10 and I-710 freeways and is situated along a major commuter corridor with nearby public transportation, making it a highly desirable infill commercial opportunity.



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[www.naicapital.com](http://www.naicapital.com)

NAI Capital | 225 S. Lake Avenue | Suite M270 | Pasadena, CA 91101



# PROPERTY PHOTOS



## Scott Wilcott Jr., CCIM

Senior Vice President  
626.204.1500 Direct  
swilcott@naicapital.com  
CA DRE #01214447

## Suzanne Hazel

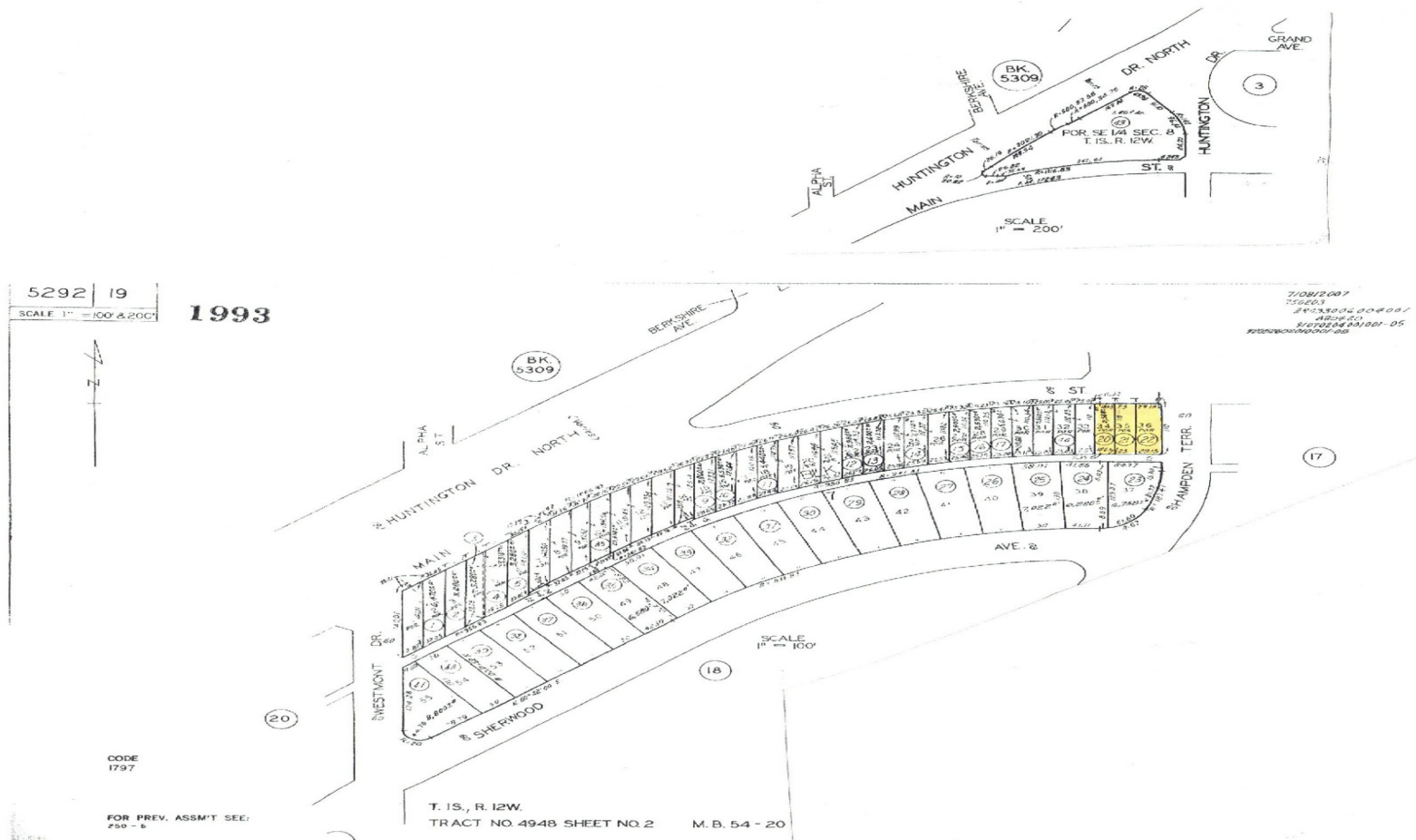
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# SITE PLANS

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# AERIAL MAP

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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CA DRE #01214447

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