



MULTIFAMILY PROPERTY FOR SALE

20 W GRAND AVE

ALHAMBRA, CA 91801

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

TONY M. GUGLIELMO, CCIM

909.786.4302
tony@alliedcre.com
CaDRE #01301532

SCOTT CHERAMIE

909.224.0008
scott@city-commercial.com
CaDRE #01409016

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	4,916 SF
Lot Size:	8,501 SF
Price / SF:	\$488.20
Year Built:	1950
Zoning:	RH

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 20 W Grand Ave, Alhambra, CA 91801. This 4,916 SF, 8-unit property, built in 1950, offers a prime location and a 100% occupancy rate. Recent upgrades include a new roof, new asphalt, and new exterior paint. It presents a lucrative prospect for the discerning Multifamily/Low-Rise/Garden investor. With its solid rental history, this property promises a compelling return on investment. Don't miss your chance to capitalize on this high-performing asset in the sought-after Alhambra area.

LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding this desirable location in Alhambra, CA. A hotspot for Multifamily, this area boasts a dynamic blend of residential and commercial spaces, reflecting the city's diverse and thriving community. With renowned eateries like Gen Korean BBQ House and Boiling Point, as well as cultural attractions such as the Alhambra Historical Society Museum and the Edwards Alhambra Renaissance Stadium 14 & IMAX, the area offers an enticing lifestyle for potential tenants. Don't miss the opportunity to invest in this prime location that perfectly balances urban amenities and suburban charm.

TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CalDRE #01301532

SCOTT CHERAMIE
909.224.0008
scott@city-commercial.com
CalDRE #01409016



COMMERCIAL REAL ESTATE

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
A	1	1	614 SF	\$1,350	\$2.20	\$1,800	\$2.93	-	3/7/2005	MTM
B	1	1	614 SF	\$1,334	\$2.17	\$1,800	\$2.93	-	12/15/2011	MTM
C	1	1	614 SF	\$1,334	\$2.17	\$1,800	\$2.93	-	07/15/2002	MTM
D	1	1	614 SF	\$1,650	\$2.69	\$1,800	\$2.93	-	08/29/2019	MTM
E	1	1	615 SF	\$1,700	\$2.76	\$1,800	\$2.93	-	07/01/2024	MTM
F	1	1	615 SF	\$1,525	\$2.48	\$1,800	\$2.93	-	10/01/2018	MTM
G	1	1	615 SF	\$1,430	\$2.33	\$1,800	\$2.93	-	06/16/2016	MTM
H	1	1	615 SF	\$1,700	\$2.76	\$1,800	\$2.93	-	04/12/2024	MTM
TOTALS			4,916 SF	\$12,023	\$19.56	\$14,400	\$23.44	\$0		
AVERAGES			615 SF	\$1,503	\$2.45	\$1,800	\$2.93			

TONY M. GUGLIELMO, CCIM
 909.786.4302
 tony@alliedcre.com
 CaDRE #01301532

SCOTT CHERAMIE
 909.224.0008
 scott@city-commercial.com
 CaDRE #01409016



LOCATION MAP



TONY M. GUGLIELMO, CCIM
909.786.4302
tony@alliedcre.com
CaDRE #01301532

SCOTT CHERAMIE
909.224.0008
scott@city-commercial.com
CaDRE #01409016

Map data ©2026 Google



20 W GRAND AVE // Alhambra, CA 91801

ADDITIONAL PHOTOS



TONY M. GUGLIELMO, CCIM

909.786.4302

tony@alliedcre.com

CaDRE #01301532

SCOTT CHERAMIE

909.224.0008

scott@city-commercial.com

CaDRE #01409016

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ADDITIONAL PHOTOS



TONY M. GUGLIELMO, CCIM

909.786.4302
tony@alliedcre.com
CalDRE #01301532

SCOTT CHERAMIE

909.224.0008
scott@city-commercial.com
CalDRE #01409016

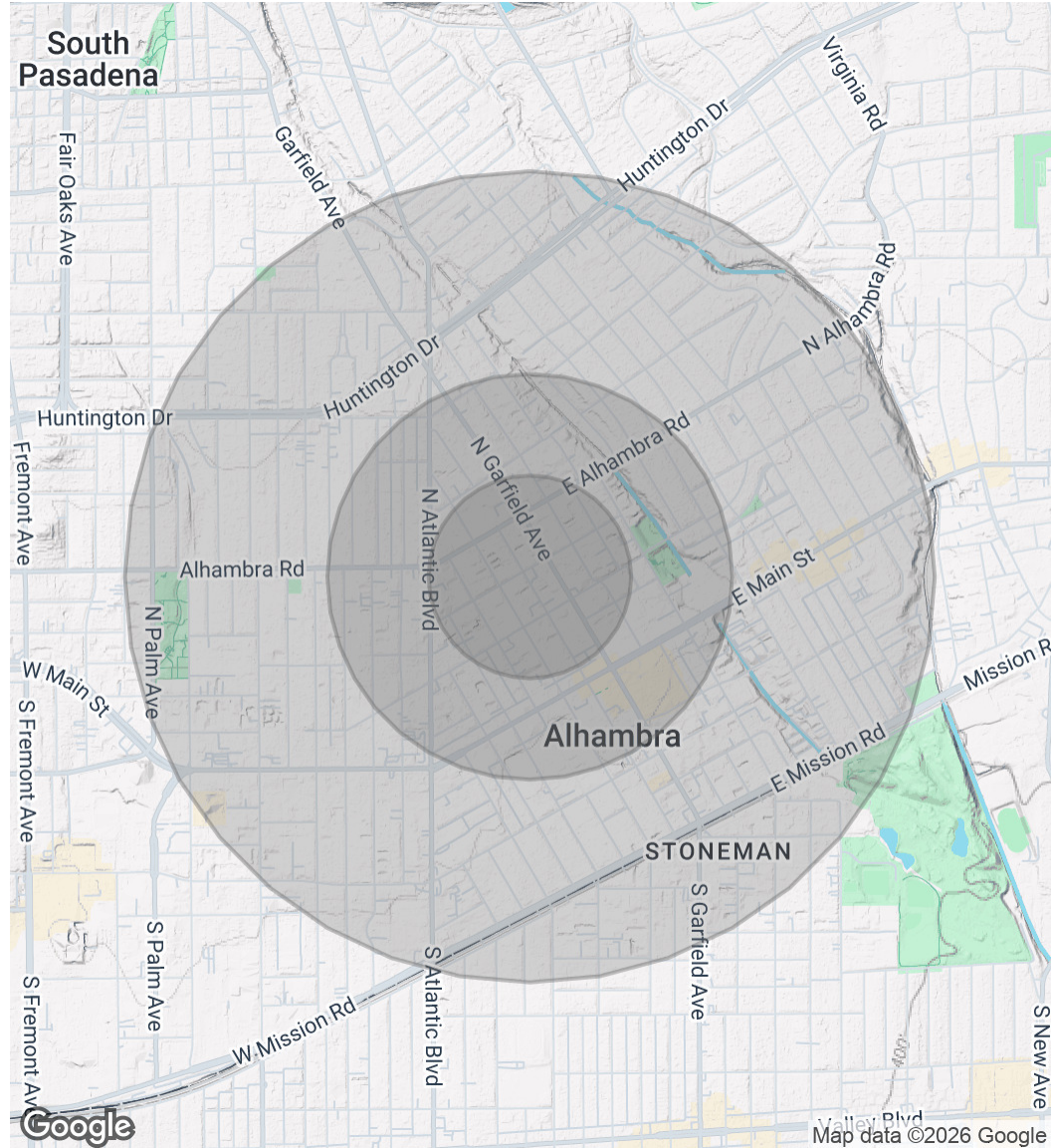
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,941	13,172	40,076
Average Age	42.0	41.4	42.0
Average Age (Male)	40.7	40.0	40.7
Average Age (Female)	44.6	43.1	44.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,743	5,456	15,554
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$119,853	\$117,685	\$122,247
Average House Value	\$758,749	\$805,906	\$1,012,475

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	622	2,220	7,342
Total Population - Black	38	375	1,215
Total Population - Asian	2,117	6,681	19,349
Total Population - Hawaiian	0	0	14
Total Population - American Indian	47	173	468
Total Population - Other	744	2,574	7,935

2023 American Community Survey (ACS)



TONY M. GUGLIELMO, CCIM
 909.786.4302
 tony@alliedcre.com
 CalDRE #01301532

SCOTT CHERAMIE
 909.224.0008
 scott@city-commercial.com
 CalDRE #01409016

