

**2350 W VALLEY BLVD,
ALHAMBRA, CA 91803**

±5,403 SF OFFICE FOR LEASE



EXCLUSIVELY LISTED BY:



RAYMOND LAM

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DRE# 02003950

kw EXECUTIVE
LOLLAPALOOZA
— GROUP —

PROPERTY OVERVIEW



RBA: ±5,403 SF

LOT SIZE: 16,117 SF (0.37 AC)

ZONING: Commercial Mixed Use (CMU)

YEAR BUILT: 1976

PARKING: ±18 Spaces (3.70/1,000 SF)

POWER SUPPLY: 600 Amps 120/208V 3 Phase

FIRE SPRINKLERS: Yes

ADDITIONAL SF: ±300 SF Unpermitted Storage

HIGHLIGHTS:

- Adjacent to Fresenius Medical Care
- ±1,800 SF Second Floor in Two-Story Layout
- Gated Private Parking with Remote Access
- High Ceilings & Abundant Natural Light
- Dual Entrances, L-shaped parking layout with dual ingress/egress.
- Built-In Vault for Secure Storage
- Flexible Use: Office, Creative & More
- Up to \$25/SF TI for Qualified Long Term Tenants



FIRST FLOOR



SECOND FLOOR



SITE AERIAL VIEW



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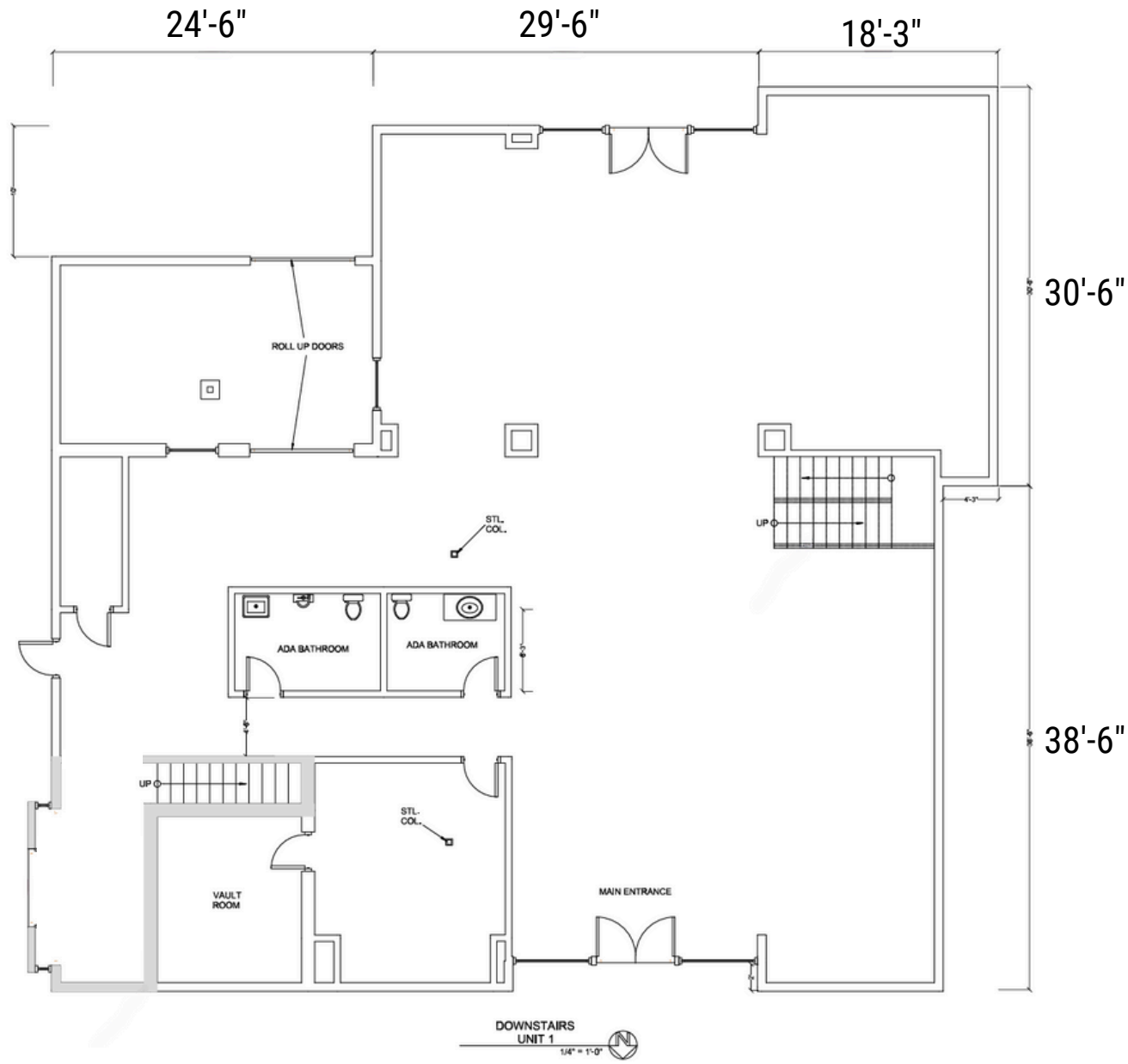
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FLOOR PLAN

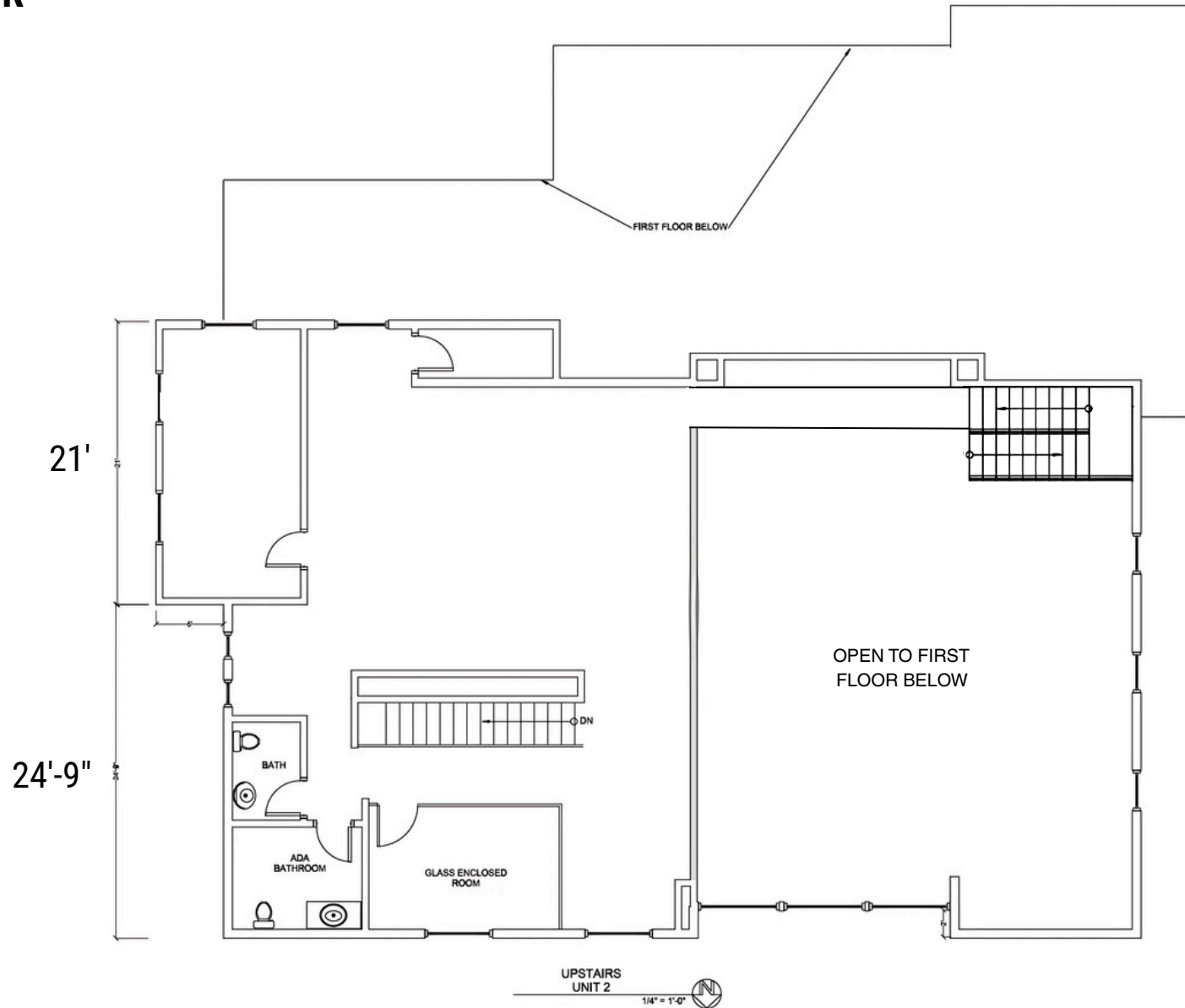
FIRST FLOOR



Dimensions taken from Architectural plans for illustrative purpose. Subject to Verification.

FLOOR PLAN

SECOND FLOOR



Dimensions taken from Architectural plans for illustrative purpose. Subject to Verification.

ZONING & LAND USE

TABLE 23.05.020: LAND USE REGULATIONS - COMMERCIAL ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	CBD	EMC	CMU	AC(1)	Additional Regulations
Residential Uses					
Residential housing types	See subclassifications below				
Multi-unit dwelling	P	P	P	-	
Family day care	See § 23.22.140				
Low barrier navigation centers	P	P	P	-	Must be consistent with Cal. Gov't Code §§ 65660 et seq
Small residential care facility	Small residential care facilities and transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.				
Supportive housing					
Transitional housing					
Public/Semi-Public Uses					
Colleges and trade schools	-	C	C	-	
Community assembly	C	C	C	-	See § 23.22.060
Community garden	C(3)	C(3)	C(3)	-	See § 23.22.100
Cultural institutions	C	C	C	-	
Day care centers	C(3)	C	C	-	
Government offices	P(4)	P	P	-	
Hospitals and clinics	See subclassifications below				
Clinics	P(4)	P	P	-	
Hospitals	C(3)	C	C	-	
Skilled nursing facility	C(3)	C	C	-	
Instructional services	P	P	P	-	
Park and recreation facilities	P	P	P	-	
Parking lots and structures	C(3)	M	M	-	
Public safety facilities	C	C	C	-	
Schools	C(3)	C	C	-	
Commercial Uses					
Animal boarding and veterinary services	See subclassifications below				
Pet day care	M	M	M	-	Shall be entirely enclosed and air-conditioned
Veterinary services	M(3)	M	M	M	
Automobile/vehicle sales and services	See subclassifications below				
Automobile rental	-	-	-	C	See § 23.22.070
Automobile/vehicle sales and leasing	-	-	-	C	See § 23.22.070
Automobile/vehicle service and repair, minor	-	-	-	C	See § 23.22.070
Automobile/vehicle repair, major	-	-	-	C	See § 23.22.070
Service stations	C(3)	C	C	C	See § 23.22.070
Vehicle washing	-	-	C(7)	C(7)	See § 23.22.070, and Chapter 5.76
Banks and financial institutions	P	P	P	M(2)	

Business services	P	P	P	M	
Commercial cannabis facility	See subclassifications below				
Medicinal cannabis delivery-only retailer	-	-	-	-	See § 23.22.080, Cannabis Facilities, Cultivation, and Deliveries
Commercial entertainment and recreation	See subclassifications below				
Cinema/theater	C	C	C	C	
Indoor	M	M	M	C	
Outdoor entertainment	-	-	C	-	
Drive through facilities	C	C	C	C	See § 23.22.120
Eating and drinking establishments	See subclassifications below				
Bars/night clubs/lounges	C	C	C	C	See § 23.22.190
Restaurants	P	P	P	M(2)	See § 23.22.190
Farmer's markets	C	C	C	-	See § 23.22.150
Food preparation	P	P	P	-	
Funeral parlors and interment services	-	-	C	C	
Hotels and motels	C	-	C	C	
Offices	P(4)	P	P	M	
Coworking offices	P(4)	P	P	M	
Medicinal cannabis delivery-only retailer	-	-	-	-	See § 23.22.080
Personal services	See subclassifications below				
General personal services	P	P	P	M(2)	
Fortunetelling	P	P	P	P	See Chapter 5.14
Massage establishments	C	-	C	C	See Chapter 9.44
Repair and maintenance services	P	P	P	M	
Retail sales	See subclassifications below				
Building material stores and retail garden centers	-	-	M	C	
Food and beverage sales	P	P	P	M(2)	
General retail	P	P	P	M(2)	
Industrial Uses					
Custom manufacturing	M(6)	M(6)	M(6)	-	
Food and beverage manufacturing	See subclassifications below				
Small scale	P(6)	M(6)	M(6)	-	
Personal storage	-	-	C		See § 23.22.220, Personal Storage
Transportation, Communication, and Utility Uses					
Communication facilities	See subclassifications below				
Facilities within buildings	M(4)	M	M	-	
Telecommunication	See § 23.22.250				
Recycling facility	See subclassifications below				
Reverse vending machine	-	-	M	M	See § 23.22.230
Small collection facility	-	-	C	C	See § 23.22.230
Transit stations and terminals	-	C	C	-	

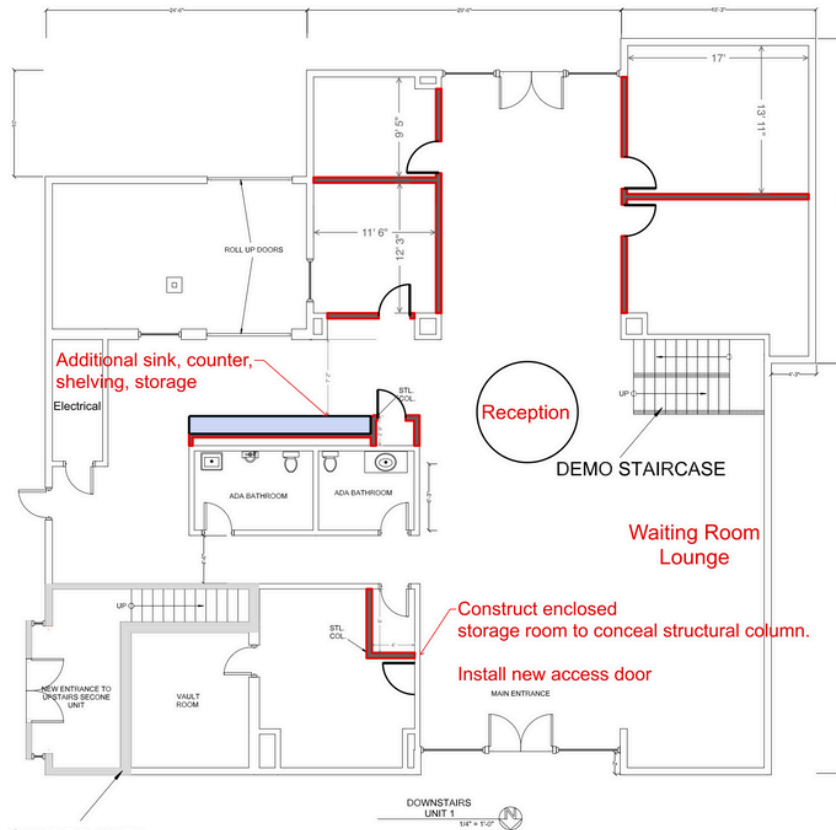
*Source: Alhambra Planning Department

****NOT A COMPREHENSIVE LIST.** For reference only. Check with the planning department for other uses. Tenant to verify.

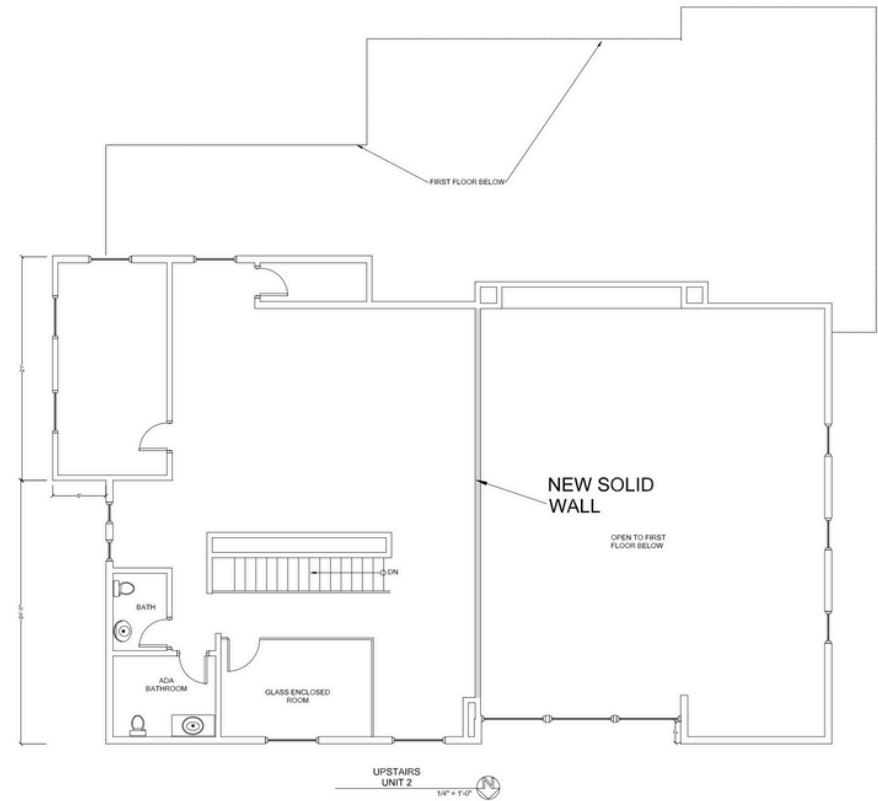
CONCEPTUAL RENDERINGS



CONCEPTUAL OFFICE PLAN

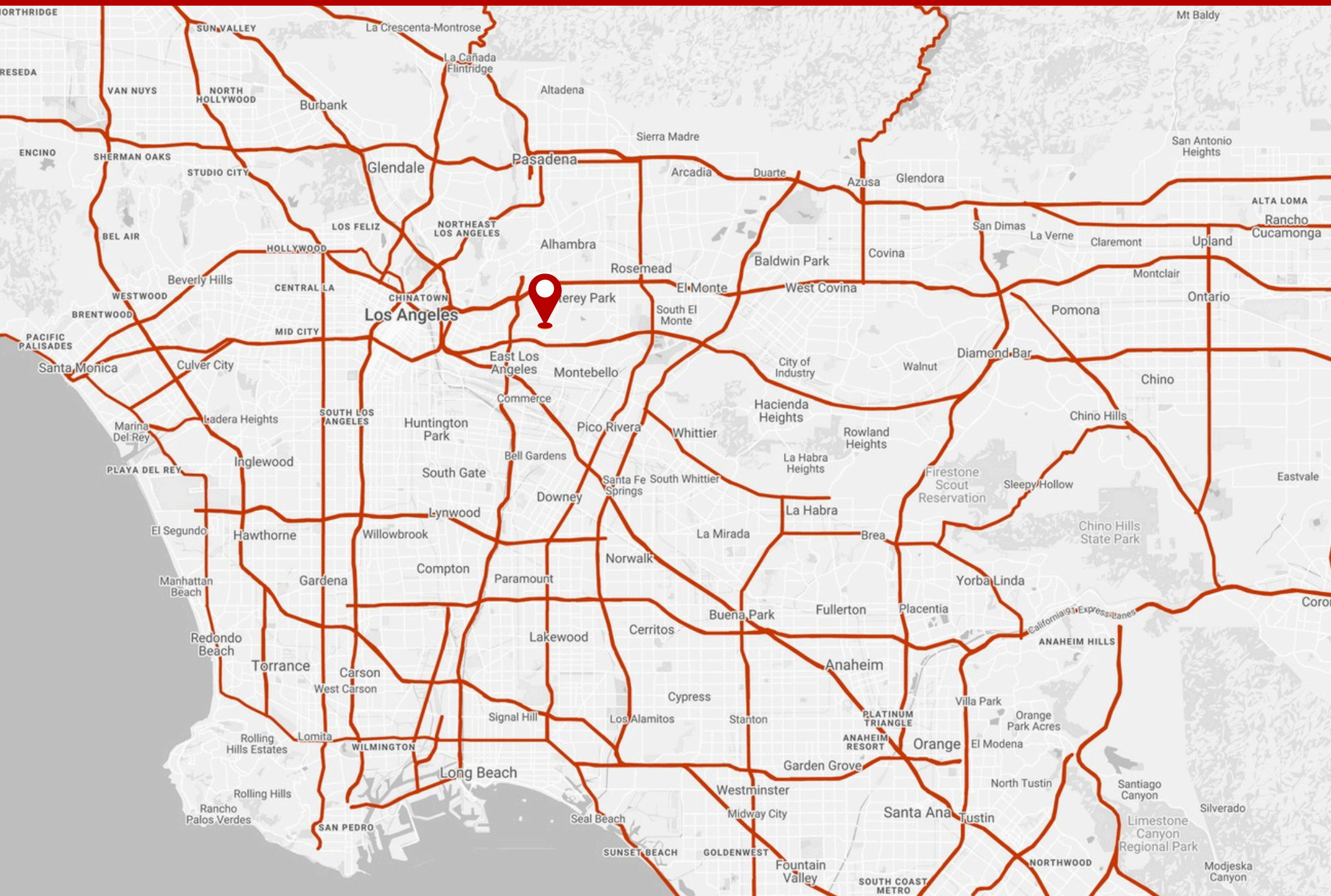


SHADED AREA
BECOMES PART OF
UPSTAIRS UNIT SPACE



PREPARED BY:		THOMAS BREAZEALE 0462 DAINES DRIVE TEMPLE CITY, CA 91780 626-287-2646	
SITE:		2350 W VALLEY BLVD ALHAMBRA, CA 91803	
SIZE:	D	DWG:	FLOOR
SCALE:	1/4" = 1'-0"	SHEET	

REGIONAL MAP



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2350 W Valley Blvd, Alhambra, CA 91803

CITY, STATE

Alhambra, CA

POPULATION

589,197

AVG. HH SIZE

3.49

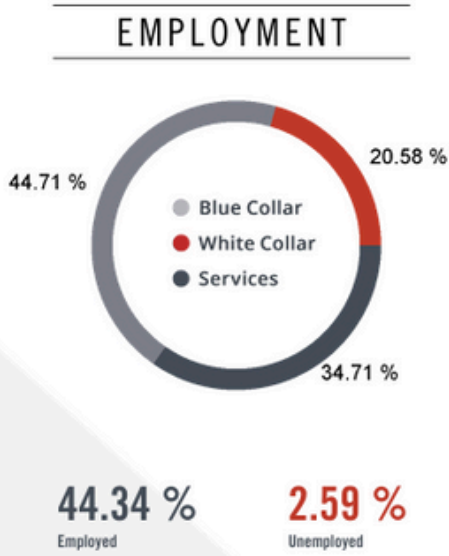
MEDIAN HH INCOME

\$53,822

HOME OWNERSHIP

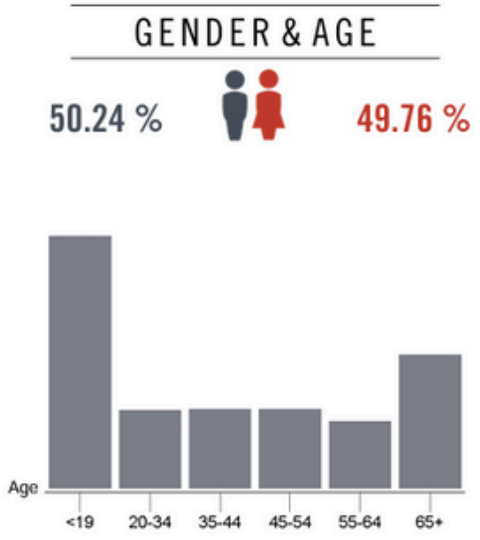
Renters: 97,904

Owners: 69,609



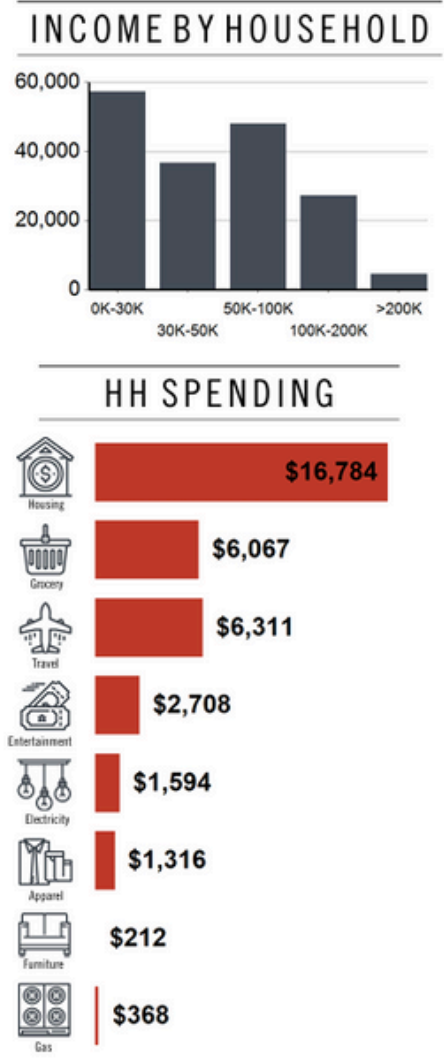
EDUCATION

High School Grad:	17.48 %
Some College:	14.64 %
Associates:	5.68 %
Bachelors:	18.95 %



RACE & ETHNICITY

White:	18.95 %
Asian:	29.25 %
Native American:	0.08 %
Pacific Islanders:	0.00 %
African-American:	0.36 %
Hispanic:	34.18 %
Two or More Races:	17.18 %



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