

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



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.

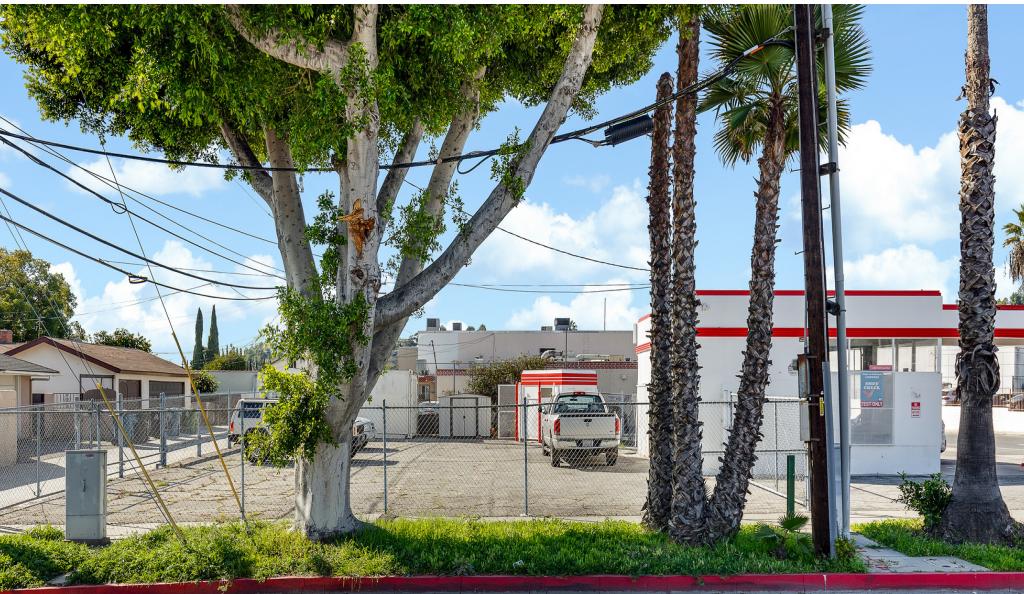
Located approximately eight miles from Downtown Los Angeles, the property offers convenient access to the I-10 and I-710 freeways and is situated along a major commuter corridor with nearby public transportation, making it a highly desirable infill commercial opportunity.

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Sotheby's
INTERNATIONAL REALTY

www.naicapital.com

PROPERTY PHOTOS



Scott Wilcott Jr., CCIM

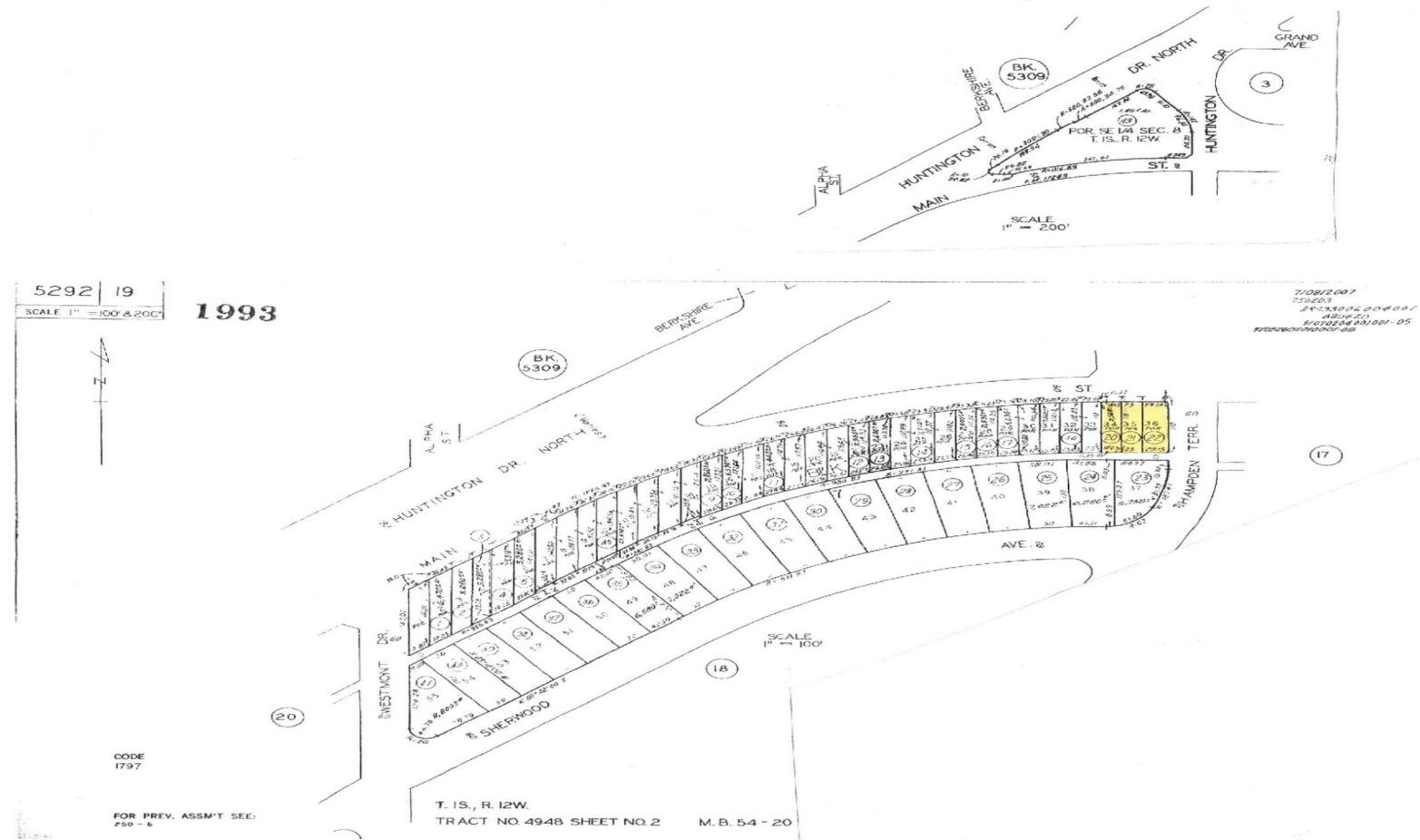
Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com
CA DRE #01214447

Suzanne Hazel

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

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

SITE PLANS



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

AERIAL MAP



Scott Wilcott Jr., CCIM

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

Suzanne Hazel

626.429.8600 Direct
suz.y.hazel@sothebys.realty
CA DRE #01806362

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474