

PRIME RETAIL SIGNALIZED CORNER SPACE IN ALHAMBRA +/-5,880 SF FOR LEASE



301 E. MAIN STREET, ALHAMBRA, CA 91801

AVAILABLE SF: +/- 5,880 SF

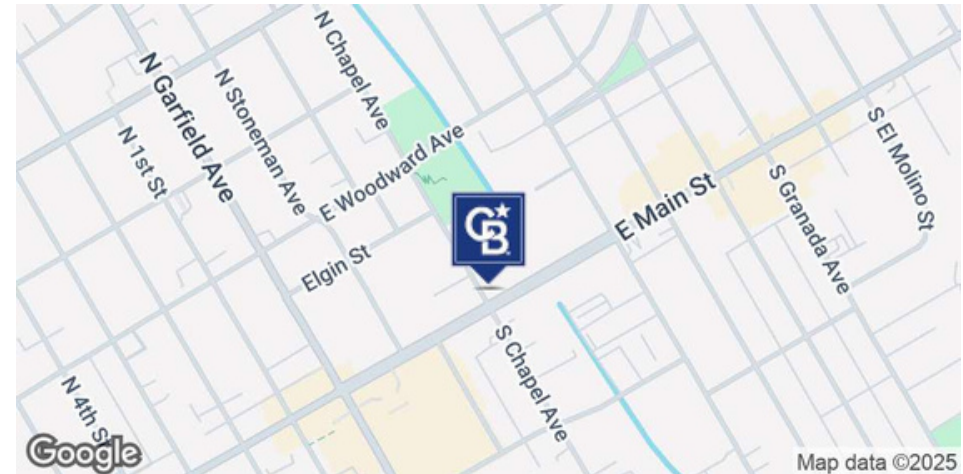
RENTAL RATE: \$7,350.00 per Month (Modified Gross)



**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR LEASE

301 E Main St
Alhambra, CA 91801



PROPERTY DESCRIPTION

Position your business in the heart of Alhambra at this highly visible $\pm 5,880$ SF signalized corner space on East Main Street and North Chapel Avenue. **Parking is abundant!** Huge free public parking lot directly across the street on Chapel Ave from the building plus reserved spaces behind building. This expansive, high-ceiling retail space offers excellent street exposure, two private bathrooms, and flexible layout options for a variety of retail or service-oriented uses. Available now at a competitive modified gross lease rate.

PROPERTY HIGHLIGHTS

- $\pm 5,880$ SF Retail Space
- Abundant Parking: Free Public Lot + Reserved Spaces
- Signalized Corner Location
- Prime Visibility Along East Main Street
- High Ceilings with Flexible Layout
- 2 Private Restrooms
- Modified Gross Lease: \$7,350/Month
- Zoning: ALCBD/DRD*
- Year Built: 1941

OFFERING SUMMARY

Lease Rate:	\$7,350.00 per month (MG)
Available SF:	5,880 SF
Lot Size: APN:	8,192 SF
Zoning:	5337-030-112 ALCBD/DRD*
Year Built:	1941

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,744	4,415	14,545
Total Population Average	4,136	10,825	37,725
HH Income	\$102,633	\$105,938	\$112,710

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First Floor



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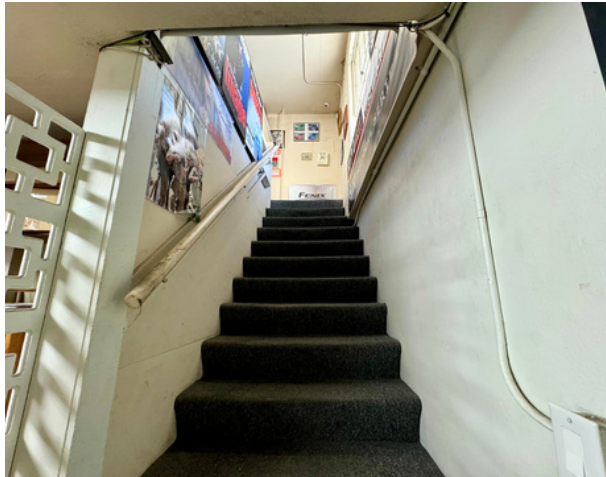
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Second Floor



Parking



Back door exit



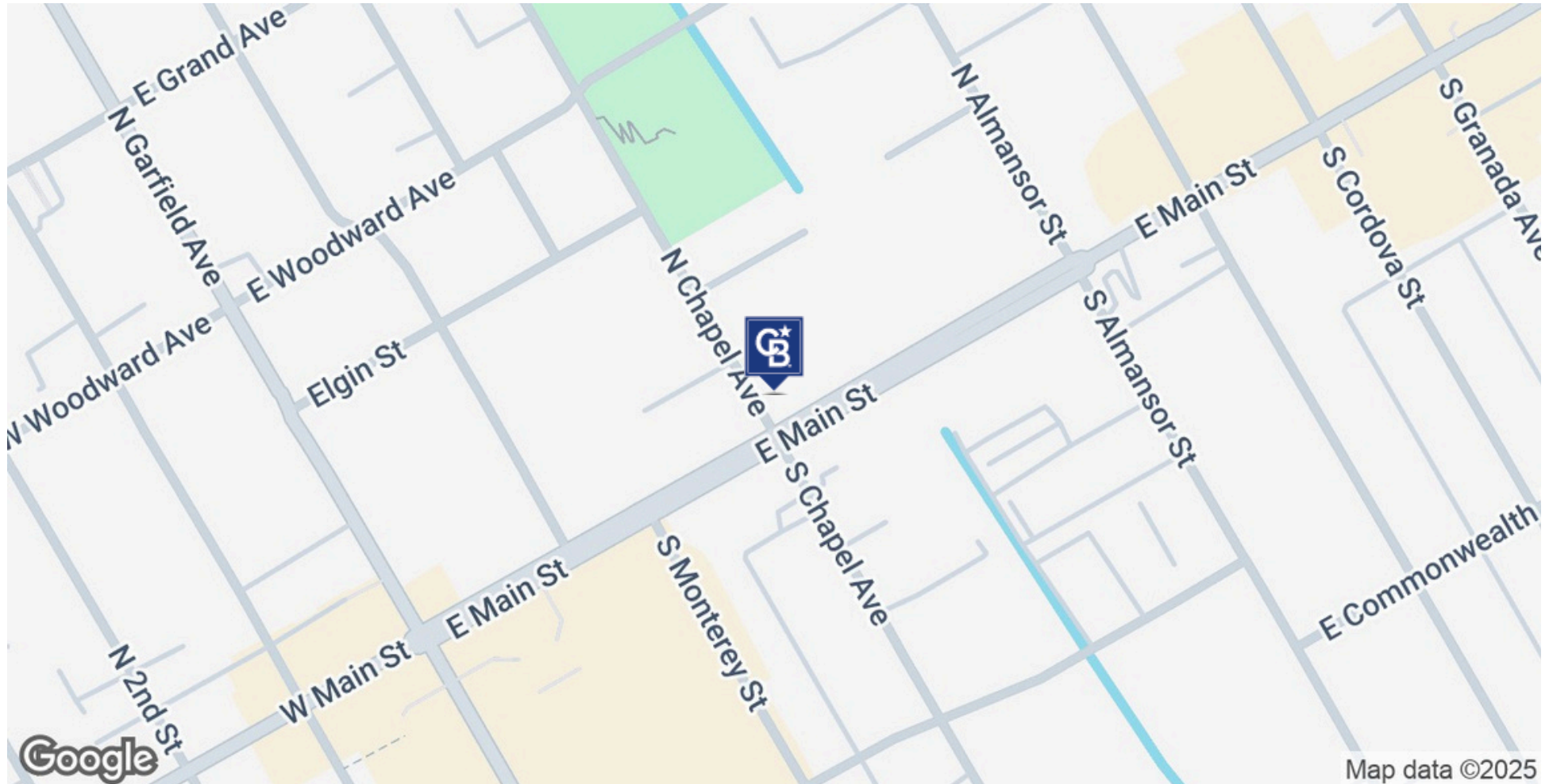
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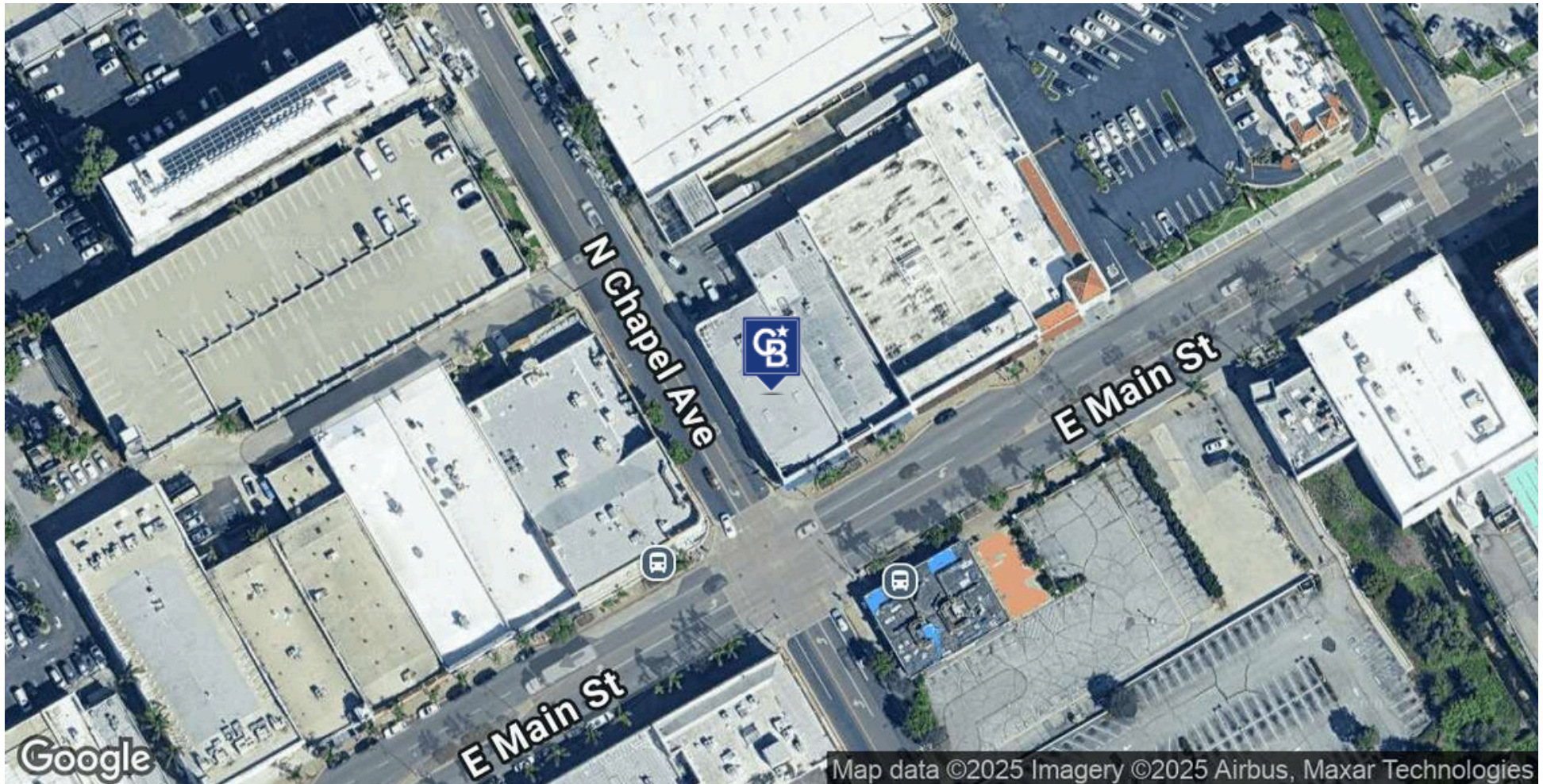
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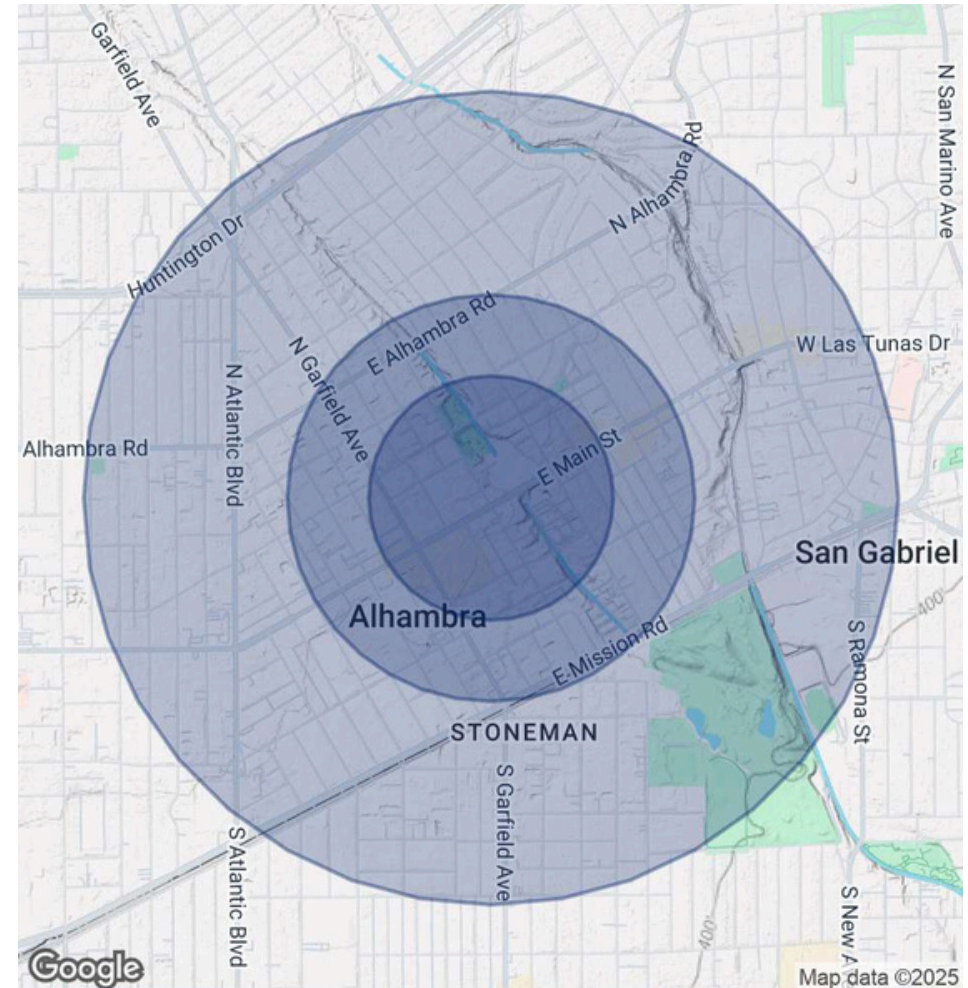
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,136	10,825	37,725
Average Age	41	42	43
Average Age (Male)	40	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,744	4,415	14,545
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$102,633	\$105,938	\$112,710
Average House Value	\$885,399	\$918,357	\$982,094

Demographics data derived from AlphaMap



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