

GE PROPERTY

佳富地產

FOR SALE

1101 W Valley Blvd Unit #105-106

Alhambra, CA 91801



Raymond Ho

Vice President
DRE# 01868322

Office (626) 458-9000
Cell (626) 297-1228

407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803
WWW.GEPROPERTY.COM
DRE# 01841262

1101 W Valley Blvd, AlhambraOFFERED AT: **\$1,495,000.00**

Units: #105 & #106

SIZE: ~2,022 SQFT

LOT SIZE: 14,995 SQFT

Current Tenant: **T-Mobile**CAP rate: **6.2%**

NOI: \$92,820

HOA: ~\$505/month/unit

Parking: Shared

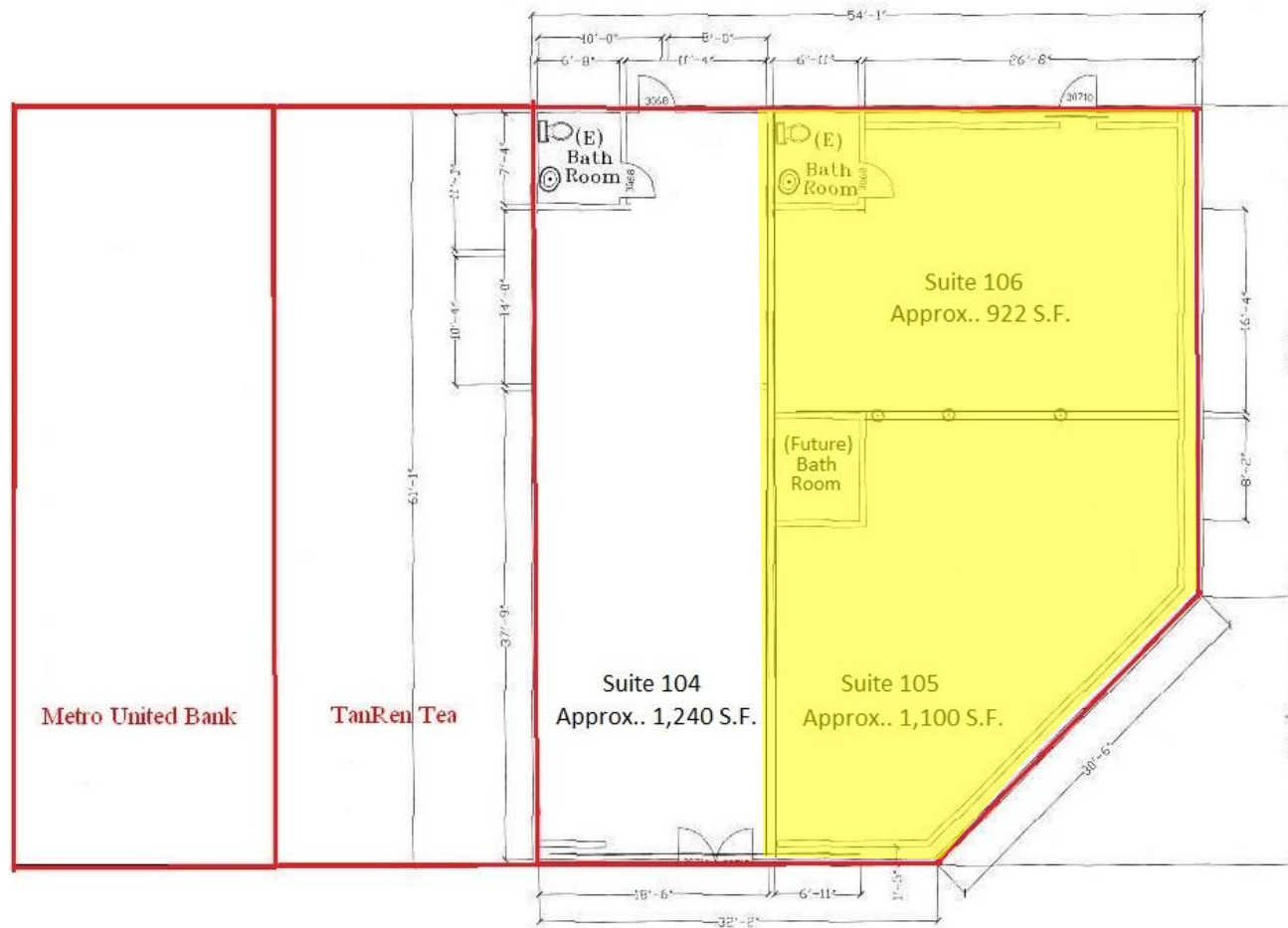
- Long time T-Mobile tenant. 5 years lease extension starting July 2024
- 2 Units located on a Hard Corner Site with Unlimited Exposure
- Across from Chase Bank, Starbucks, Popeyes Fried Chicken and Pizza Hut
- Zoning: ALCPD (Alhambra Commercial Planned Development)
- Commercial condo with Association performing common area maintenance
- Shared large parking lot



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All the dimensions and square footages are approximate.
User to verify all the information.
Door locations to be determine by future tenant.



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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.

CORPORATE HEADQUARTERS

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