

**FOR SALE OR LEASE WITH OPTION TO PURCHASE
15,925 SQFT, DIVISIBLE TO 6,000 SQFT**

**Only 65 cents per square foot, industrial gross lease
Immediate Occupancy of all or Part of Building**

Your Name Here



**ONLY \$185 PER SQUARE FOOT FOR SALE
LEASE WITH OPTION TO PURCHASE: 0.65 CENTS/SF (IG)
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 \$2,950,000

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	35,010	249,676	729,834
2022 Median HH Income	\$81,424	\$83,300	\$78,454
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.

TENANT HAS VACATED ENTIRE PREMISES:

The Tenant has vacated the entire Premises and is available for occupancy by a user.

LEASE RATE AND TERMS:

- Lease rate only 65 cents per square foot, industrial gross lease
- Owner has the right to cancel lease ONLY if we sell the building, and the lessee will have a first right of refusal to purchase

LINK TO DOCUMENTS:

- “Air and Sub-Slab Soil Gas Investigation, and Human Health Risk Assessment,” dated June 10, 2024.
- “Groundwater Investigation Report,” dated July 29, 2024.

Below is the link to GeoTracker for the property at 300 Cypress Avenue Alhambra:

- https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL603799205

For Site reports, click on the tab titled Site Maps/Documents

PRIME INDUSTRIAL FLEX BUILDING IN ALHAMBRA, CA CONVENIENCE AND VERSATILITY

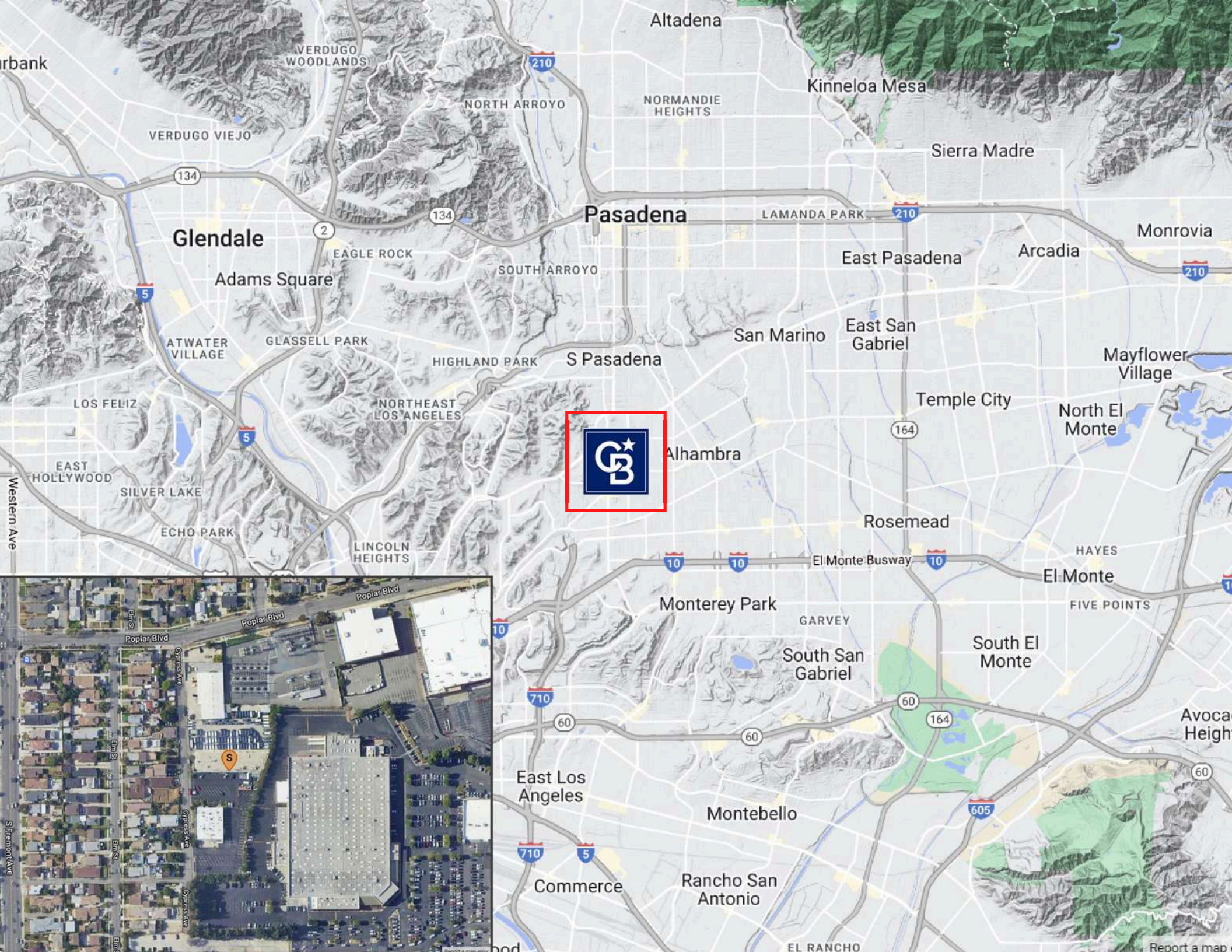
We are delighted to present this industrial flex building strategically located in Alhambra, CA 91801. The building is 15,925 SF, divisible to 6,000 SF on a large parcel of land, 28,844 SF. This property offers flexibility to suit your business requirements or for short term rental income.

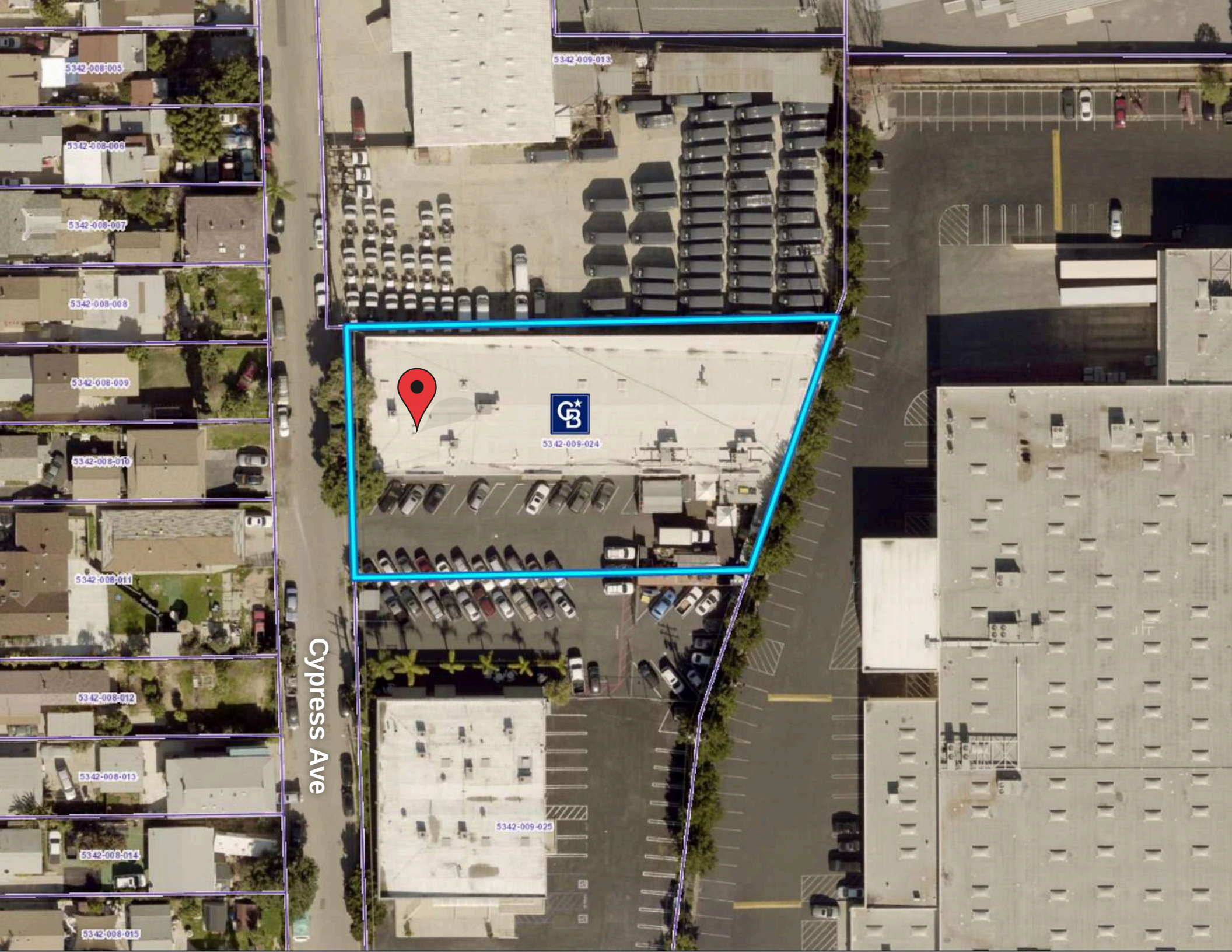
KEY HIGHLIGHTS

- 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.

***The environmental phase 2 report has been completed and the results show more remediation needed, please call broker for the details.**





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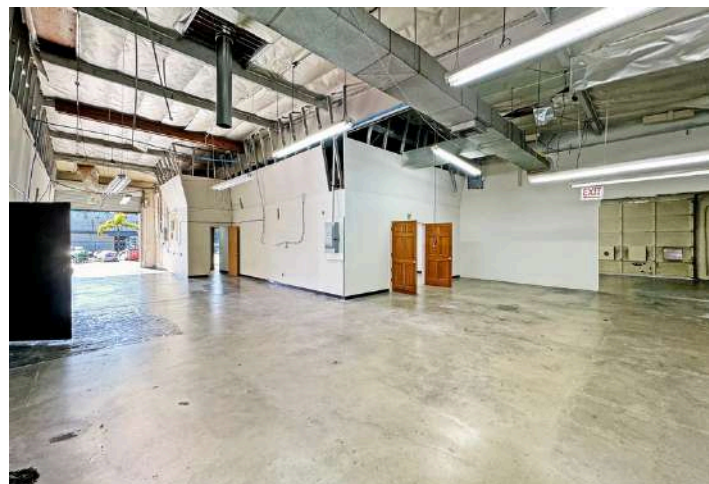


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Cypress Ave





RIEDON PLEX LAYOUT PG1

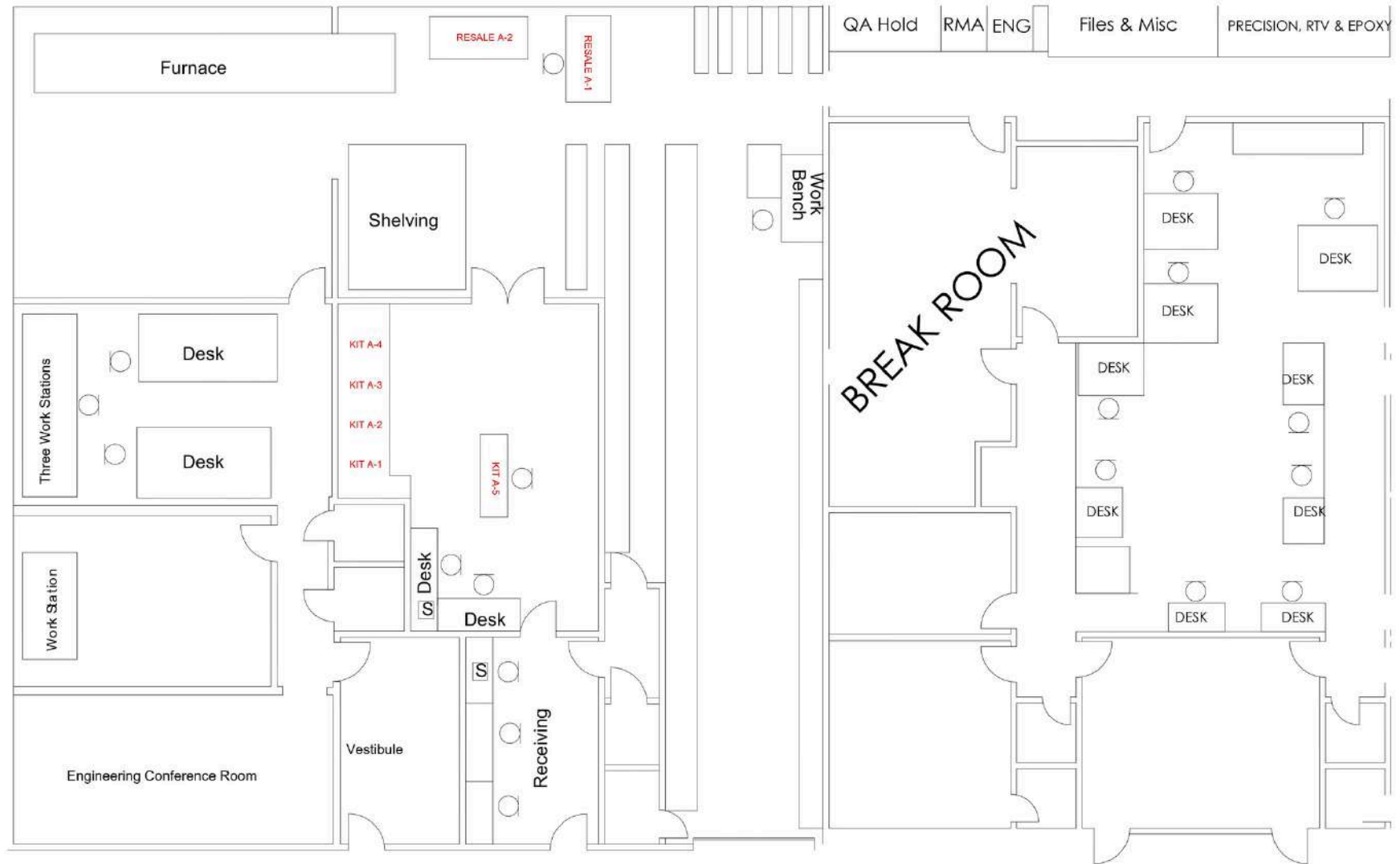


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RIEDON PLEX LAYOUT PG2

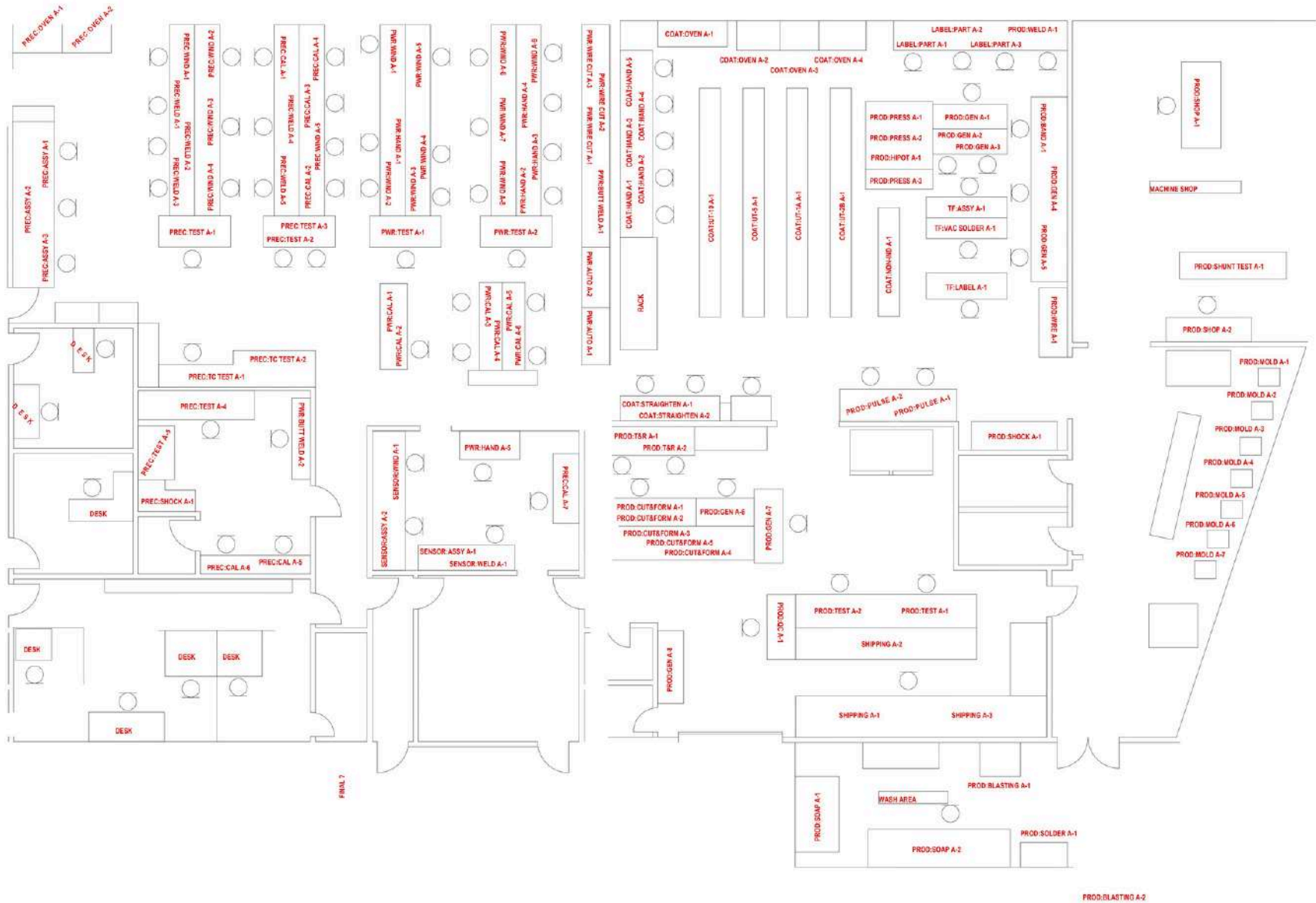


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RIEDON PLEX LAYOUT



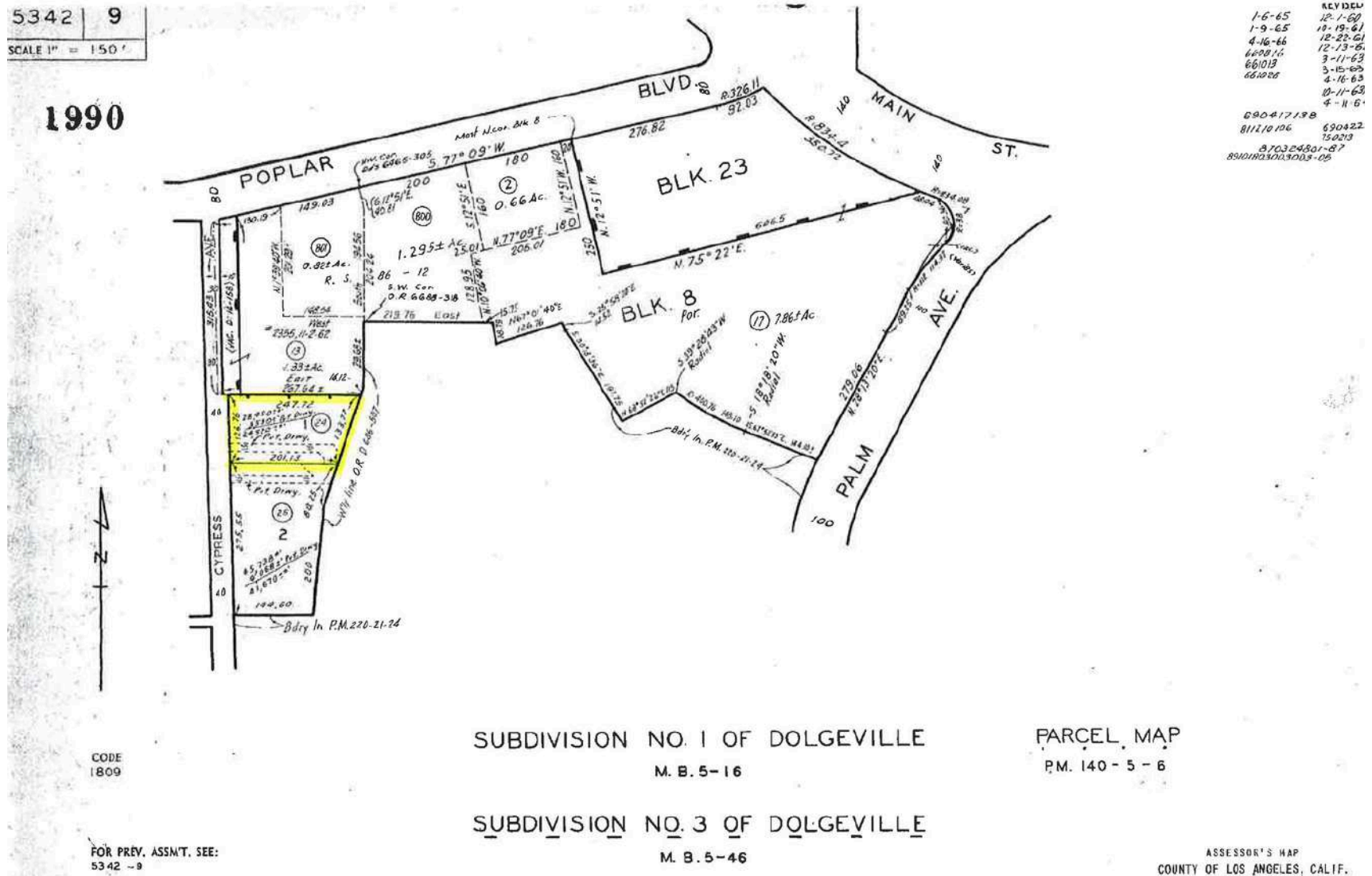
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PARCEL MAP

PARCEL NUMBER: 5342-009-024



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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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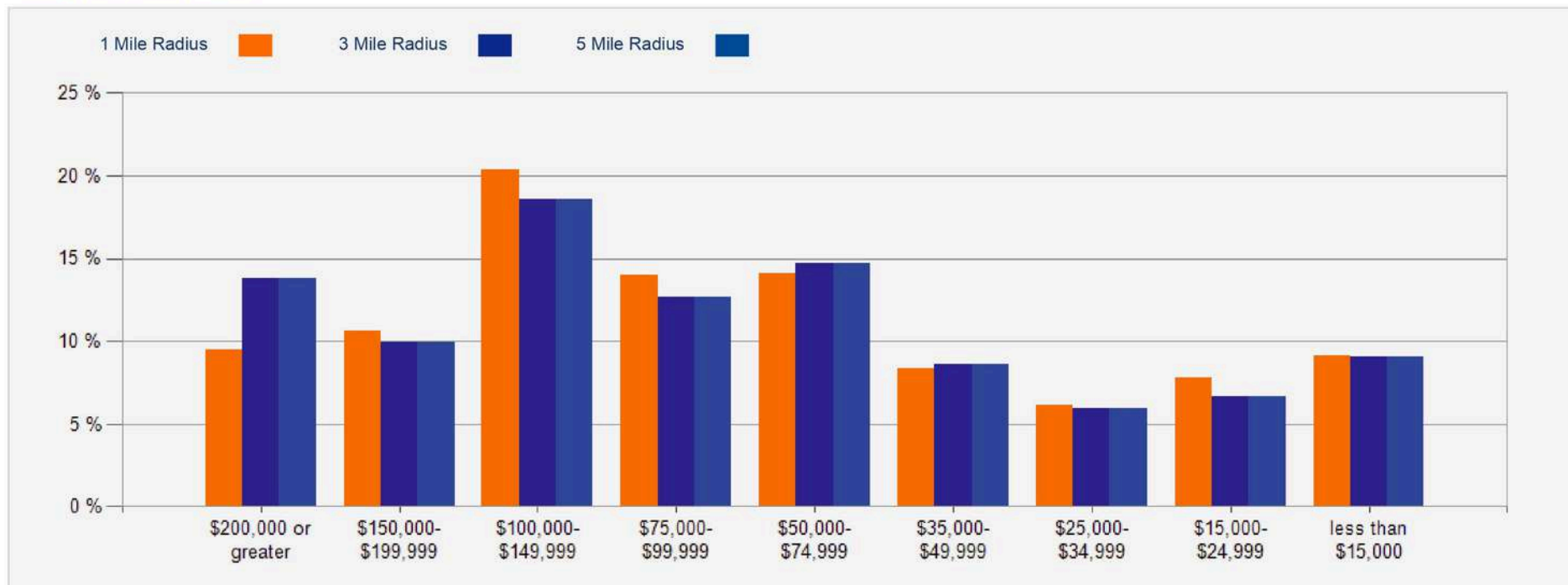
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2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,738	17,929	53,903
2027 Population Age 35-39	2,695	18,409	55,040
2027 Population Age 40-44	2,553	17,512	51,279
2027 Population Age 45-49	2,389	16,569	47,563
2027 Population Age 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

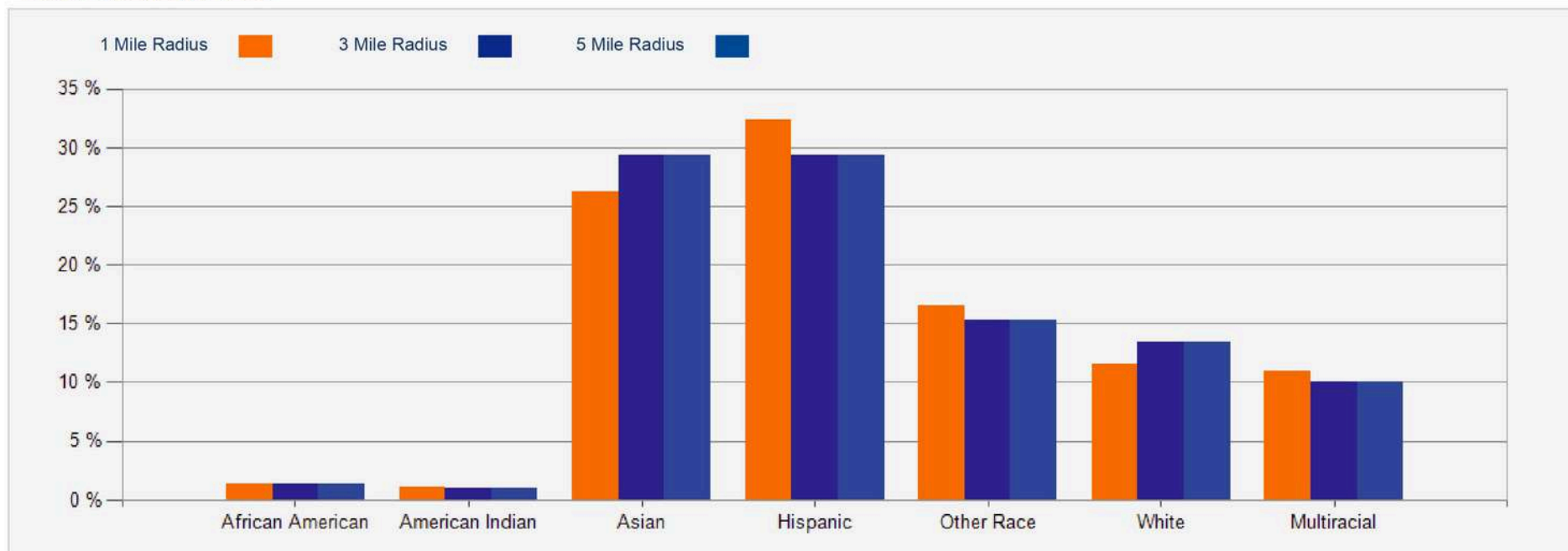
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,075	\$95,036	\$90,558
Average Household Income 25-34	\$123,504	\$129,847	\$123,222
Median Household Income 35-44	\$106,868	\$111,895	\$104,462
Average Household Income 35-44	\$141,587	\$157,540	\$148,680
Median Household Income 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



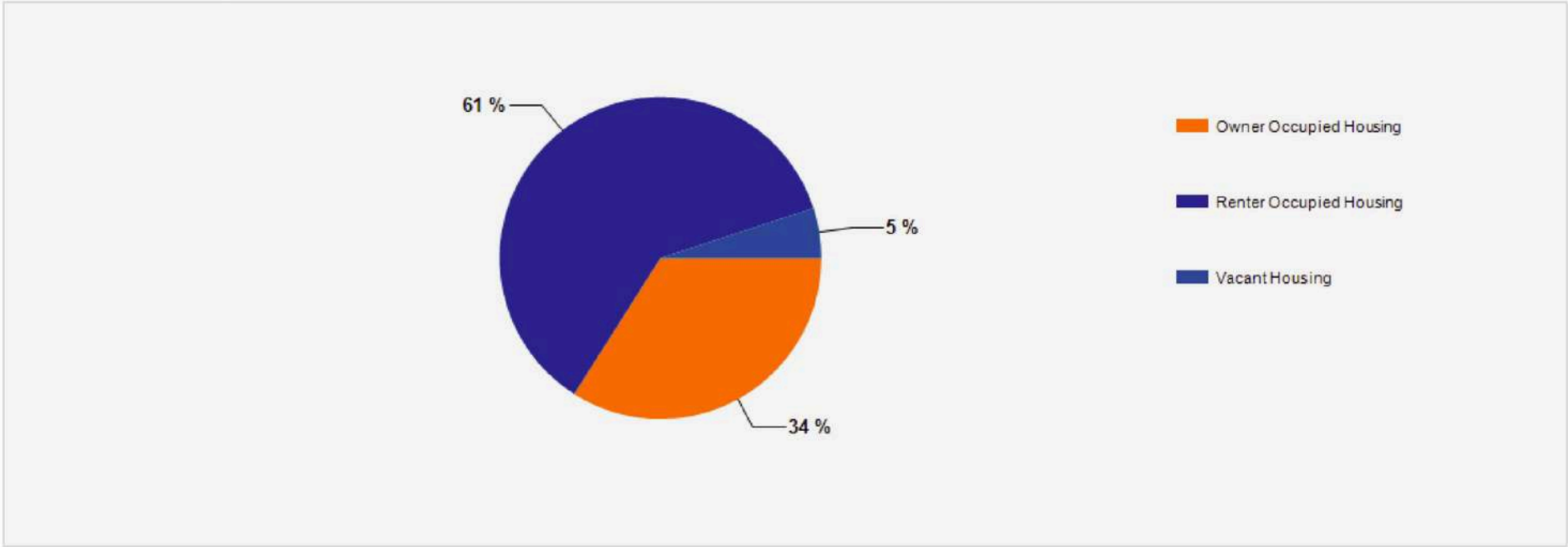
2022 Household Income



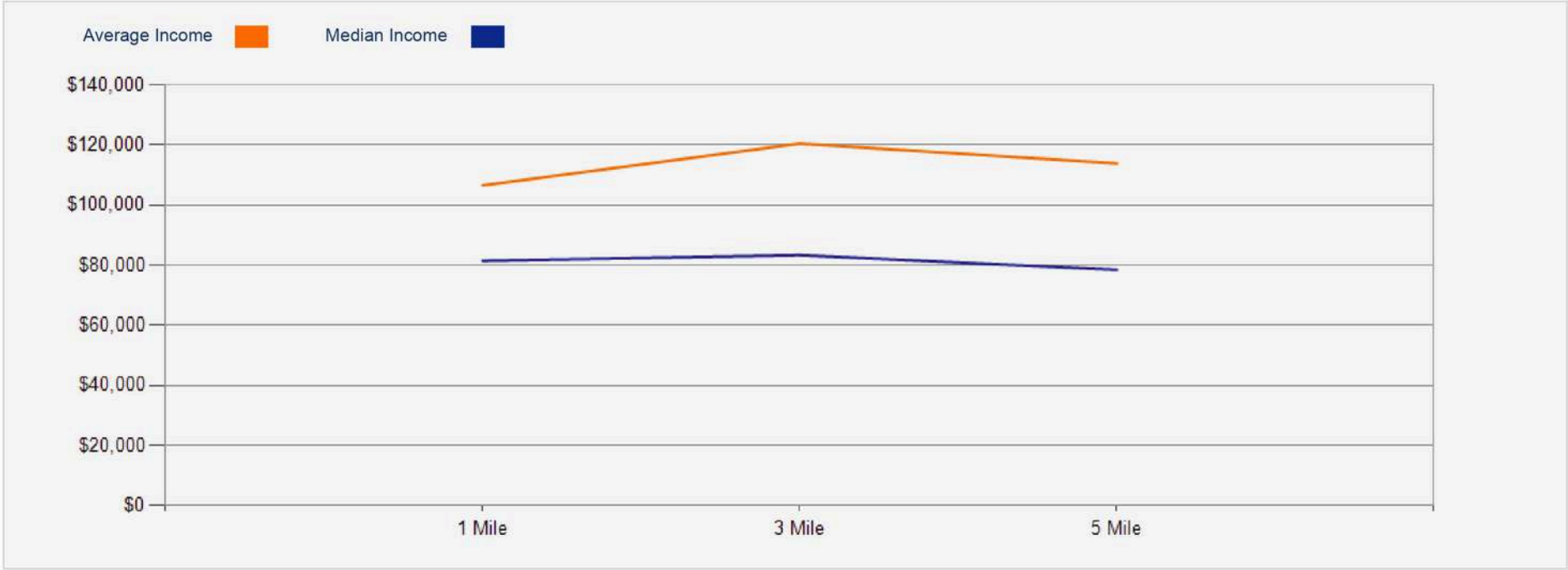
2022 Population by Race



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

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Exclusively Marketed by:

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