

**FOR SALE, 15,925 Square feet**

**300 CYPRESS AVENUE**

ALHAMBRA, CA 91801



**Your Name Here**

**ONLY \$226 PER SQUARE FOOT  
PRIME INDUSTRIAL FLEX BUILDING  
CONVENIENCE AND VERSATILITY**

# PRIME INDUSTRIAL FLEX BUILDING IN ALHAMBRA, CA - UNMATCHED CONVENIENCE AND VERSATILITY

## OFFERING SUMMARY

ADDRESS 300 Cypress Ave.  
Alhambra CA 91801

## FINANCIAL SUMMARY

PRICE \$3,600,000

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	35,010	249,676	729,834
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2022 Median HH Income	\$81,424	\$83,300	\$78,454
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2022 Average HH Income	\$106,550	\$120,421	\$113,852
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Seize the opportunity to secure this prime industrial flex building for your business needs in Alhambra, CA. Its adaptable layout, coupled with its unbeatable convenience near amenities and major freeways, make it an enticing prospect for diverse industries.

To explore the full potential of this Alhambra gem, get in touch with us today to arrange a viewing. Act swiftly, as opportunities of this caliber are in high demand. Take the next step towards elevating your business with this rare property.

## TENANTS RENT:

Tenant is a subsidiary of Bourns, Inc. which is the guarantor. The term of the industrial gross lease is from April 14, 2023, through October 31, 2024. Rent is \$20,862 per month for the entire 15,925 square feet building plus entire parking lot. For the year ending June 30, 2023, property taxes were \$25,562.

Tenant plans to vacate entire building on October 31, 2024.

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# PRIME INDUSTRIAL FLEX BUILDING IN ALHAMBRA, CA CONVENIENCE AND VERSATILITY

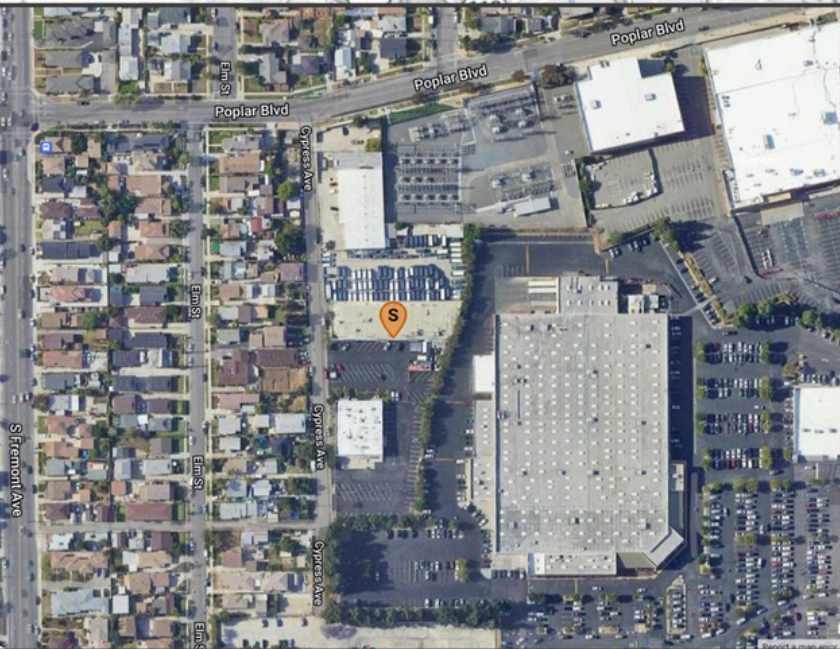
We are delighted to present this industrial flex building strategically located in Alhambra, CA 91801. The building is 15,925 square feet on a large parcel of land, 28,844 square feet. This property offers flexibility to suit your business requirements or for short term rental income.

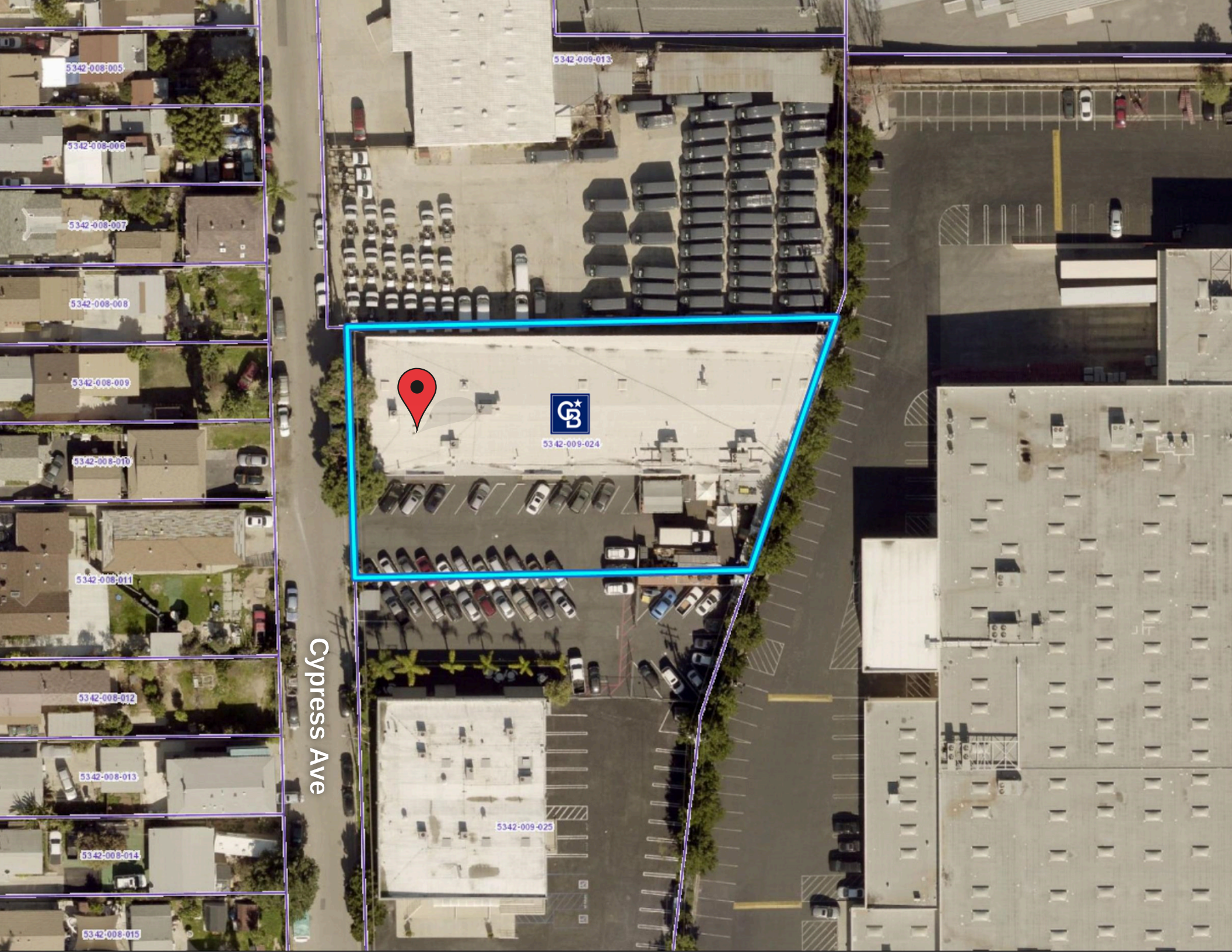
## KEY HIGHLIGHTS

- 1. Retail Proximity:** In a thriving commercial district, this property has close access to a wide array of retail amenities. Your business will benefit from the availability of shopping, dining, and essential services in close proximity, enhancing convenience for both employees and customers.
- 2. On-site 30 Parking spaces:** One of the outstanding features of this property is its ample 30 on-site parking spaces.
- 3. Strategic Freeway Connectivity:** Enjoy connectivity to major transportation arteries, easy access from both the 10 freeway and 710 freeways, this property ensures streamlined distribution and operational efficiency for your business.
- 4. Ceiling Height and Power:** The building's 17-foot ceiling height at its highest point offers flexibility in space utilization. Whether accommodating large equipment or implementing multi-level storage solutions, this feature opens doors to diverse possibilities. The interior has well distributed power, 400 to 800 amps (needs to verify), 3 phase. There are 3 electrical panels, of which most have 120/240.
- 5. Tranquil Cul-de-Sac Location:** Nestled on a tranquil cul-de-sac street, this property provides a serene work environment, shielded from the urban hustle. Embrace the privacy and tranquility of this prime location, fostering a conducive atmosphere for your business to thrive.

The existing industrial type uses at 300 Cypress Avenue, are considered legal non-conforming uses, meaning the use lawfully existed prior to the current zoning code, but no longer conforms with the currently permitted uses. Per [AMC 23.56.030\(A\)\(2\)](#), a nonconforming use may be continued, provided that a nonconforming use which ceases for a continuous period of six months shall lose its nonconforming status, and the premises on which the nonconforming use was located shall from then on be used for conforming uses only. For more information call or email: Jessica Vargas at the Alhambra Community Development Department: 626 570-5034, or [JVargas@cityofalhambra.org](mailto:JVargas@cityofalhambra.org).

**\*Phase 2 study currently in progress; testing and results of study are anticipated to be ready in November 2024**





5342-008-005

5342-008-006

5342-008-007

5342-008-008

5342-008-009

5342-008-010

5342-008-011

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5342-009-024

5342-009-025

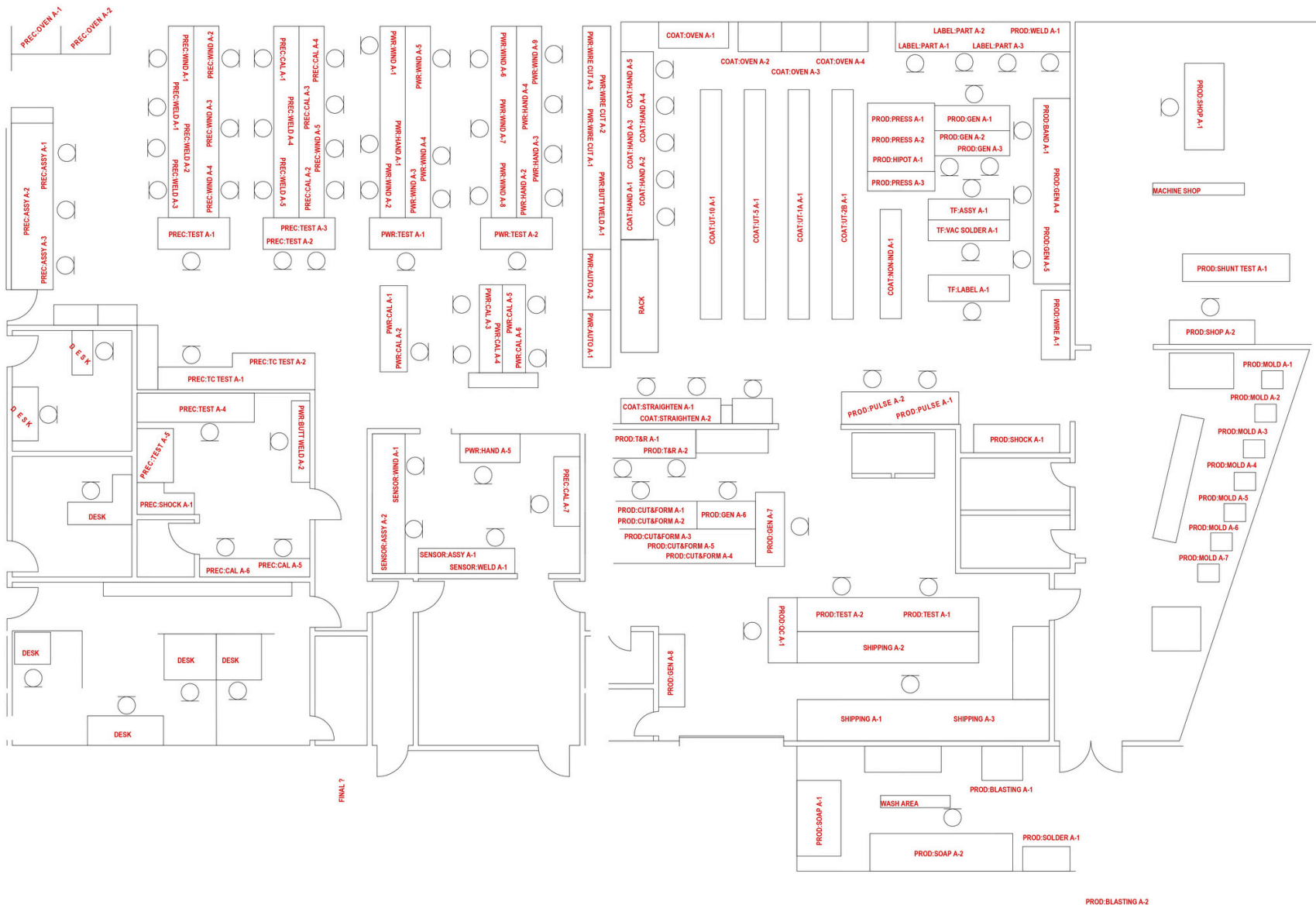
Cypress Ave







# RIEDON PLEX LAYOUT PG1



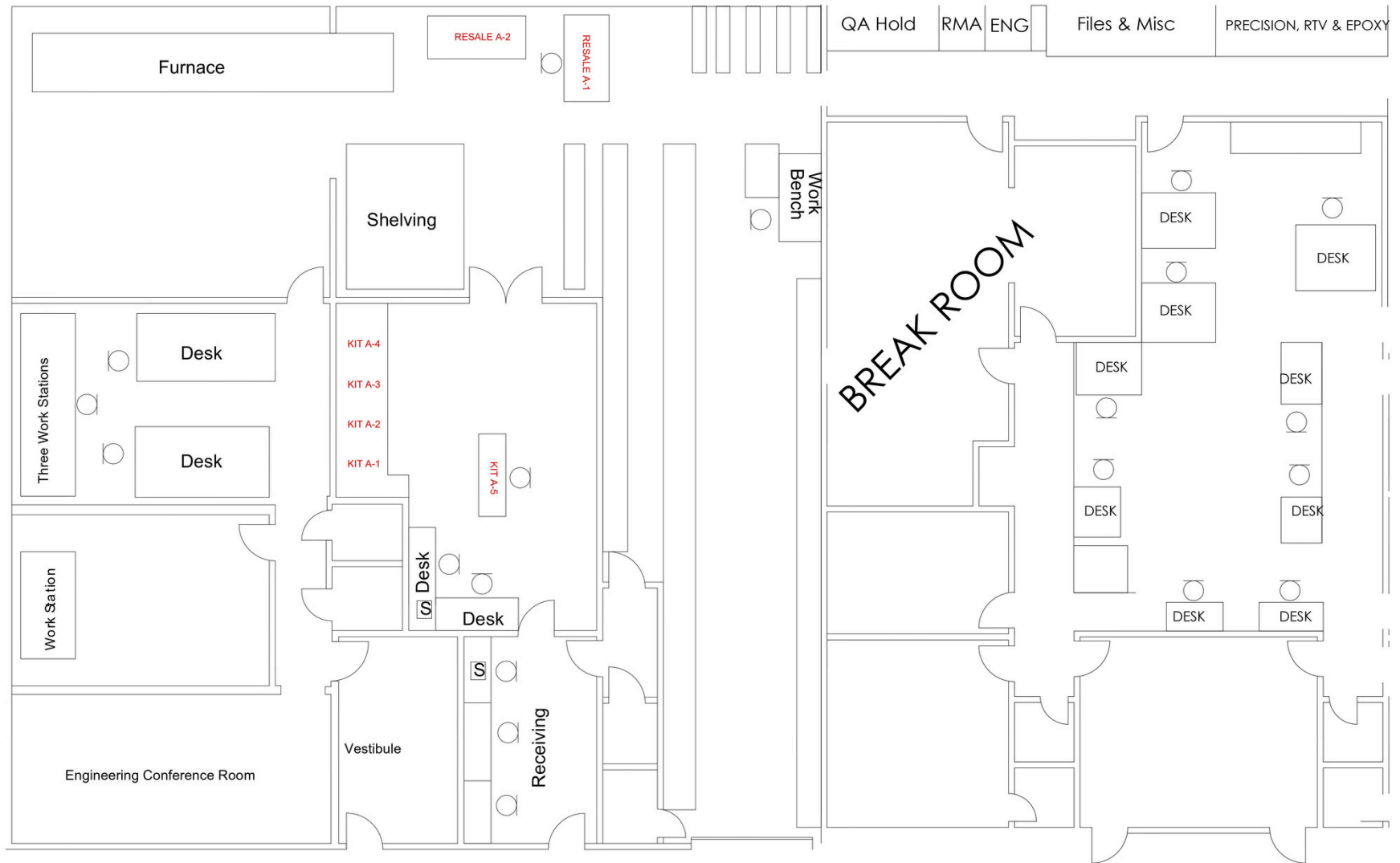
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# RIEDON PLEX LAYOUT PG2



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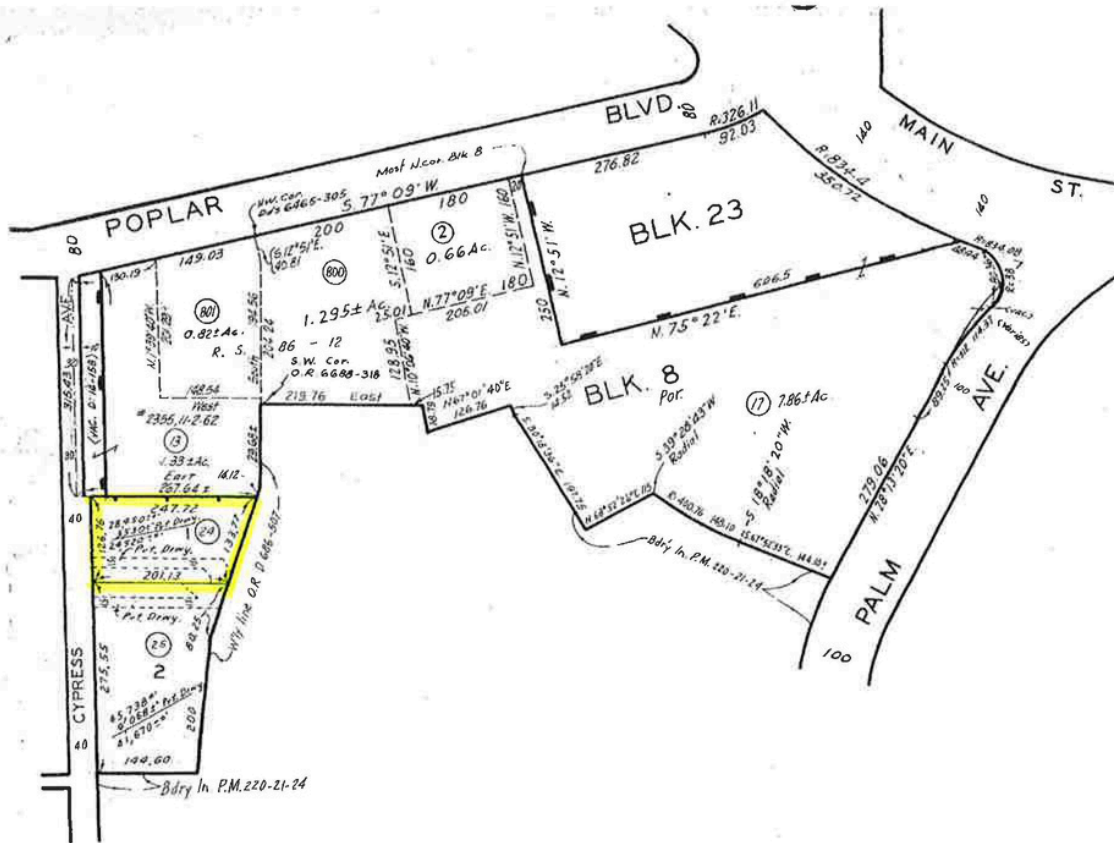


# PARCEL MAP

PARCEL NUMBER: 5342-009-024

5342 | 9  
SCALE 1" = 150'

1990



REVISIONS  
 1-6-65 12-1-60  
 1-9-65 10-19-61  
 4-16-66 12-28-61  
 6-28-66 12-13-61  
 6-6-69 3-11-63  
 6-10-69 3-15-69  
 4-16-63 4-16-63  
 10-11-63 4-11-64  
 690417138  
 811210106 690422  
 750213  
 870324801-87  
 8910103003003-05

CODE  
1809

FOR PREV. ASSMT. SEE:  
5342 - 9

SUBDIVISION NO. 1 OF DOLGEVILLE  
M. B. 5-16

PARCEL MAP  
P.M. 140-5-6

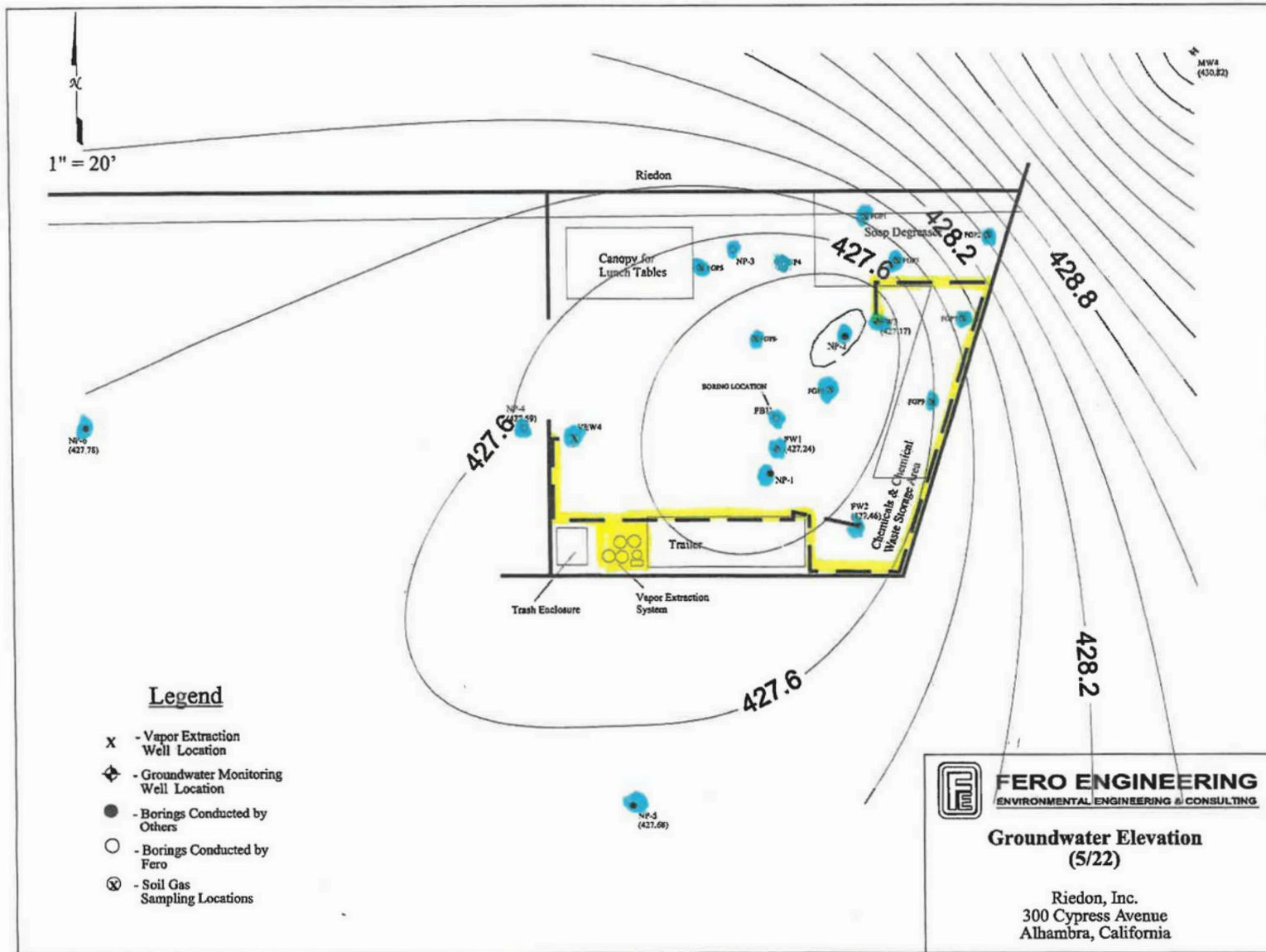
SUBDIVISION NO. 3 OF DOLGEVILLE  
M. B. 5-46

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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[448GW/Event#22]

Figure 1

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,028	256,247	756,369
2010 Population	36,151	254,632	754,630
2022 Population	35,010	249,676	729,834
2027 Population	34,254	246,742	723,394
2022 African American	724	4,851	15,404
2022 American Indian	569	3,541	12,620
2022 Asian	13,530	103,813	234,360
2022 Hispanic	16,685	103,609	371,248
2022 Other Race	8,547	54,082	208,588
2022 White	5,968	47,446	148,292
2022 Multiracial	5,628	35,699	109,885
2022-2027: Population: Growth Rate	-2.20 %	-1.20 %	-0.90 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,135	8,038	24,927
\$15,000-\$24,999	976	5,871	16,956
\$25,000-\$34,999	761	5,302	16,588
\$35,000-\$49,999	1,039	7,593	23,055
\$50,000-\$74,999	1,755	13,019	37,654
\$75,000-\$99,999	1,736	11,253	31,905
\$100,000-\$149,999	2,534	16,442	43,710
\$150,000-\$199,999	1,318	8,780	23,865
\$200,000 or greater	1,177	12,251	30,905
Median HH Income	\$81,424	\$83,300	\$78,454
Average HH Income	\$106,550	\$120,421	\$113,852

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,756	88,325	245,127
2010 Total Households	12,269	86,013	241,158
2022 Total Households	12,431	88,549	249,567
2027 Total Households	12,266	88,289	250,017
2022 Average Household Size	2.78	2.78	2.88
2000 Owner Occupied Housing	4,270	38,094	102,499
2000 Renter Occupied Housing	8,017	46,993	132,856
2022 Owner Occupied Housing	4,493	40,439	107,590
2022 Renter Occupied Housing	7,938	48,110	141,977
2022 Vacant Housing	620	4,379	13,129
2022 Total Housing	13,051	92,928	262,696
2027 Owner Occupied Housing	4,576	41,089	109,266
2027 Renter Occupied Housing	7,690	47,199	140,751
2027 Vacant Housing	797	5,088	14,882
2027 Total Housing	13,063	93,377	264,899
2022-2027: Households: Growth Rate	-1.35 %	-0.30 %	0.20 %

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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,789	18,691	57,412
2022 Population Age 35-39	2,699	17,949	53,298
2022 Population Age 40-44	2,530	17,096	49,464
2022 Population Age 45-49	2,347	16,100	45,200
2022 Population Age 50-54	2,348	16,517	44,850
2022 Population Age 55-59	2,177	15,884	41,927
2022 Population Age 60-64	2,042	15,321	40,982
2022 Population Age 65-69	1,790	13,808	36,590
2022 Population Age 70-74	1,423	11,431	30,483
2022 Population Age 75-79	980	8,181	21,838
2022 Population Age 80-84	616	5,323	14,311
2022 Population Age 85+	584	5,733	14,698
2022 Population Age 18+	28,112	201,715	575,871
2022 Median Age	39	40	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,175	\$81,003	\$79,014
Average Household Income 25-34	\$103,177	\$108,640	\$104,550
Median Household Income 35-44	\$94,606	\$98,623	\$90,359
Average Household Income 35-44	\$121,578	\$136,074	\$128,153
Median Household Income 45-54	\$100,175	\$104,260	\$97,480
Average Household Income 45-54	\$124,463	\$143,243	\$134,298
Median Household Income 55-64	\$88,174	\$93,790	\$86,207
Average Household Income 55-64	\$112,425	\$133,431	\$125,530
Median Household Income 65-74	\$62,399	\$70,467	\$66,349
Average Household Income 65-74	\$88,095	\$107,681	\$103,350
Average Household Income 75+	\$67,839	\$79,932	\$77,011

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2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,738	17,929	53,903
2027 Population Age 35-39	2,695	18,409	55,040
2027 Population Age 40-44	2,553	17,512	51,279
2027 Population Age 45-49	2,389	16,569	47,563
2027 Population Age 50-54	2,228	15,592	43,441
2027 Population Age 55-59	2,199	15,703	42,631
2027 Population Age 60-64	1,956	14,721	38,687
2027 Population Age 65-69	1,750	13,582	36,420
2027 Population Age 70-74	1,511	12,228	32,246
2027 Population Age 75-79	1,155	9,615	25,514
2027 Population Age 80-84	767	6,591	17,616
2027 Population Age 85+	679	6,502	16,965
2027 Population Age 18+	27,947	201,969	578,637
2027 Median Age	40	42	39

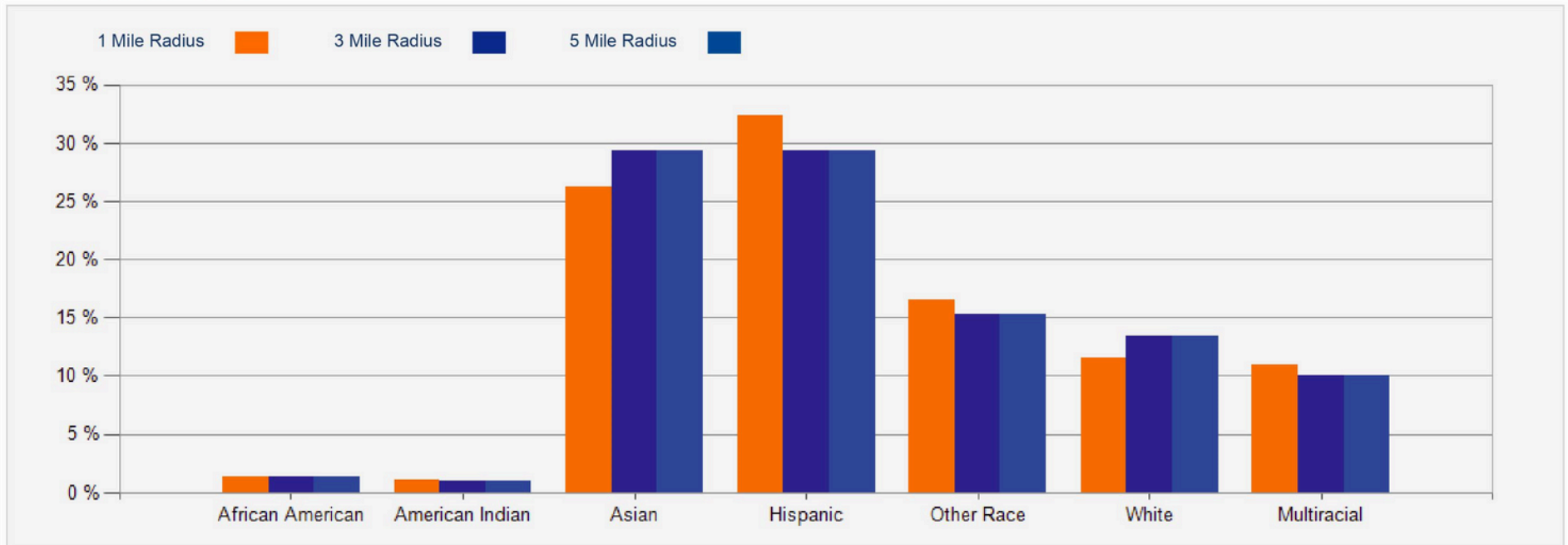
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,075	\$95,036	\$90,558
Average Household Income 25-34	\$123,504	\$129,847	\$123,222
Median Household Income 35-44	\$106,868	\$111,895	\$104,462
Average Household Income 35-44	\$141,587	\$157,540	\$148,680
Median Household Income 45-54	\$110,163	\$117,104	\$109,800
Average Household Income 45-54	\$144,365	\$164,958	\$154,861
Median Household Income 55-64	\$101,683	\$107,586	\$102,200
Average Household Income 55-64	\$130,933	\$153,161	\$145,104
Median Household Income 65-74	\$79,106	\$84,932	\$80,602
Average Household Income 65-74	\$107,349	\$128,065	\$122,746
Average Household Income 75+	\$86,952	\$99,140	\$95,552



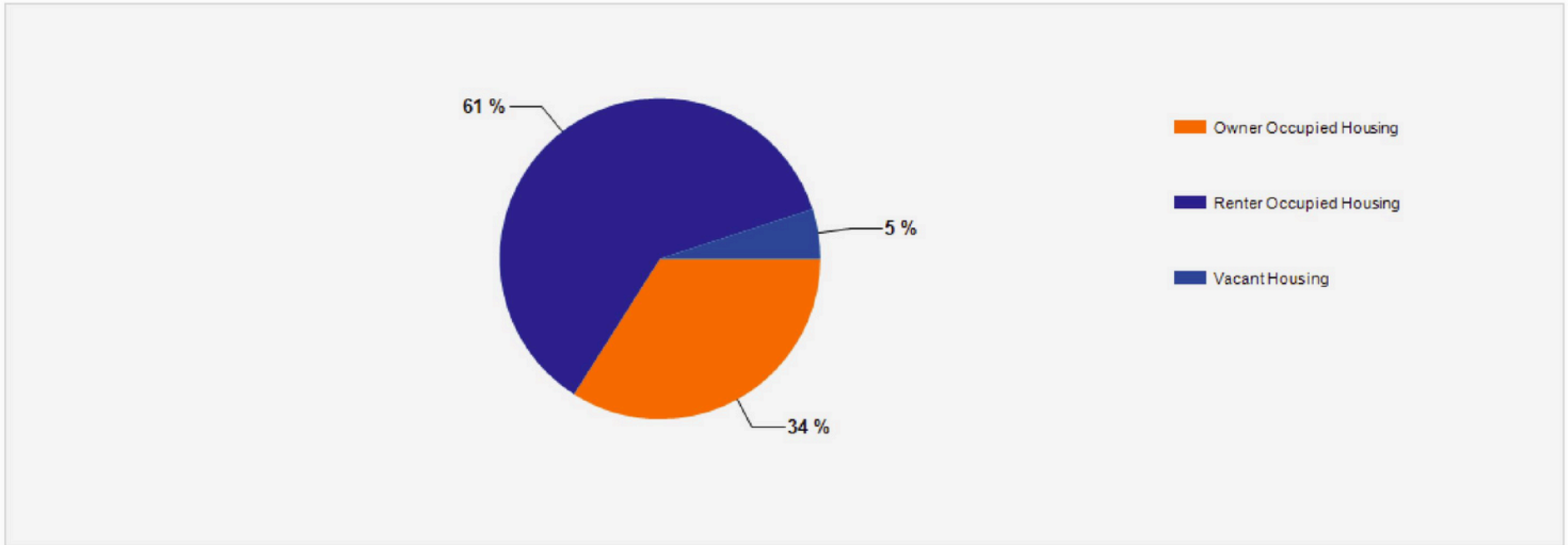
## 2022 Household Income



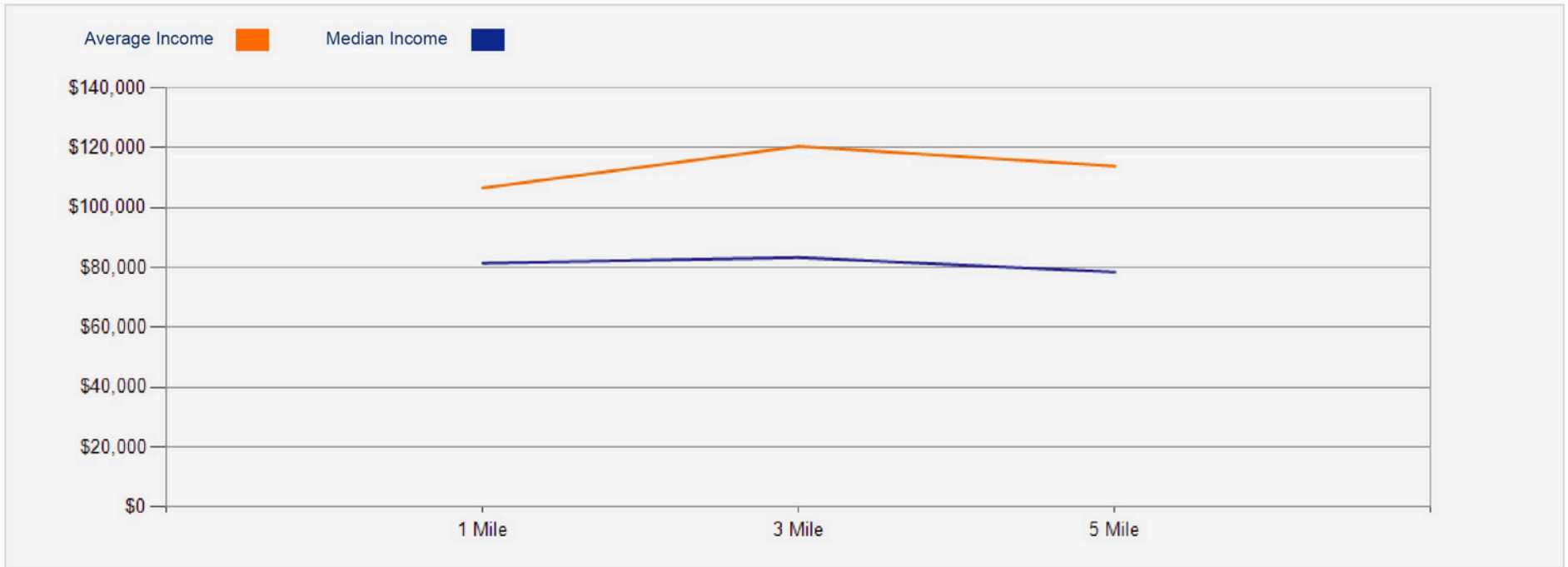
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





## RIEDON / RIEDEL TRUST PROPERTY

1. Property address: 300 Cypress Avenue, Alhambra, CA 91801
2. Building: 15,925 square feet, 1 story  
Lot: 28,917 square feet
3. Owner: Marshall W. Riedel and Alice S. Riedel Inter Vivos Trust dated 2/9/94, John M. Carmack, Successor Trustee
4. Tenant: Riedon, Inc., a California corporation, pursuant to Lease entered into on May 1, 2007, as subsequently amended
5. Lease highlights: Assuming all options to extend the term of the Lease with Riedon are timely-exercised, the termination date would be October 31, 2028. The current monthly rent for the 12 months ending 10/31/22 is \$14,524 which increases to \$14,960 for the following 12 months through 10/31/23, and to \$15,409 for the period ending 10/31/24. There is an Option to Extend for 3 additional years from 11/1/24 through 10/31/27. The rent for that period is to be negotiated, failing which there is an appraisal procedure to determine the monthly base rent. Rent for the final option year from 11/1/27 through 10/31/28 is to be a 3% increase over the rent for the 12-month period ending 10/31/27. The Lease is triple net. Riedon has a right of first refusal to purchase.
6. Environmental issues: Since approximately 2002, the property has been subject to the cleaning of soil and groundwater contamination under the direction of the California Regional Water Quality Control Board. Based on the results of testing recently completed, the soil contamination appears to have been resolved and the groundwater cleanup is progressing toward acceptable levels. Our environmental engineer / consultant believes that, unless the Board comes up with new testing requirements (which it has done several times before), we should be in a position to obtain clearance of the property sometime this year, subject to a deed restriction limiting the use of the property only to nonresidential purposes.
7. Property Taxes: \$26,217.13 for 2021-2022 tax year. Under the terms of the Lease, any increase in property taxes as a result of a voluntary sale of the property to be borne by the Lessor.

# 300 Cypress Avenue

## Alhambra, CA 91801

### CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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COLDWELL BANKER  
**COMMERCIAL**  
REALTY

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