

# EXCLUSIVE LISTING

## 1308-1408 E Valley Blvd, Alhambra, CA 91801

PRIME VALUE-ADD Multi-Tenant Shopping Center (Sale Leaseback), Best Location in Alhambra with ±300 ft. Valley Blvd frontage  
Full Occupancy (sale leaseback), ±29,400 Traffic Count - RE-DEVELOPMENT: Large ±2.4acre PRIME IN-FILL, CMU Zoning, FAR 2.0



### SUMMARY

Subject Property:	1308-1408 E Valley Blvd, Alhambra, CA 91801
Price:	\$17,980,000
Building Size / Year Built:	35,022 SF / 1960
Lot Size:	104,500 SF / ±2.4acre
APN# / Zoning:	5359-006-030 / CMU
Density:	48 units/acre
Parking:	162 (156 + 6 disabled)
Current Use:	8 retail units + 1 cell tower
Vacancy:	Can be delivered with 0% Vacancy (Sale Leaseback) or 76% Vacant (for re-development)

### Investment Highlights

- Prime VALUE-ADD Investment with SALE LEASEBACK structure OR Prime REDEVELOPMENT SITE on Valley Blvd in Alhambra, CA
- Located in an extremely strong commercial area on Valley Ave, the BEST street for retail/commercial/mixed-use in west San Gabriel Valley.
- Excellent location on Valley Blvd crossing New Ave with high traffic count and high demand for retail spaces; right at the border of Alhambra & San Gabriel
- First time for sale since 2002, 22 years ownership!
- Extremely rare large ±2.4acre site with CMU (Commercial Mixed-Use) zoning right on Valley Ave
- Surrounded by many high-end new mixed-use and commercial retail developments on Valley Blvd in Alhambra and San Gabriel
- Billions of new developments have been completed and in process on Valley Blvd in the past several years, i.e. Hyatt Hotel, Sheraton Hotel, Hilton Hotel, 400 E Valley, 205 E Valley, 300 E Valley, The One on Del Mar Blvd, and many more!

### Property Highlights

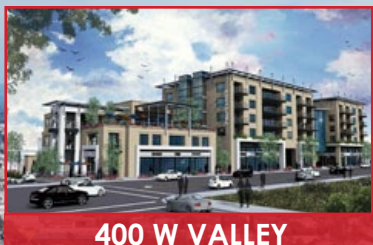
- Prime Location right on Valley Blvd crossing New Ave with highly visible monument sign
- Good lease rates with significant rental upside and strong fundamentals providing a stable and strong current and future cash-flow + appreciation potentials
- Wide ±300ft frontage right on VALLEY BLVD!
- Can be delivered with 0% Vacancy with a SALE LEASEBACK structure
- Zoning CMU (Commercial Mixed-Use) offers a wide range of uses and the highest density allowed for residential development.
- Excellent location with a wide ±300ft frontage right on VALLEY BLVD! Lot dimension: 300ft w x 376ft d
- According to City: FAR (Floor Area Ratio) 2.0 (buildable up to ±209,000 SF), 48 units/acre – buildable up to 115 units mixed-use before any bonus density
- Excellent Traffic count: ±29,400 vehicles per day
- Walk score 89 (very walkable); Strong demographics with ±\$90k income (1-mile)
- Highly desirable Single-story construction for ease of maintenance and future redevelopment
- Excellent access to FWY 10 with easy access to Downtown Los Angeles



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400 W VALLEY



SAN GABRIEL SQUARE



CITY OF SAN GABRIEL



1308-1408 E VALLEY BLVD

Valley Blvd  
(Traffic Count ±29,400 c/pd)

Lot: ±2.4acre CMU zone  
FAR 2.0

Walk Score  
**89**

**Very Walkable**

Most errands can be accomplished on foot.

Exclusively Listed By:

**HAN WIDJAJA CHEN**

**626.594.4900**

**han.chen@growthinvestmentgroup.com**

Broker License# 01749321



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HILTON HOTEL



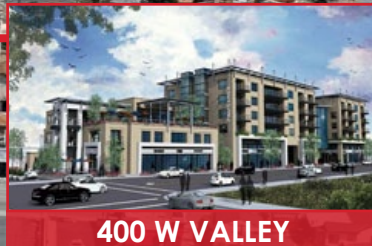
SHERATON HOTEL



SAN GABRIEL SQUARE



CITY OF SAN GABRIEL



400 W VALLEY



1308-1408 E VALLEY BLVD

GROWTH INVESTMENT GROUP

**Valley Blvd**  
(traffic count ±29,400 cpa)

**Lot: ±2.4acre CMU zone  
FAR 2.0**

Walk Score **89** **Very Walkable**  
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SAN GABRIEL COUNTRY CLUB



ALHAMBRA GOLF COURSE



ALMANSOR PARK



CITY OF SAN GABRIEL

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**Valley Blvd**  
(traffic count ±29,400 cpd)



1308-1408 E VALLEY BLVD

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