

STANDALONE BUILDING FOR SALE

\$6,000,000



New Omni Bank

**1235 S Garfield Ave,
Alhambra, CA 91801**

GE PROPERTY
佳富地產

OFFERING

1235 S Garfield Ave, Alhambra CA 91801

COPORATE BUILDING STATURE



Price:	\$6,000,000
Building Size:	7,525 SF
Lot Size:	11,752 SF
Elevator:	Access 3 Floors
Zoning:	CMU*
Parking:	29 spaces

GE PROPERTY

佳富地產

OFFERING

1235 S Garfield Ave, Alhambra CA 91801

Standalone Office Building – For Sale

Zoning: CMU (Commercial Mixed Use)

High Traffic Location with strong visibility

Parking: 14 underground gated spaces +
15 additional parking spaces +
17 City provided parking spaces

Interior Layout:

- 5 private offices + Executive Office (CEO suite) on the 2nd floor
- 5 private offices on the ground floor
- 1 large conference room
- 1 small conference room
- Bank Safe
- 3 restrooms
- Open Reception
- 1 kitchen sink breakroom
- High Ceiling



Highly visible signage from Garfield Ave to Valley Blvd. Ideal for **professional, medical, or creative office** use with convenient access to major thoroughfares and nearby amenities. Currently occupied by New Omni Bank with lease ending March 2026.

GE PROPERTY
佳富地產

OFFERING

1235 S Garfield Ave, Alhambra CA 91801



AERIAL



PHOTOS



EXTERIOR

GE PROPERTY
佳富地產

PHOTOS



FIRST FLOOR

GE PROPERTY
佳富地產

PHOTOS



SECOND FLOOR

PHOTOS



GE PROPERTY
佳富地產

PHOTOS



GE PROPERTY
佳富地產

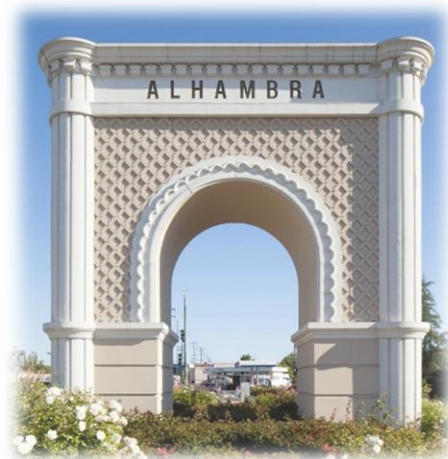
CITY OF ALHAMBRA



City of Alhambra

The City of Alhambra is located just southeast of downtown Los Angeles in Los Angeles County, California. It is known for its vibrant and diverse community with mix of residential, commercial, and recreational spaces. Downtown Alhambra is home to a variety of dining, shopping, and entertainment options. Residents can enjoy a blend of suburban comfort and access to the amenities of city life.

Alhambra's commercial real estate market is characterized by a mix of office, retail, industrial, and mixed-use spaces, with a growing demand for modern developments and urban-style living environments. Its affordability, proximity to Los Angeles, and ongoing revitalization efforts make Alhambra an attractive location for businesses seeking a strategic and cost-effective base in Southern California.



DEMOGRAPHICS

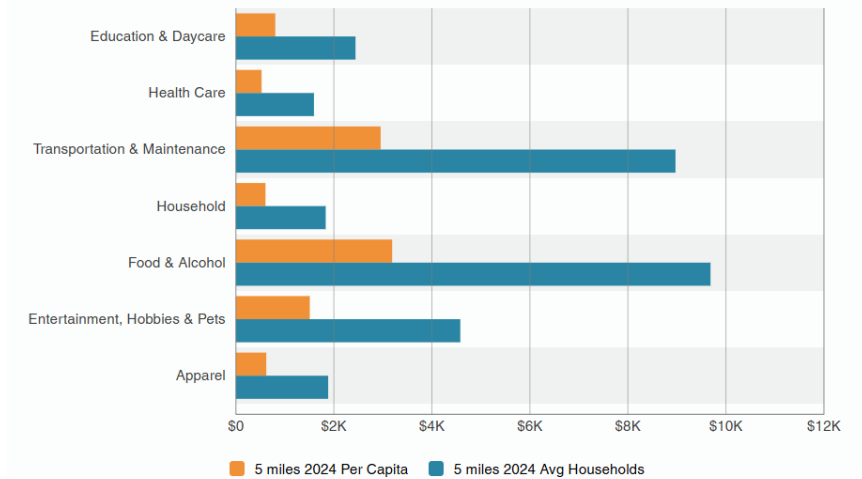
Households

	2 miles	5 miles	10 miles
2020 Households	49,801	234,368	843,515
2024 Households	47,340	219,031	793,532
2029 Household Projection	45,679	210,586	764,042
Annual Growth 2020-2024	0.1%	-0.1%	0.1%
Annual Growth 2024-2029	-0.7%	-0.8%	-0.7%
Owner Occupied Households	17,388	92,381	289,919
Renter Occupied Households	28,292	118,204	474,123
Avg Household Size	2.9	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.5B	\$7.6B	\$26.2B

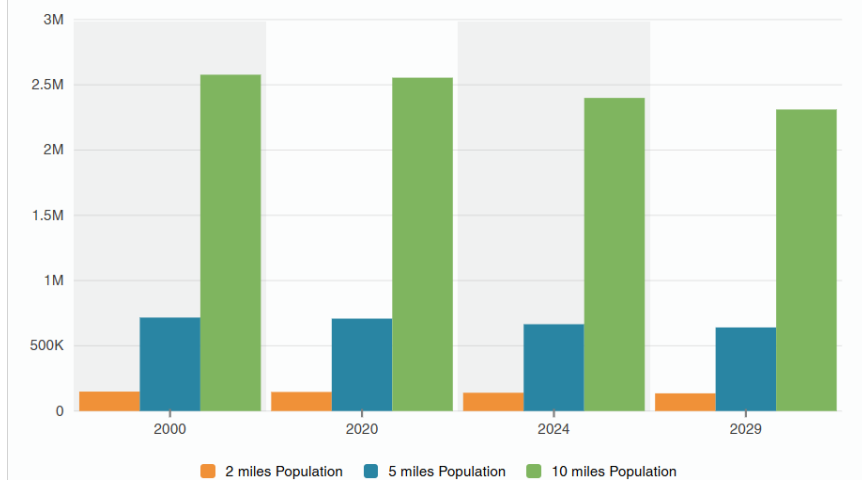
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$90,625	\$102,150	\$96,410
Median Household Income	\$69,659	\$77,218	\$70,674
< \$25,000	9,316	36,798	156,032
\$25,000 - 50,000	7,943	36,635	138,588
\$50,000 - 75,000	8,032	33,571	122,425
\$75,000 - 100,000	5,899	28,300	98,073
\$100,000 - 125,000	5,074	22,710	76,275
\$125,000 - 150,000	3,535	15,903	51,246
\$150,000 - 200,000	4,000	20,609	68,702
\$200,000+	3,541	24,504	82,190

Per Capita & Avg Household Spending



Population



Our Company

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.



Stephen Chan
President and Founder
DRE# 00676562
Stephen@geproperty.com



Raymond Ho
Vice President
DRE# 01868322
Raymond@geproperty.com



CORPORATE HEADQUARTERS

407 West Valley Boulevard, Suite 4, Alhambra, California 91803

Telephone:	626-458-9000
Fax:	626-282-9777
Website:	www.geproperty.com
DRE#	01841262

DISCLAIMER NOTICE

GE Property Development, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said of GE Property Development, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GE Property Development, Inc., and is solely included for the purpose of providing information about this project to our customer. The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as the completeness or accuracy thereof. The presentation of this property is used for example and submitted subject to errors, omissions, and change of price.