

400

S PALM AVENUE

ALHAMBRA CA

地毯大王 CARPET KING

400

FOR SALE

Owner-User/Investor

CBRE

THE OFFERING

CBRE, Inc. is pleased to present 400 South Palm Avenue ("Property" or "Building"), an industrial property located in the City of Alhambra CA. The property is well-positioned in a strategic location with easy to access local thoroughfares and major freeways.

Constructed in 1952, this +/-18,850 SF building is situated on +/-20,038 SF of land. With 18' clearance height in the main warehouse, a large showroom, office, and reception area, the Property also features two (2) loading doors and one (1) interior dock high well.

This property is ideal for an owner/user or investor seeking growth, stability, and a hedge against inflation. The property will be delivered vacant at the close of escrow.



INVESTMENT HIGHLIGHTS



OWNER/USER
OR INVESTMENT
OPPORTUNITY



WAREHOUSE OR
MANUFACTURING
BUILDING



18' CLEARANCE
HEIGHT



CONVENIENT
FREEWAY ACCESS



1 INTERIOR LOADING
DOCK (WELL)



2 LOADING DOORS



NUMEROUS NEARBY
RETAIL AMENITIES



PRIME CITY
OF ALHAMBRA
LOCATION





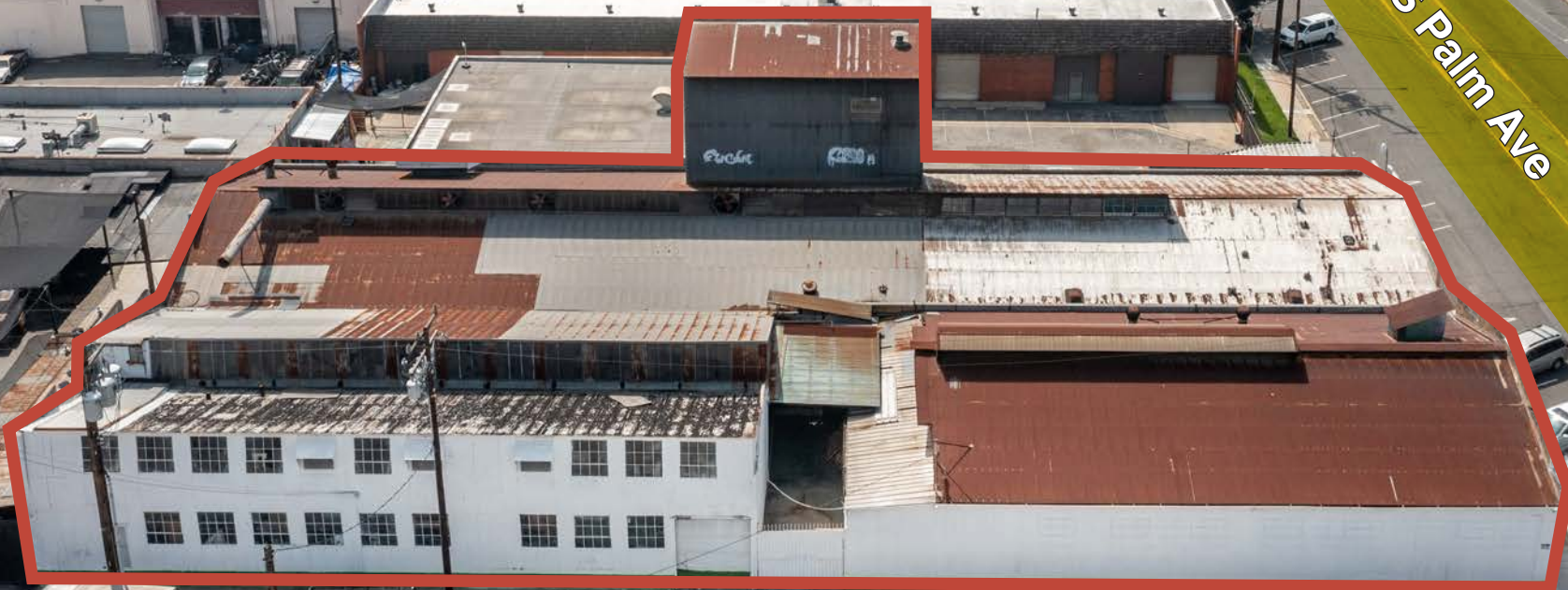
PROPERTY OVERVIEW

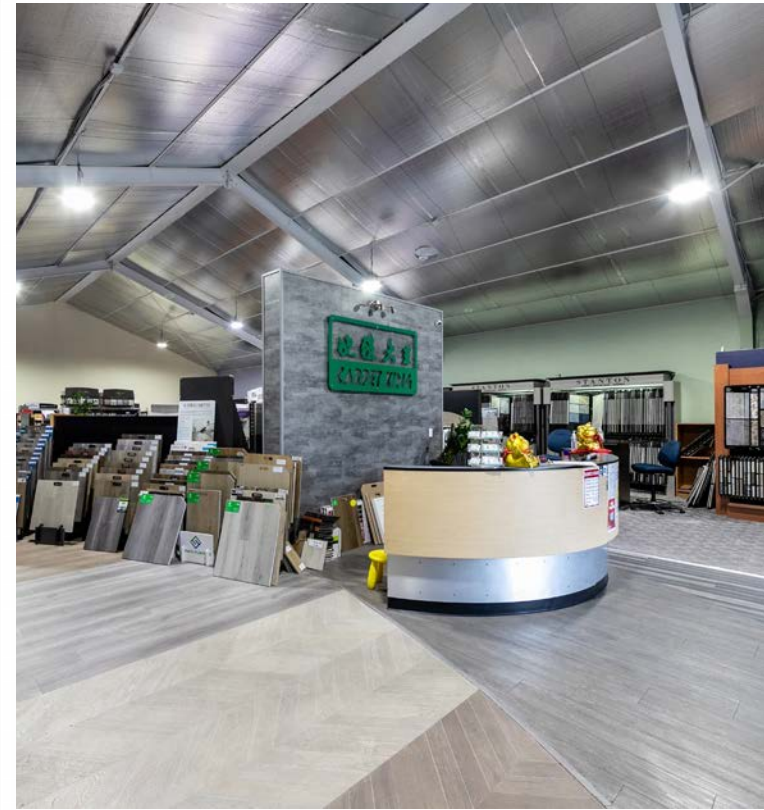
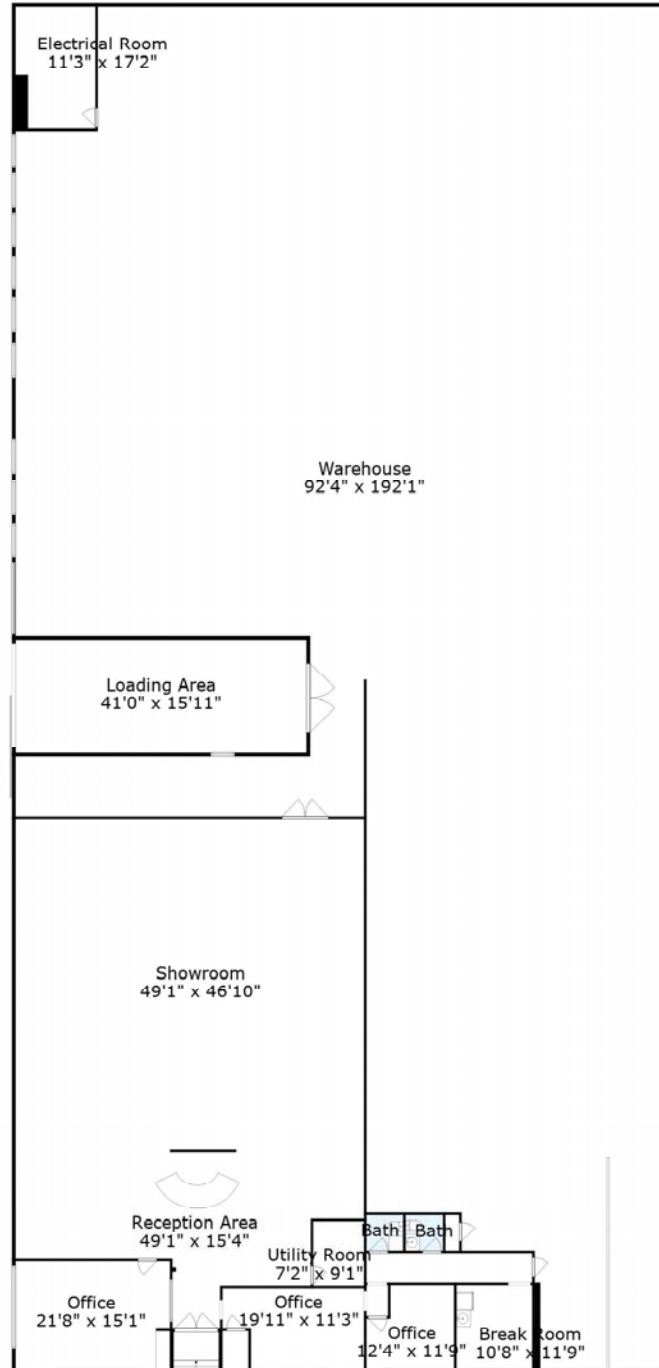
Address	400 South Palm Avenue Alhambra CA 91803
Market/Submarket	Alhambra
Square Footage	±18,850 SF
Lot Size	±20,038 SF
Year Built	1952
Occupancy	VACANT
GL Loading Doors	2
Interior Dock (Well)	1
Ceiling Height	18'
Power	400 Amps, 277/480 Volt, 3 Phase Power
Construction Type	Masonry
Zoning	ALMPD*
APN	5342-020-032



W Mission Rd

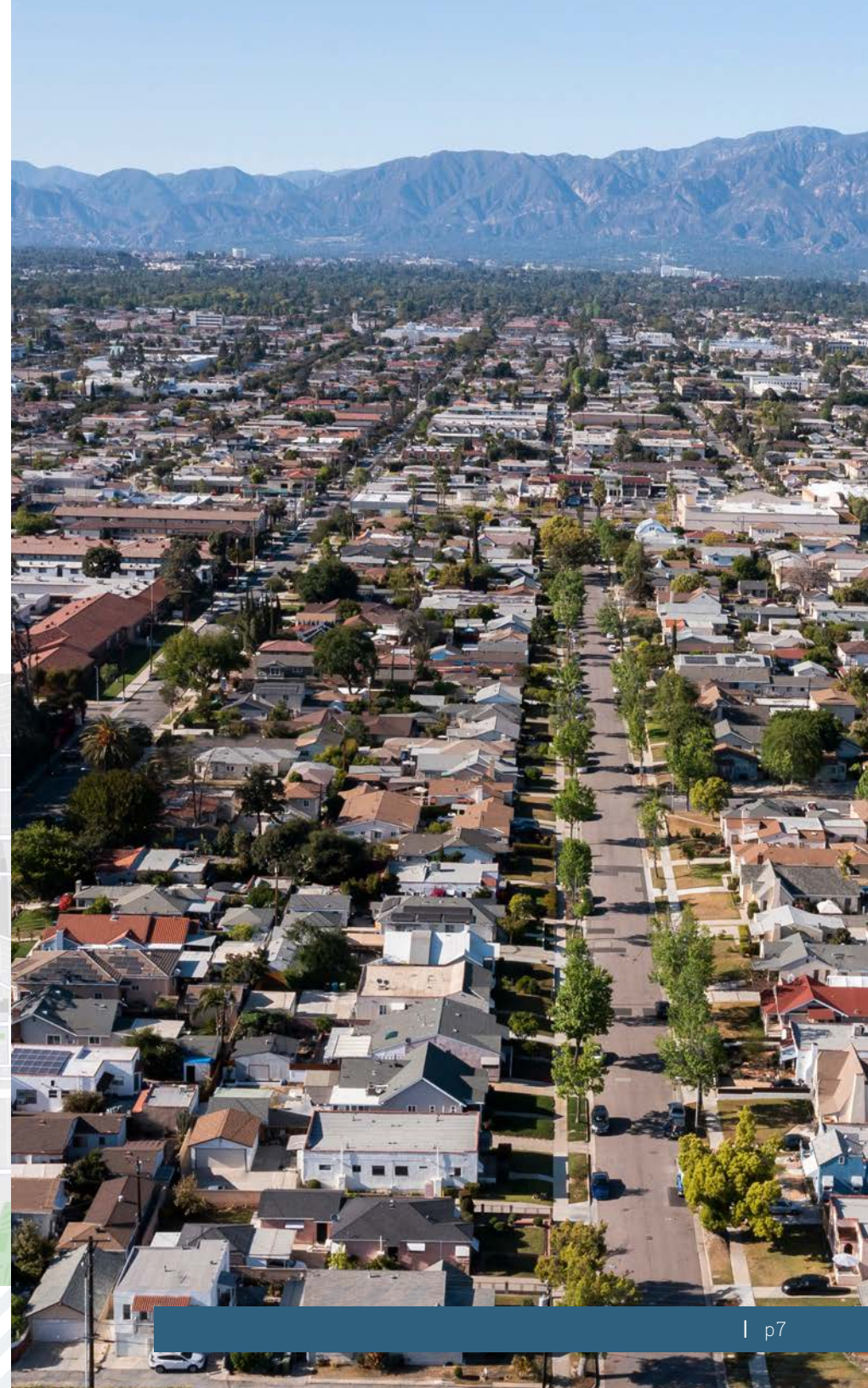
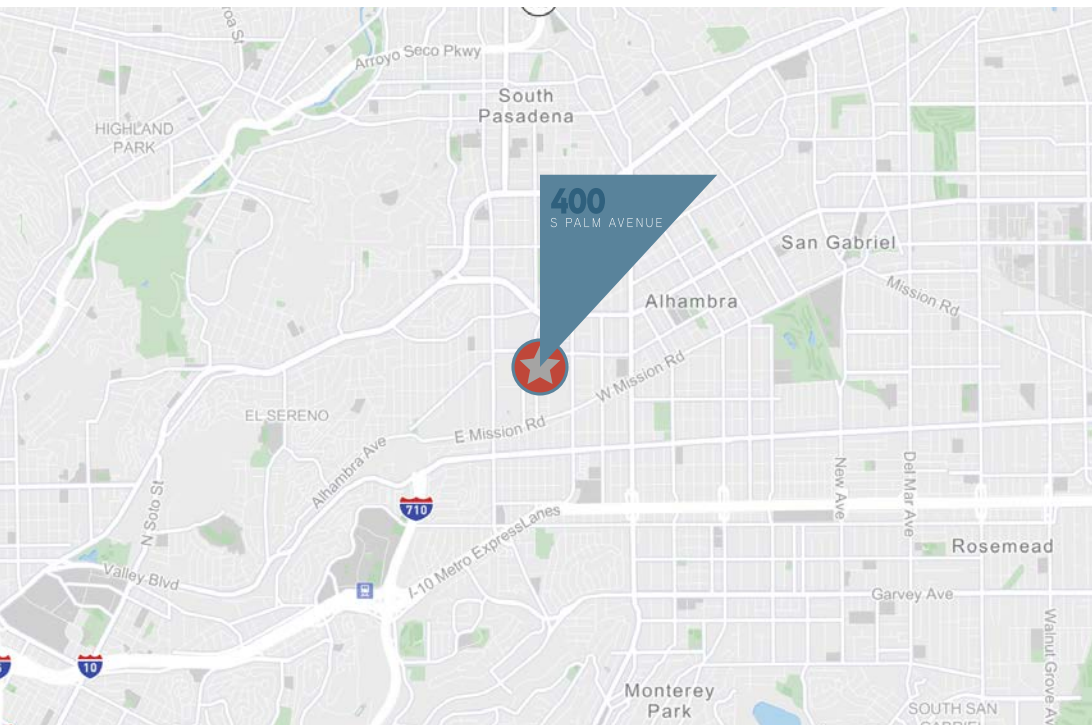
S Palm Ave

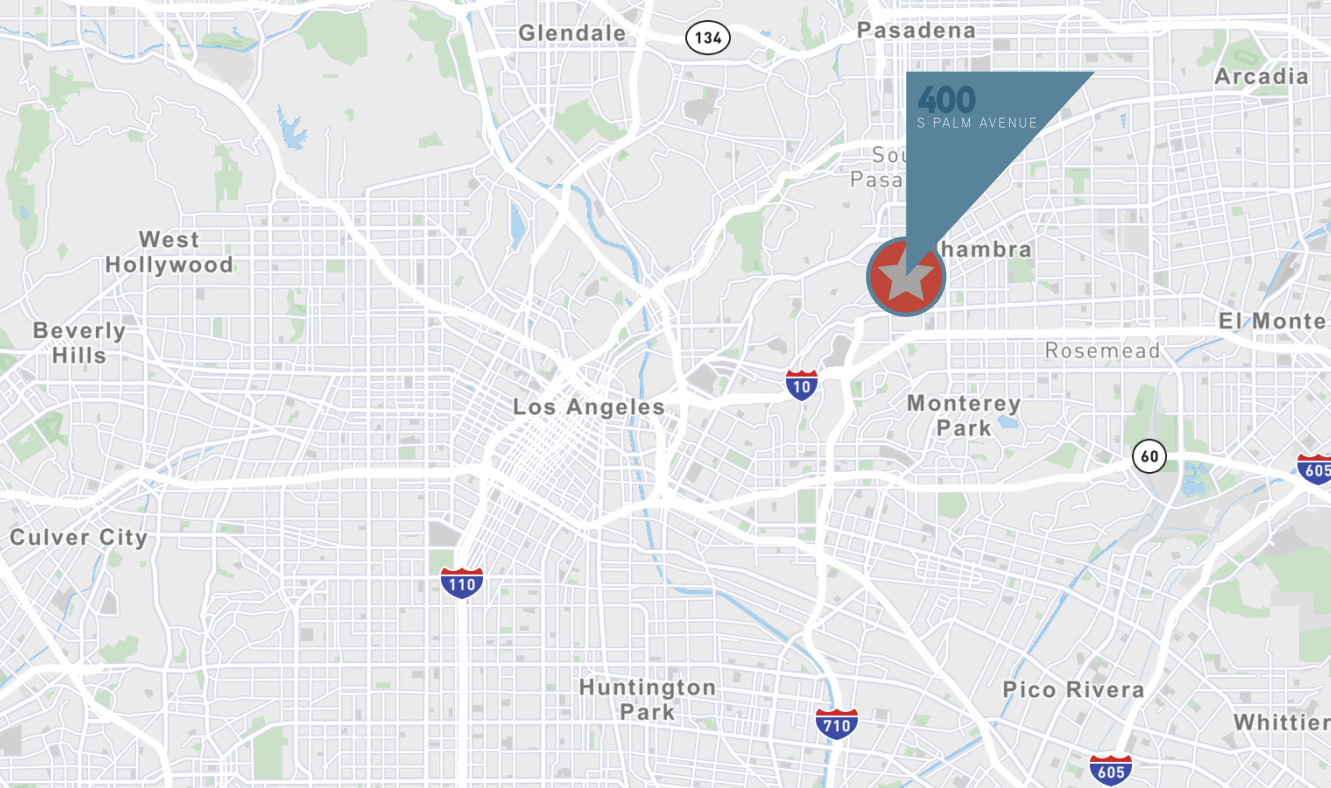




CITY OF ALHAMBRA

The City of Alhambra was officially incorporated as a city in 1903 but traces its roots back to 1771 when principle patys of the city's present boundary were acquired via grant to the Mission San Gabriel, 5 years before the birth of the United States. Since then, the city has traversed many stages of development ranging from a winery, to a township, and finally city which has grown in both density and diversity. This is reflected in the excellent community, school district, diversity of commercial real estate such as residential, apartments, several retail locations, and a centralized main street business district that offers both office and industrial space. Additionally, the progressive nature of the City of Alhambra, via an updated General Plan and several Specific Plans, further promotes the city's mission towards creating an ideal space for everyone.





DEMOGRAPHICS



Median Age
40.5



Bachelors Degree
26.8%



Graduate or Professional Degree
15%



Average Household Income
\$118,463



Average Household Value
\$1,003,442



EMPLOYERS



400

S PALM AVENUE

ALHAMBRA CA



INVESTMENT CONTACTS

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