

47,910 SF (Divisible) Retail Space
For Lease

2500 W. Commonwealth
Alhambra, CA 91803

34,610 SF
AVAILABLE

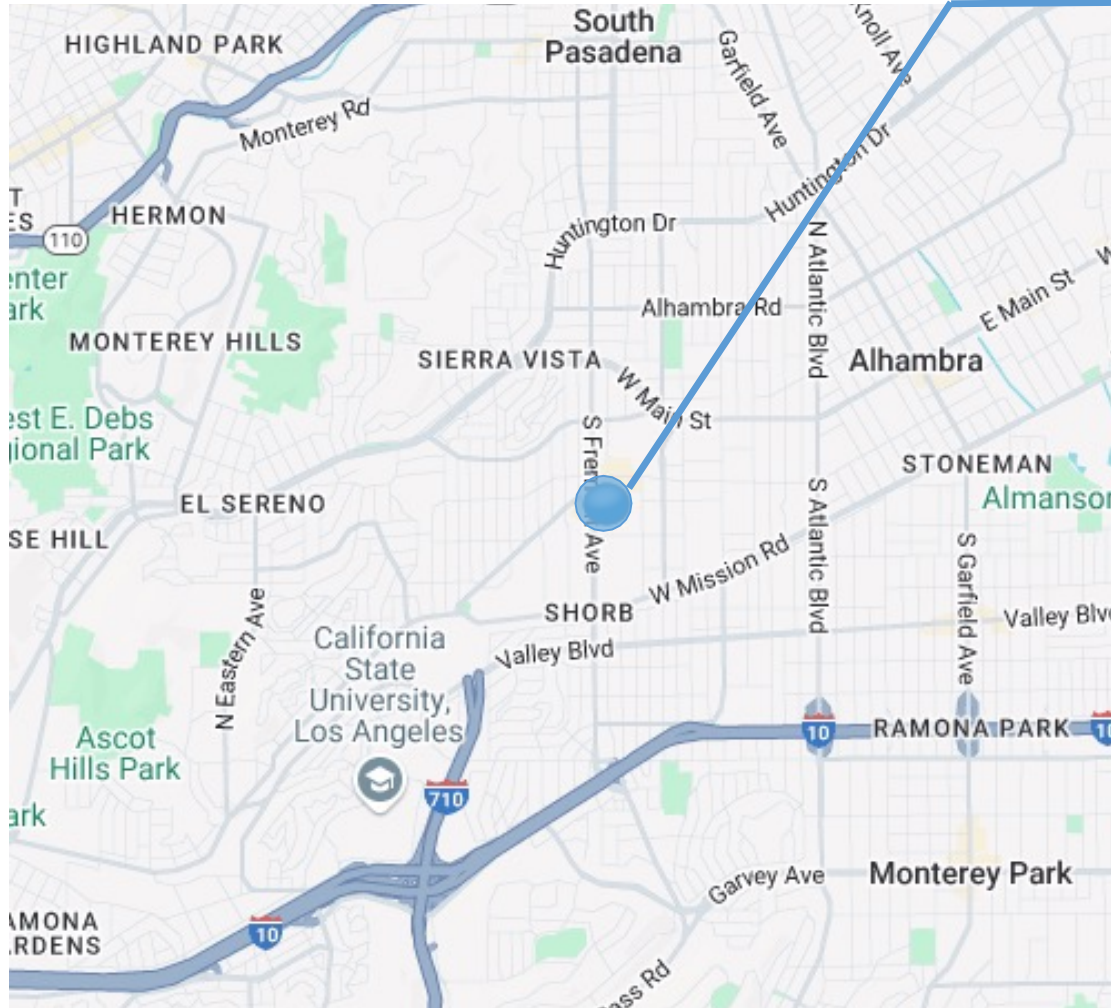
W COMMONWEALTH AVENUE

S FREMONT AVENUE



47,910 SF (Divisible) Retail Space For Lease

2500 W. Commonwealth
Alhambra, CA 91803



Property Highlights:

- 47,910 SF Retail Box (currently split into two spaces of 34,6210 and 13,300 SF) in one of the premier locations in Metro Los Angeles
- Adjacent and nearby national anchor tenants include Costco, Target, Albertsons, PetSmart and Home Depot
- According to Placer Ai:
 - 7th Busiest Costco in the US (98% Percentile)
 - 4th Busiest Target in the US (99% Percentile)
 - 7th Busiest Albertsons in the US (98th Percentile)
 - 5th Busiest PetSmart in the US (99th Percentile)
 - 42nd Busiest Home Depot in the US (97th Percentile)
- Huge parking field
- Monument signage on Atlantic Ave and Commonwealth Ave

Demographics:

2024 Estimates	1 MILE	3 MILE	5 MILE
Population	31,982	248,878	726,943
AHH Income	\$111,787	\$132,010	\$126,738



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
Tel: 888-3-1-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

47,910 SF (Divisible) Retail Space
For Lease

2500 W. Commonwealth
Alhambra, CA 91803



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

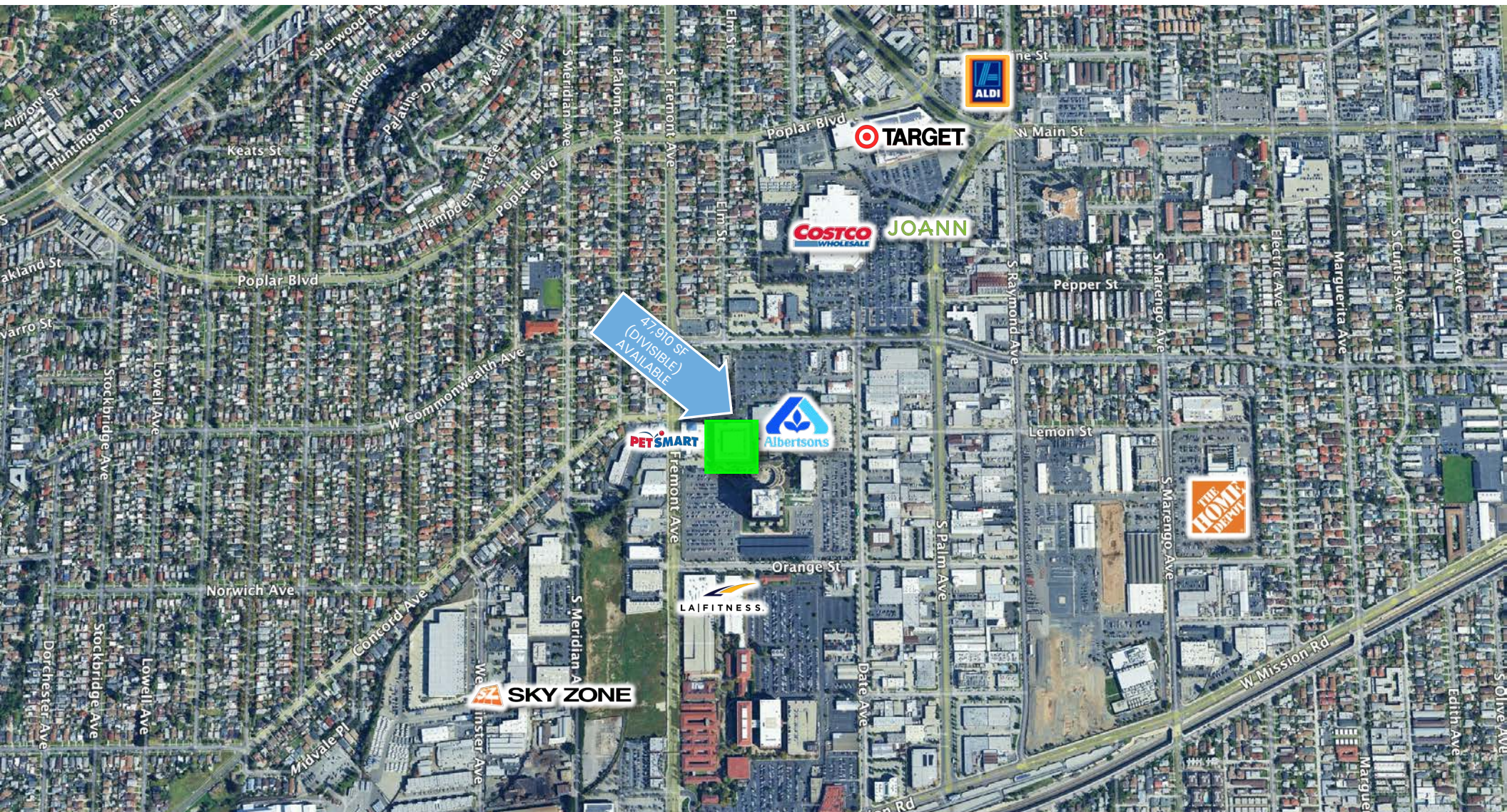
CHARLIE BORTNICK
Tel: 888-3-1-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

47,910 SF (Divisible) Retail Space
For Lease

2500 W. Commonwealth
Alhambra, CA 91803



TERRY BORTNICK
Tel: 888-301-1888 x2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
Tel: 888-3-1-1888 x7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

47,910 SF (Divisible) Retail Space For Lease

2500 W. Commonwealth
Alhambra, CA 91803

Commonwealth Avenue Pylon Sign

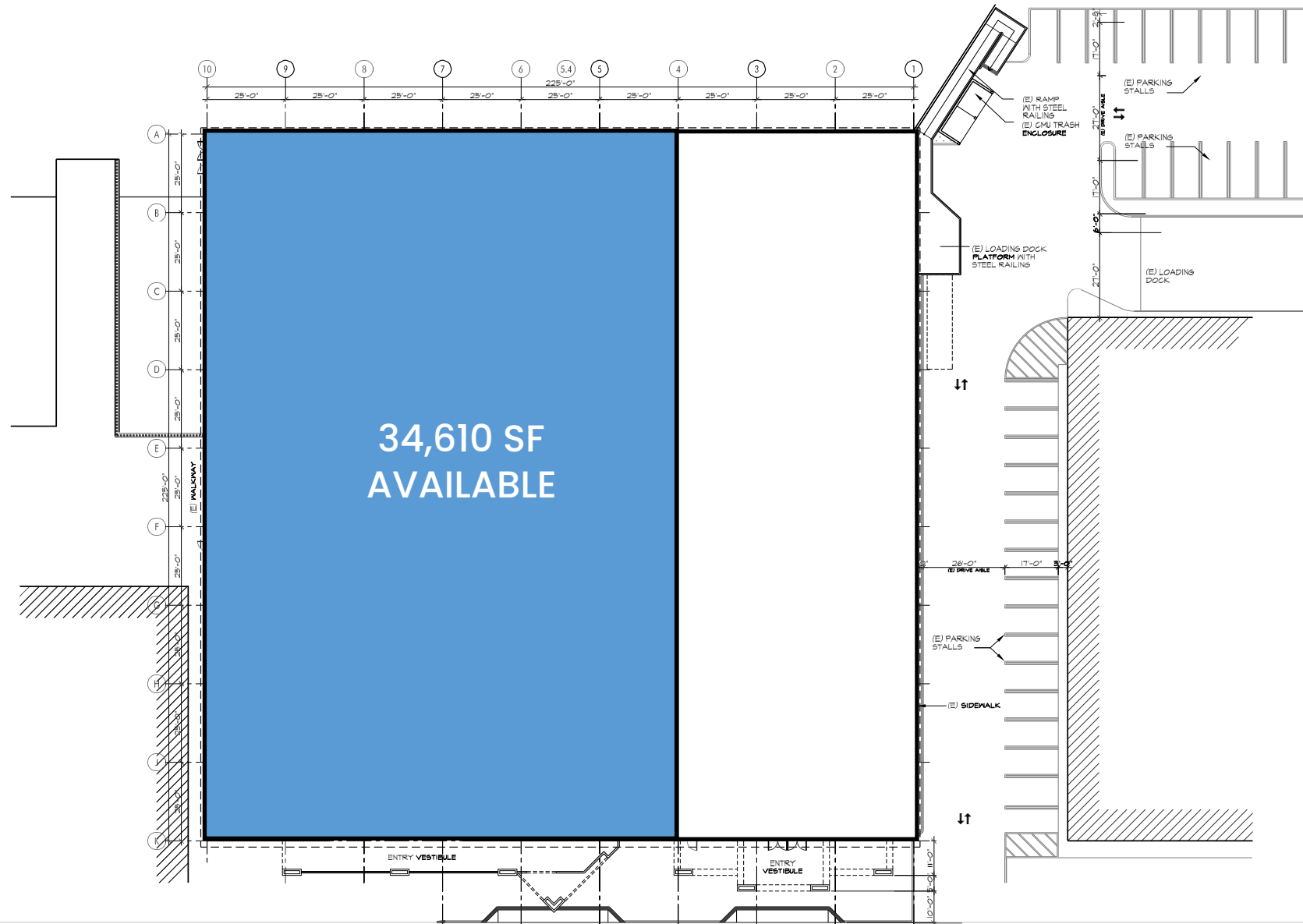


Fremont Avenue Pylon Sign



47,910 SF (Divisible) Retail Space
For Lease

2500 W. Commonwealth
Alhambra, CA 91803



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
Tel: 888-3-1-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

www.axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

47,910 SF (Divisible) Retail Space For Lease

2500 W. Commonwealth
Alhambra, CA 91803

Ranking Overview

Costco Wholesale

2207 W Commonwealth

428

Target

2120 W Main St, Alhamb

184

The Home Depot

500 S Marengo Avenue

6610

Albertsons

2400 W Commonwealth

2543

PetSmart

2568 W Commonwealth

0105

Nationwide

7 / 569



98%

4 / 1,818



99%

42 / 1,978



97%

7 / 399



98%

5 / 1,457



99%

California

5 / 129



96%

4 / 294



98%

19 / 230



92%

2 / 124



99%

3 / 159



98%

50 miles

4 / 44

93%

2 / 130

99%

13 / 86

86%

2 / 62

98%

2 / 61

98%



TERRY BORTNICK
Tel: 888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
Tel: 888-3-1-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com