

FOR LEASE

14K SF Retail Co-Anchor Opportunity

2121 W. Main Street | Alhambra, CA 91801



Co-Anchor Opportunity

14,145 SF

Available

TRAFFIC COUNTS

Main Street	approx. 25,000 cpd
Palm Street	approx. 13,800 cpd
Raymond Avenue	approx. 22,500 cpd

Source: Costar

CONTACT

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680 Newport Center Dr | Ste 300 | Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



DESCRIPTION

- Prime co-anchor opportunity within ALDI Grocery anchored center
- High visibility corner parcel location, positioned off Palm Avenue & Main Street, two main arterials for the market
- Surrounded by multiple national and regional tenants including Target, Costco, Albertsons, Walgreens, Kohls, LA Fitness, PetSmart, Panera Bread, Starbucks, & more
- Dense infill location with strong daytime and residential populations
- Prominent façade and monument signage opportunities

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EST DEMOGRAPHICS

1 Mile

Population 36,534
 Avg Household Income \$119,763
 Daytime Population 15,247

3 Miles

Population 249,329
 Avg Household Income \$136,814
 Daytime Population 117,979

5 Miles

Population 692,904
 Avg Household Income \$129,038
 Daytime Population 336,900

*Source: Esri 2025

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