

Retail and Office Space FOR LEASE

Retail Office Space
301 West Main Street

Alhambra, CA 91801

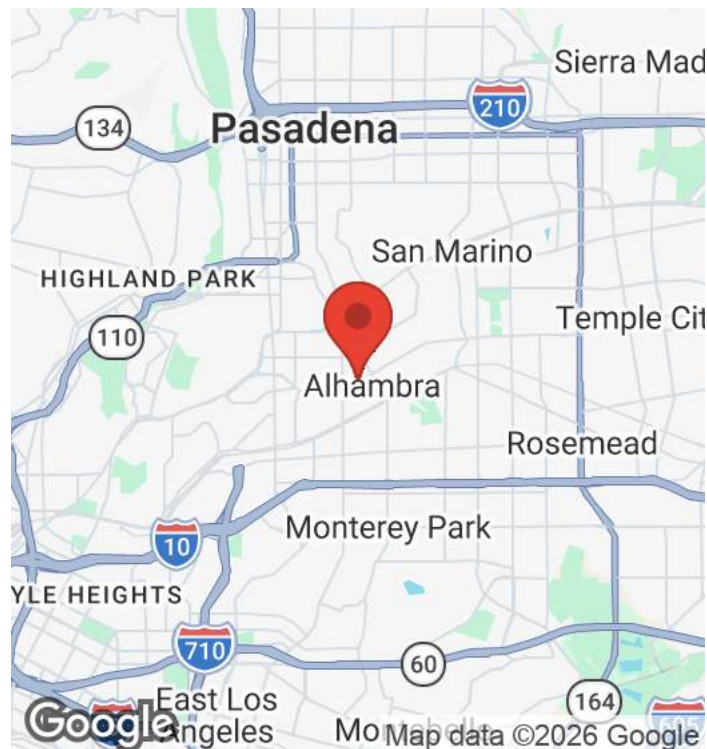
OFFERING
MEMORANDUM



301 West Main Street

Property Highlights

- Prominent corner location in Alhambra's downtown corridor
- CMU zoning allows for retail, office, entertainment, and mixed-use concepts
- Excellent candidate for creative office conversion or co-working space
- Walking distance to retail, restaurants, civic buildings, and schools
- 54 office suites across upper floors with flexible layouts
- Rear alley access for loading and back-of-house functions



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PROPERTY SUMMARY

301 WEST MAIN STREET | ALHAMBRA, CA 91801



Property Summary

Lease Rate:	\$2.50 per SF
Available SF:	22,500
Year Built:	1926
Renovated:	2026
Zoning:	CMU

Property Overview

Located at the high-visibility corner of Main and 3rd Streets, this expansive 36,241 SF building on a 14,781 SF lot offers versatile mixed-use space in the heart of Alhambra's vibrant downtown. The 2nd through 4th floors feature 54 office units, ideal for multiple tenants or a single user, while the ground floor retail space – approximately 1,500 SF fully built-out commercial kitchen equipped with a walk-in freezer, making it an excellent opportunity for catering companies, food preparation businesses, commissary use, or specialty culinary operations.

Available for lease at \$2.50 per square foot, this property benefits from excellent foot traffic, strong signage opportunities, and close proximity to shopping, dining, and public transportation. Ample street and public parking ensure convenient access for employees and customers.

Don't miss this rare leasing opportunity in one of the San Gabriel Valley's most sought-after commercial corridors.

Location Overview

Zoned CMU (Corridor Mixed-Use), the property supports a wide range of commercial uses and potentially residential or hospitality with city approval. Located at the signalized intersection of Main and 3rd Street, the property offers high visibility, strong foot traffic, rear alley access, and limited on-site parking. Flexible lease terms available.

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PROPERTY PHOTOS

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FLOOR PLAN 1ST FLOOR

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The first floor of 301–317 W Main Street features an approximately 1,500 SF fully built-out commercial kitchen equipped with a walk-in freezer, providing an excellent opportunity for catering companies, food preparation businesses, commissary use, ghost kitchen operations, or specialty culinary users. The space is designed for immediate use with existing kitchen infrastructure already in place, helping reduce build-out time and startup costs for a new operator.



FLOOR PLAN -2ND FLOOR OFFICE SPACE

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The second-floor features 21 newly renovated office suites with a variety of suite sizes to accommodate small businesses, startups, and professional users. The updated spaces provide a clean, modern office environment with flexible leasing opportunities.

2ND FLOOR PLAN



FLOOR PLAN - 3RD FLOOR OFFICE SPACE

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The third floor includes 19 newly renovated office suites designed for professional office use. Tenants can take advantage of updated interiors, flexible floor plans, and a professional business atmosphere suitable for a wide range of office users

3RD FLOOR PLAN

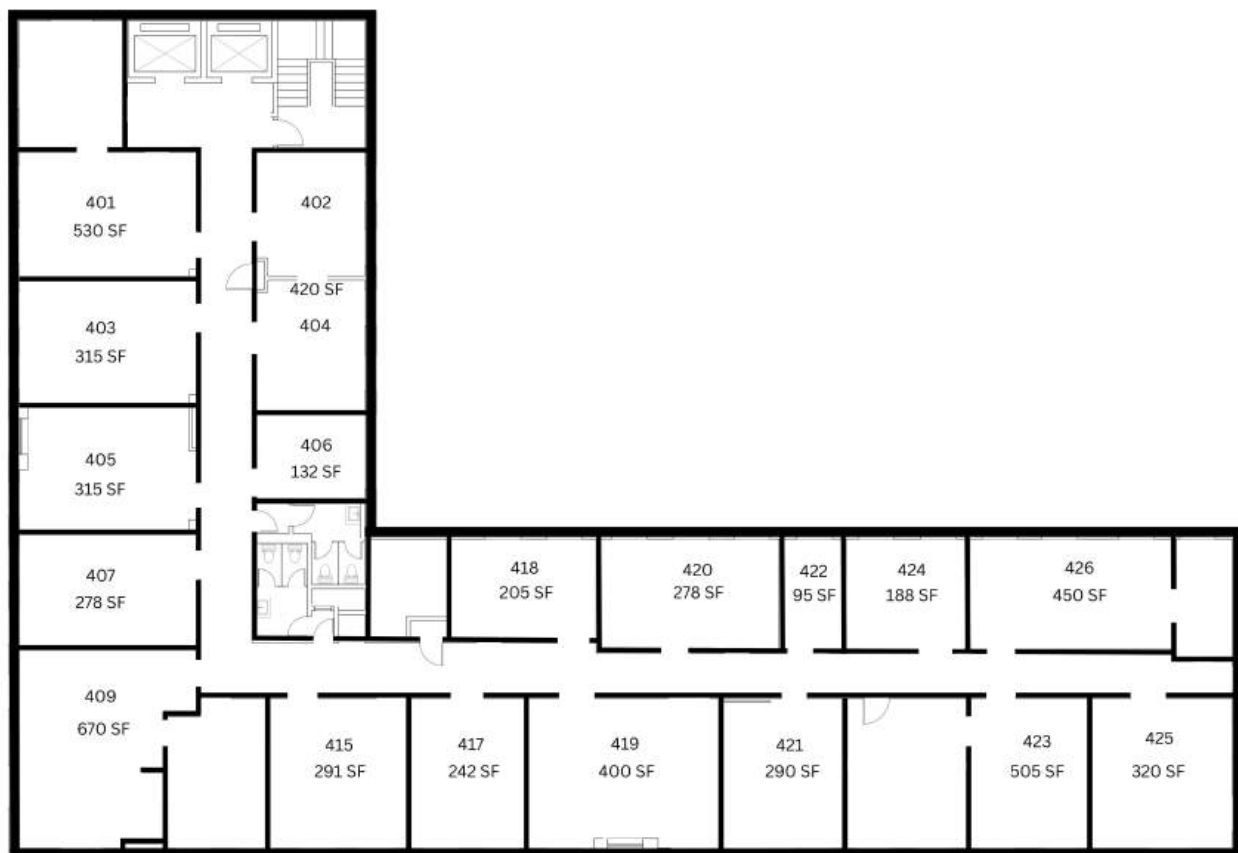


FLOOR PLAN- 4TH FLOOR OFFICE SPACE

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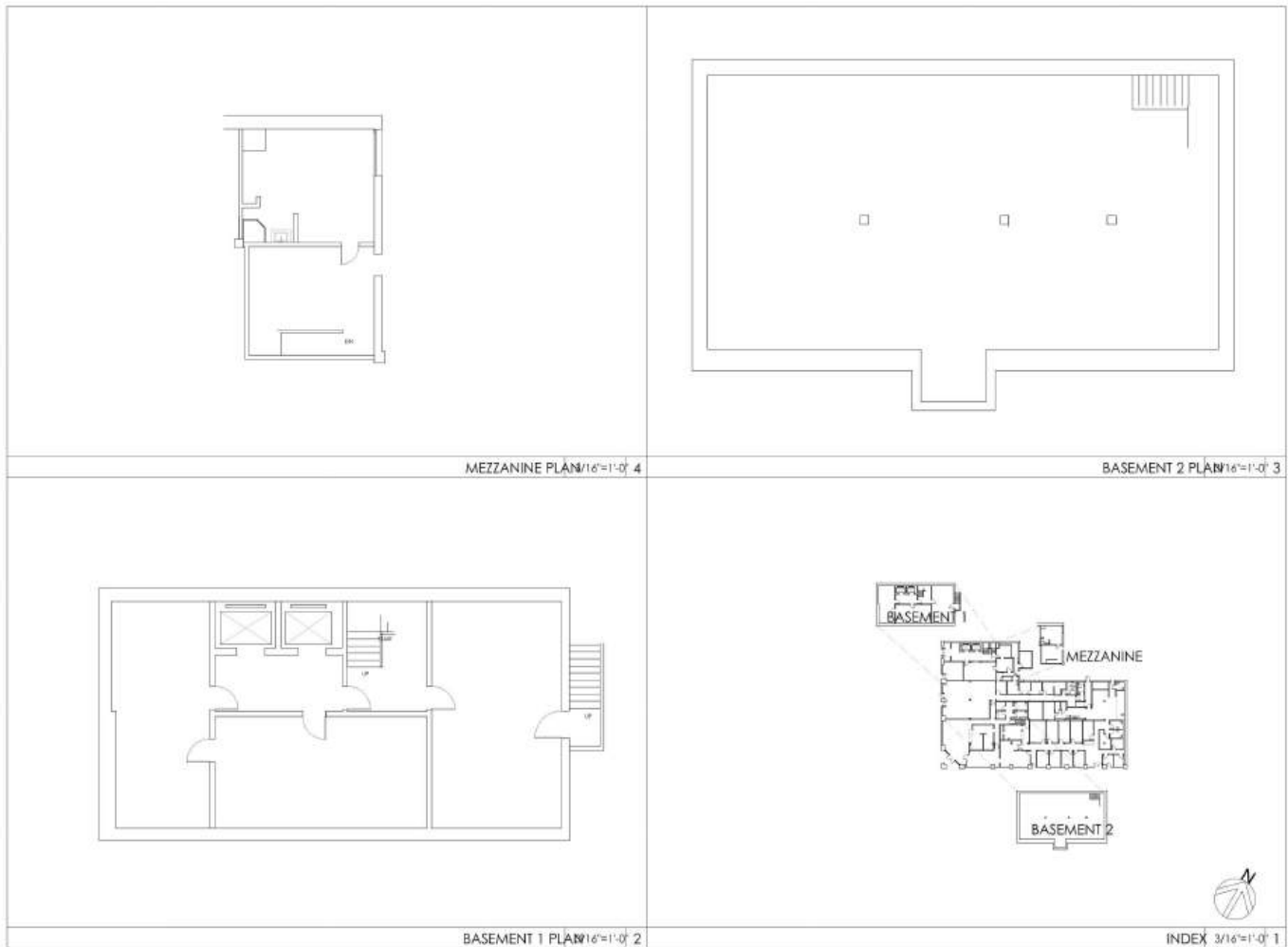
The fourth floor offers 14 newly renovated office suites with modern improvements and efficient layouts. These upgraded spaces provide a professional setting ideal for executive offices, creative teams, and growing businesses.

4TH FLOOR PLAN



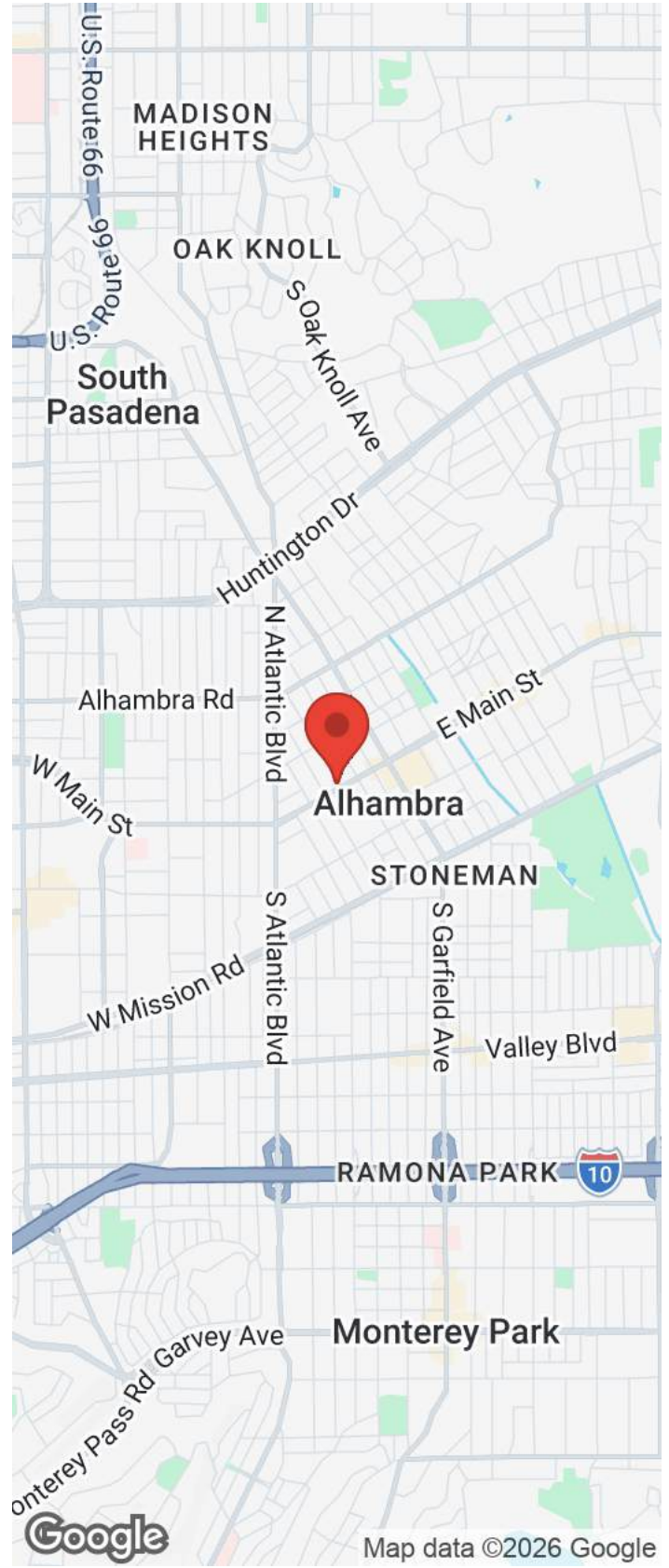
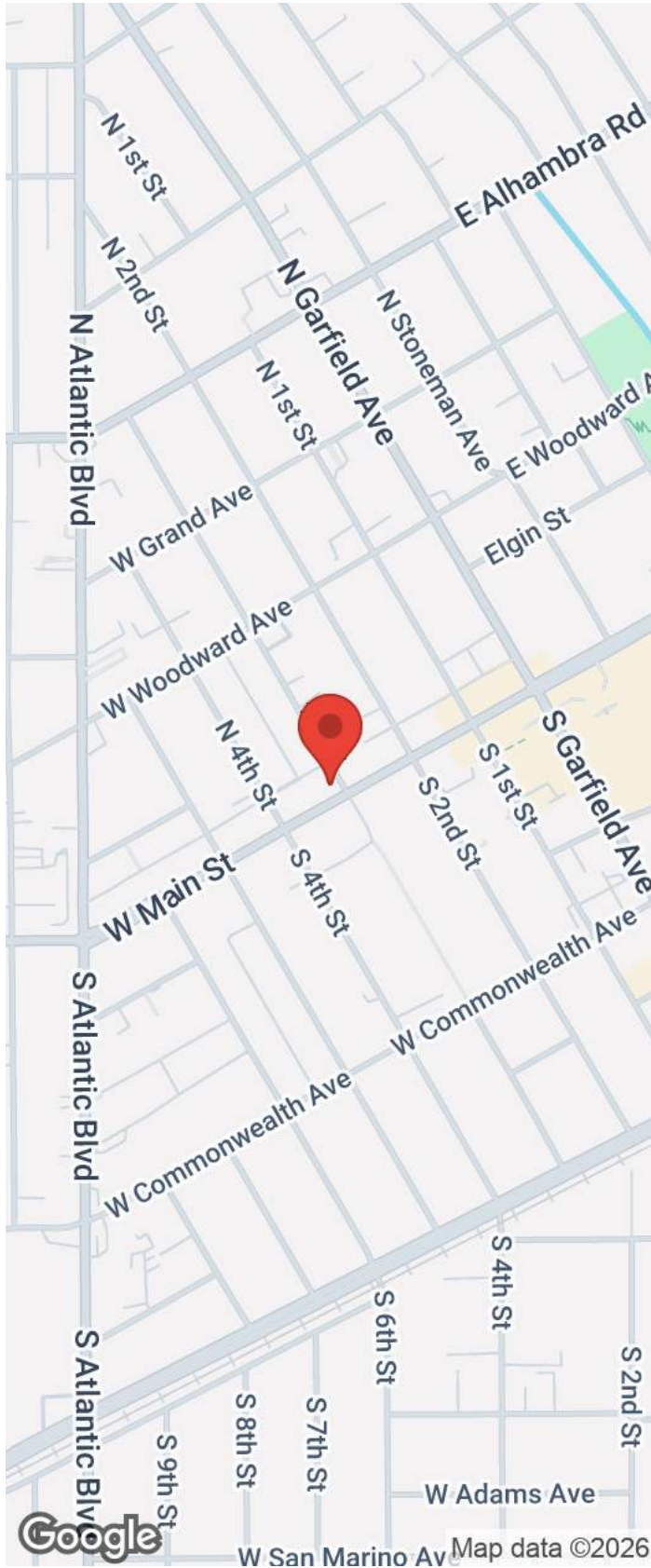
FLOOR PLAN- BASEMENT

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LOCATION MAPS

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PUBLIC PARKING

301 WEST MAIN STREET | ALHAMBRA, CA 91801

NEARBY PUBLIC PARKING

301–317 W Main Street Alhambra



First Street Parking Structure

1 W Main St, Approximately 0.1 miles west
282 spaces
Free Parking for 4 hour 7 AM–6 PM
No Parking 2 AM–6 AM

Alhambra Public Parking (Chapel Ave)

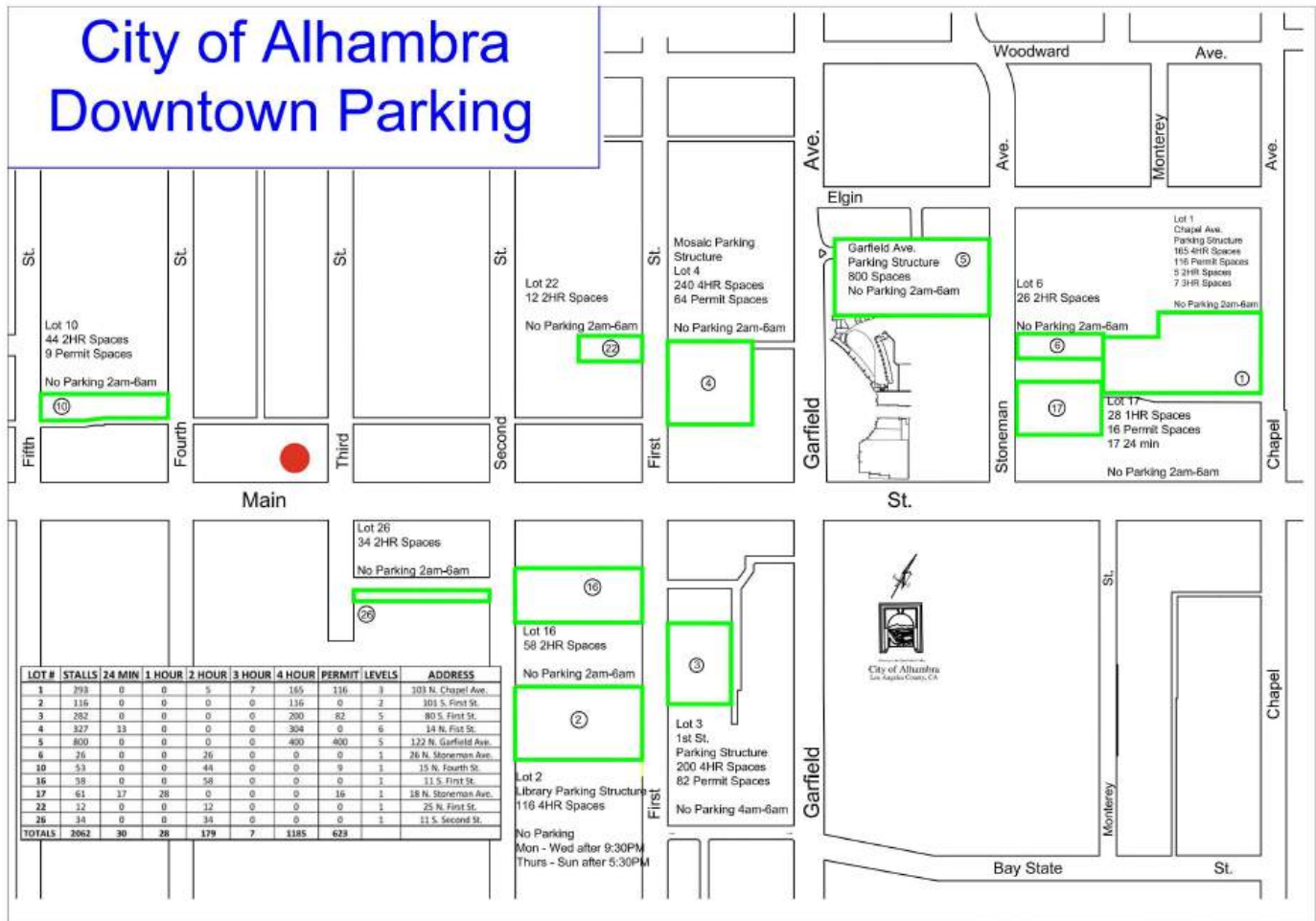
293 spaces Free Parking for 3 hour 9 AM–6 PM
No restrictions after 6 PM
No restrictions after 6 PM Max height 8 2
Max height 8 after 0 PM

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PUBLIC PARKING

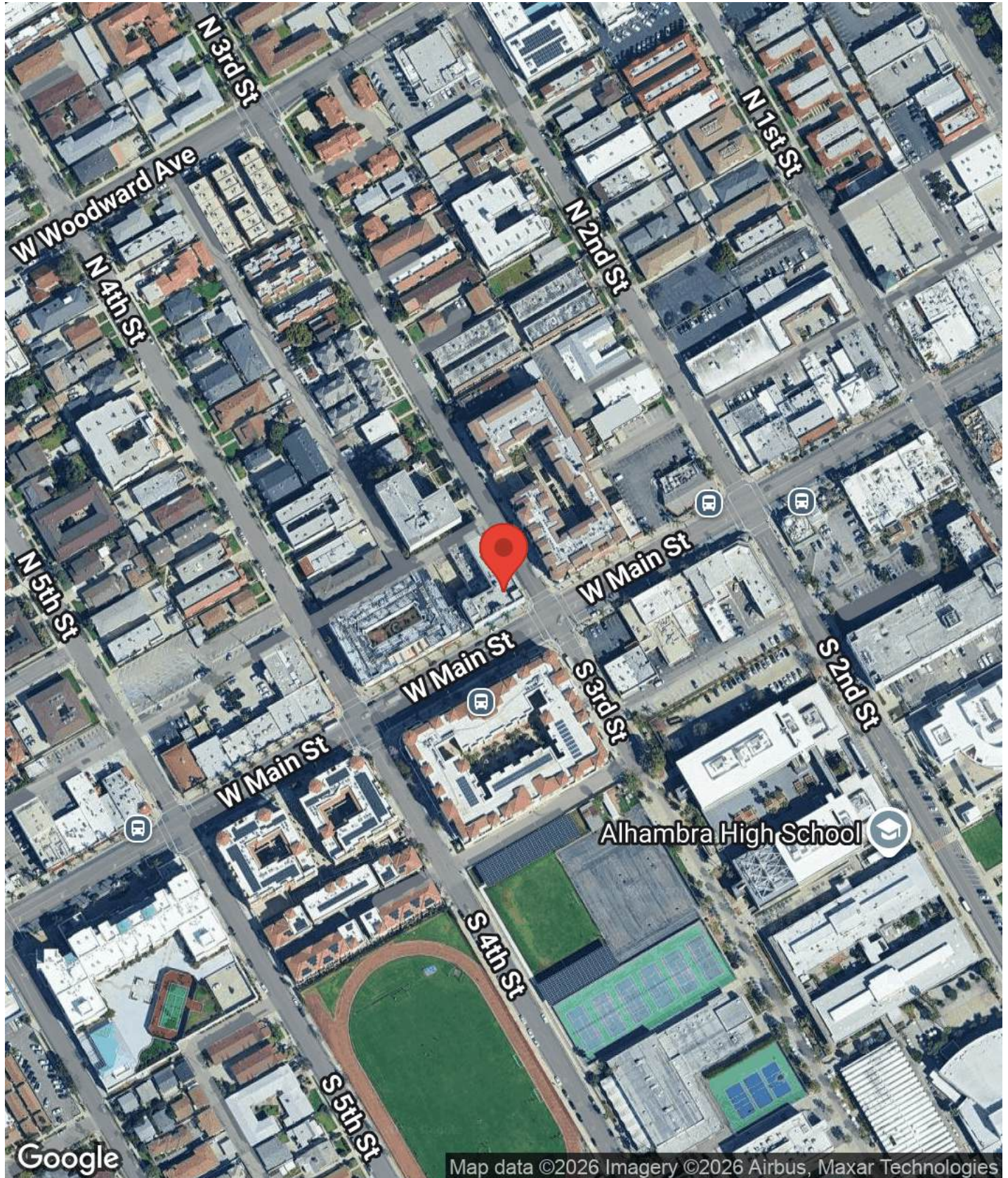
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AERIAL MAP

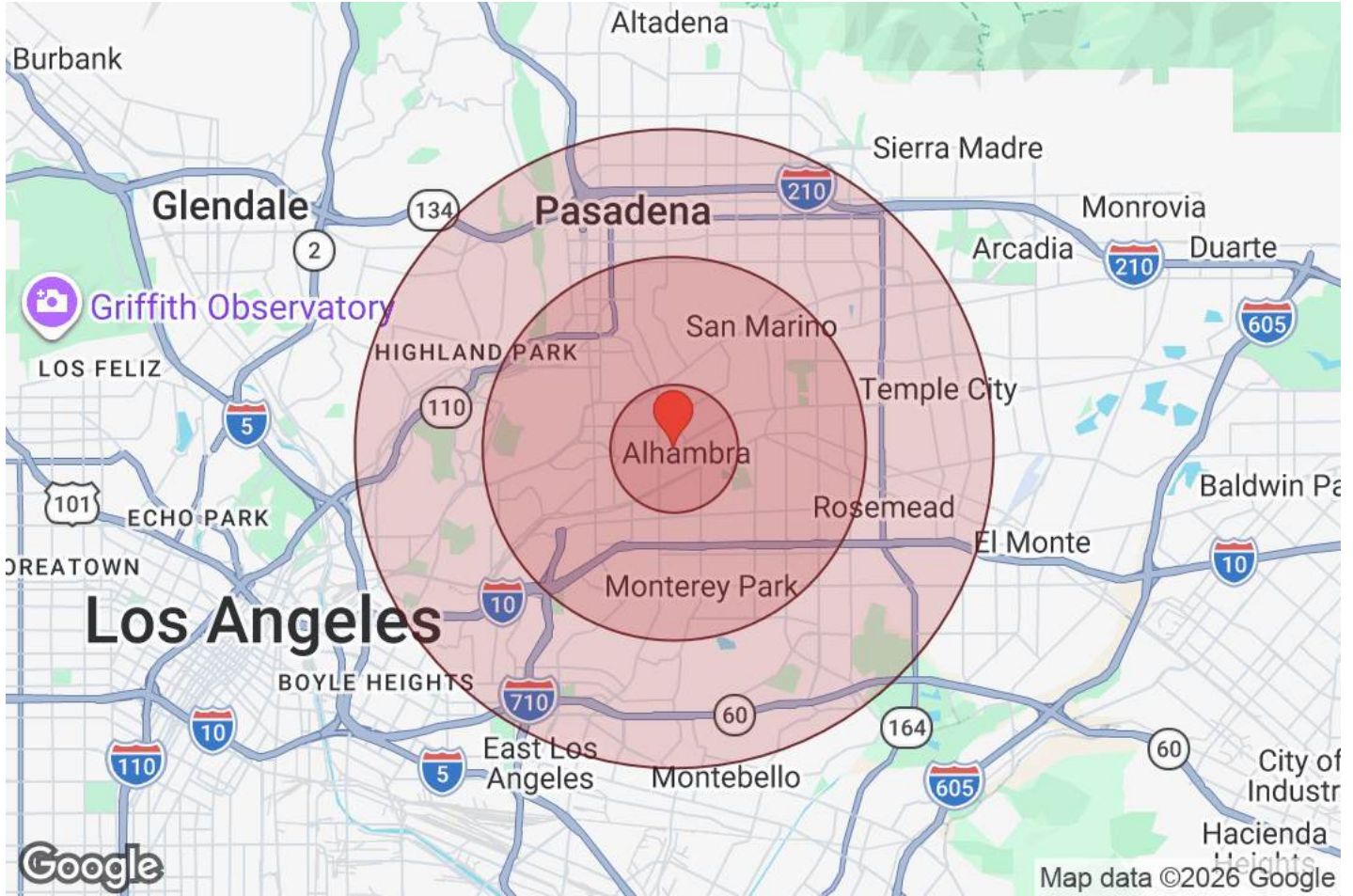
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DEMOGRAPHICS

301 WEST MAIN STREET | ALHAMBRA, CA 91801



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	20,998	121,917	332,292
Female	22,779	128,329	344,273
Total Population	43,777	250,246	676,565

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,463	36,261	110,077
Black	1,392	5,831	19,417
Am In/AK Nat	44	275	880
Hawaiian	31	150	406
Hispanic	15,142	83,682	291,600
Asian	20,886	118,992	240,451
Multiracial	744	4,554	12,178
Other	74	475	1,556

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,713	97,283	261,749
Occupied	17,297	89,987	241,858
Owner Occupied	5,135	40,423	107,724
Renter Occupied	12,162	49,564	134,134
Vacant	1,416	7,295	19,890

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,141	36,840	101,751
Ages 15 - 24	4,323	26,554	77,440
Ages 25 - 54	19,302	103,571	288,420
Ages 55 - 64	5,551	32,777	83,647
Ages 65+	8,460	50,503	125,309

Income	1 Mile	3 Miles	5 Miles
Median	\$90,772	\$98,873	\$96,681
Under \$15k	1,403	6,704	19,804
\$15k - \$25k	799	4,617	12,446
\$25k - \$35k	882	4,401	12,735
\$35k - \$50k	1,529	6,861	18,765
\$50k - \$75k	2,471	12,189	32,780
\$75k - \$100k	2,479	10,705	28,133
\$100k - \$150k	3,255	16,346	43,138
\$150k - \$200k	1,841	9,877	26,240
Over \$200k	2,637	18,289	47,818

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DISCLAIMER

301 WEST MAIN STREET



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PRESENTED BY:

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