



GARFIELD  
CENTER

# OFFICE/MEDICAL CONDOMINIUMS FOR SALE

320-330 S GARFIELD AVENUE  
ALHAMBRA, CA 91801



**MICHAEL CHANG**

CA DRE #01880895

626.688.8864

michael.chang@svn.com

**CHRISTIAN HAYES**

CA DRE #01115674

818.324.5386

christian.hayes@svn.com

**CATHERINE HOUSE, CRE, CCIM, FRICS**

CA DRE #01327824

415.378.8174

catherineh@svn.com



# 320-330 S Garfield Avenue

38 medical / office condominiums located in The Garfield Center. It comprises of 2 elevator served buildings with 3 levels of parking. Ideal for medical businesses due to its strategic location near three major hospitals. New owners can capitalize on up to 90% SBA financing available. Aggressively priced to sell in today's market at competitive pricing. This is an attractive opportunity in the West San Gabriel Valley market.

## HIGHLIGHTS



Abundant secured parking - 256 surface and subterranean parking on 3 levels



Practical medical office suites with drop ceilings and multiple individual office configuration



24/7 secured access with tenant key and day porter



Features a central lush courtyard area



Located in Downtown Alhambra, blocks away from Main Street restaurant and retail amenities



Off-campus medical space - Between San Gabriel Hospital and Garfield Medical Hospital



Up to 90% Financing Available including Tenant Improvements



Fixed monthly payment vs escalating rent

# OWNING A COMMERCIAL CONDOMINIUM

- **Flexibility** - Units may be refinanced, rented out, or sold whenever the owner desires, with or without selling your practice
- **Own v. Rent** - Building equity through owning not renting your office space
- **Tax Benefits** - Tax advantages of owning office space via tax deductions.
- **HOA** - Ability to control their operating costs through their owners' association
- **Protection** - Benefit of protection from rent increases
- **SBA Financing** - Favorable financing up to 90% LTV, at 3, 5, 10, or 25 year fixed rate options with waiver of SBA & banks fees for loans below One Million Dollars
- **Equity** - Equity growth by appreciation & paying down mortgage
- **Fee Simple** - Commercial condominium units have unique parcel numbers so buyers own their units in fee simple
- **Personalize** - Renovate your own suite to your own desire without Landlord approval



320-330 Garfield Avenue, Alhambra, CA 91801

# GARFIELD CENTER

## UP TO 90% FINANCING AVAILABLE

- Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at The Garfield Center with SBA 504 and 7a programs.
- Under the 504 program, a business owner makes a down payment of 10% of the value of their unit, and borrows up to 50% of the total value from a bank and 40% of the value from SBA. Interest rates through the SBA are historically lower than conventional loan rates. Monthly payments can be fixed for up to 25 years. The cost of equipment, improvements and renovations can also be included.
- SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

# SBA 7A LOAN SAMPLE

SBA 7A LOAN SCENERO (85% LOAN TO VALUE) FOR SUITE 268		BORROWER AMOUNT PAYS
Project Amount:	\$975,000	
Loan Amount:	\$828,750	
Amortized: Bank DOT (Deed of Trust)	25 year term/ 25 year amortization	
Bank Interest Rate:	6.75% fixed for 25 years (life of the loan)	
Monthly Payment:		\$5,725 (25-year fixed)
Cash Down Payment:		\$146,250
ESTIMATED BANK FEES & REPORTS		
Bank Loan Fee:		None/ Waived
SBA Loan Fee:		None/ Waived
Loan Packaging Fee:		None/ Waived
Appraisal:		\$3,000 - Estimated
Environmental		\$1,000 - Estimated
Escrow/Title:		\$2,500 - Estimated
Total Estimated Bank Fees & Reports:		
Total Cash Out-of-Pocket to Borrower (Downpayment & Fees)		<b>\$152,750</b>
<p>Please call for current rates. This information is correct as of May 2024 and subject to U.S. Bank relationship.                      90% financing also available. Different loan term lengths also available.                      This flyer is for information purposes only and does not represent a commitment to lend.                      Prepayment Penalty: 3 years (5/3/1); can pay down up to 25% of the loan during the initial 3 years without penalty. After 3 years, no penalty.                      Collateral: 1st Deed of Trust on the property</p>		<p><b>U.S. BANK</b>  <b>Mark Raffield</b>                      Vice President, SBA Lending                      Cell: 415-336-0465                      Email: mark.raffield@usbank.com</p>

## LEASE V OWN SUITE 268 COMPARISON

	Lease	Own		Lease	Own
<b><u>ASSUMPTIONS</u></b>			<b><u>ACTUAL COSTS</u></b>		
Square Feet	2,072	2,072	Annual Lease Rent	\$ 62,160	\$ -
Lease Rate (Modified Gross)	\$ 2.50		Tax Benefits From Rental Payments	\$ (24,864)	\$ -
Purchase Price Per Square Foot		\$ 471	Total Principal & Interest (Year 1)	\$ -	\$ 68,711
Unit Purchase Price	N/A	\$ 975,000	Less Principal Reduction (Year 1)	\$ -	\$ (13,173)
LTV		85%	Real Estate Taxes (Annual)	\$ -	\$ 12,736
Interest Rate		6.75%	Association Fees (Annual)	\$ -	\$ 21,880
Amortization (Years)		25	Depreciation Tax Benefit	\$ -	\$ (7,500)
Real Estate Tax Rate		1.3063%	Less: Property Appreciation	\$ -	\$ (29,250)
Monthly Association Fees @ \$0.88 mo./sf		\$ 1,823	Tax Benefits From Interest/Taxes/HOA	\$ -	\$ (36,062)
Depreciable %		75%	<b>TOTAL ANNUAL EXP. (AFTER TAX)</b>	<b>\$ 37,296</b>	<b>\$ 17,343</b>
Depreciation Schedule (Years)		39.00			
Annual Depreciation Amount		\$ 18,750			
Property Appreciation Rate (Annual)		3%			
Income Tax Rate		40%			

# OPPORTUNITY HIGHLIGHTS



WHY RENT WHEN YOU CAN OWN



PROXIMITY TO RETAIL & RESTAURANT AMENITIES ON MAIN ST. ALHAMBRA



FULLY BUILT-OUT MEDICAL SPACES



THRIVING BUSINESS DISTRICT



TAKE ADVANTAGE OF PROPERTY APPRECIATION & TAX DEDUCTIONS



PRIME ALHAMBRA SAN GABRIEL VALLEY LOCATION



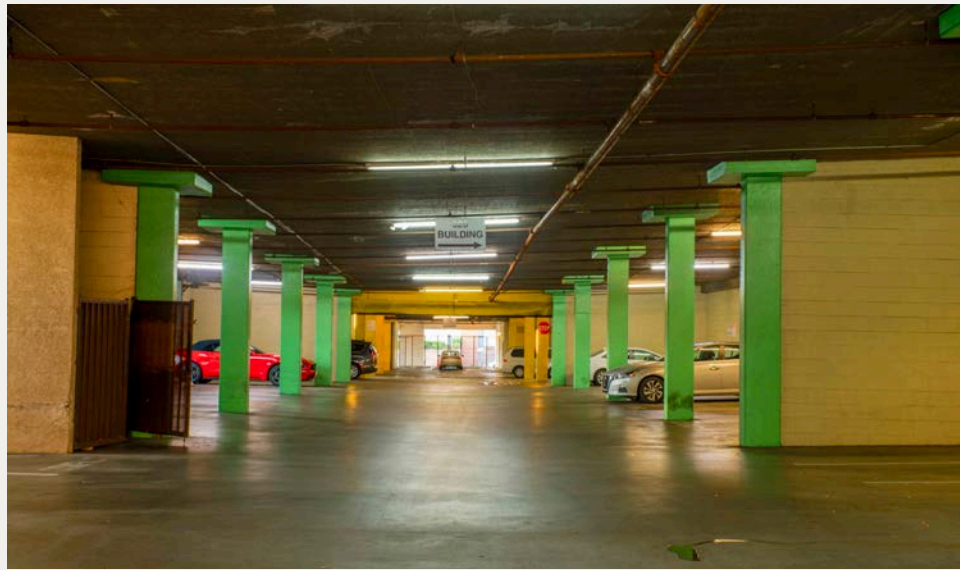




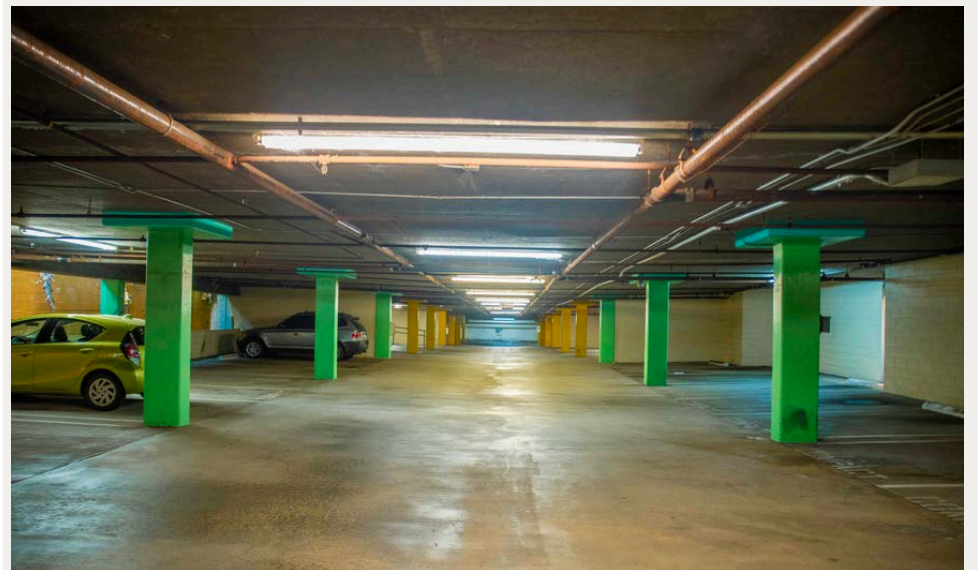


# PARKING

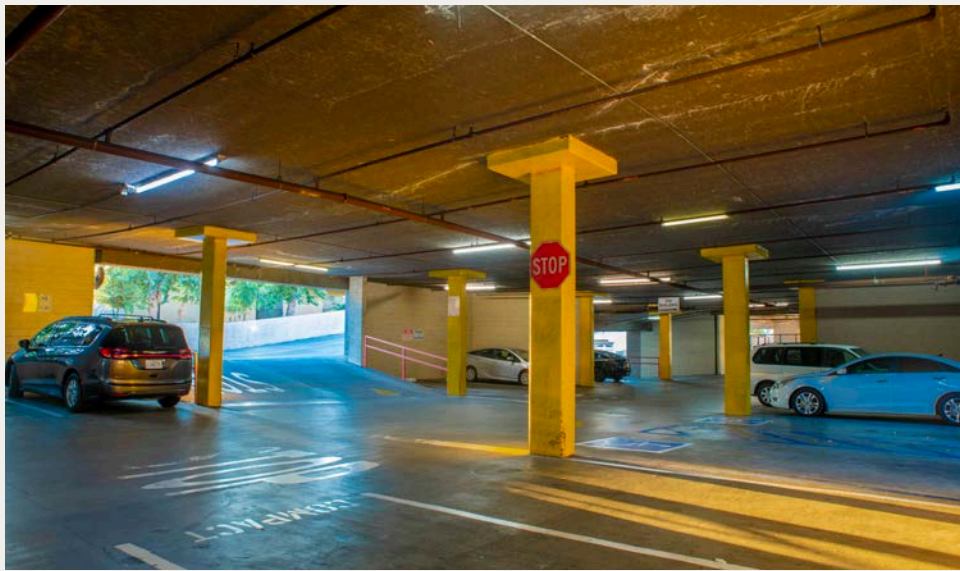
±256 SPACES



COMMONWEALTH PARKING ENTRANCE



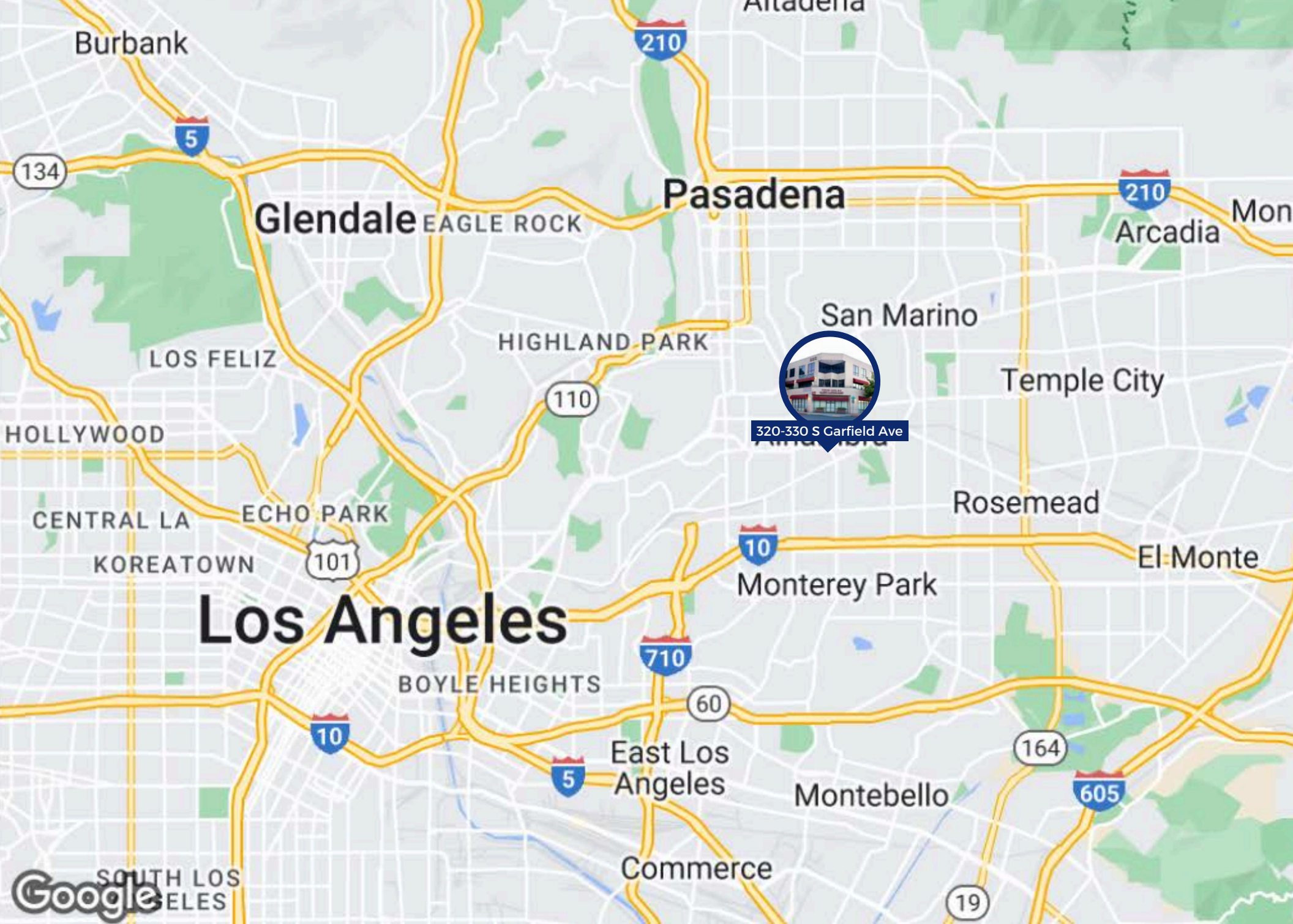
BASEMENT LEVEL PARKING



RAMP TO 2ND FLOOR PARKING

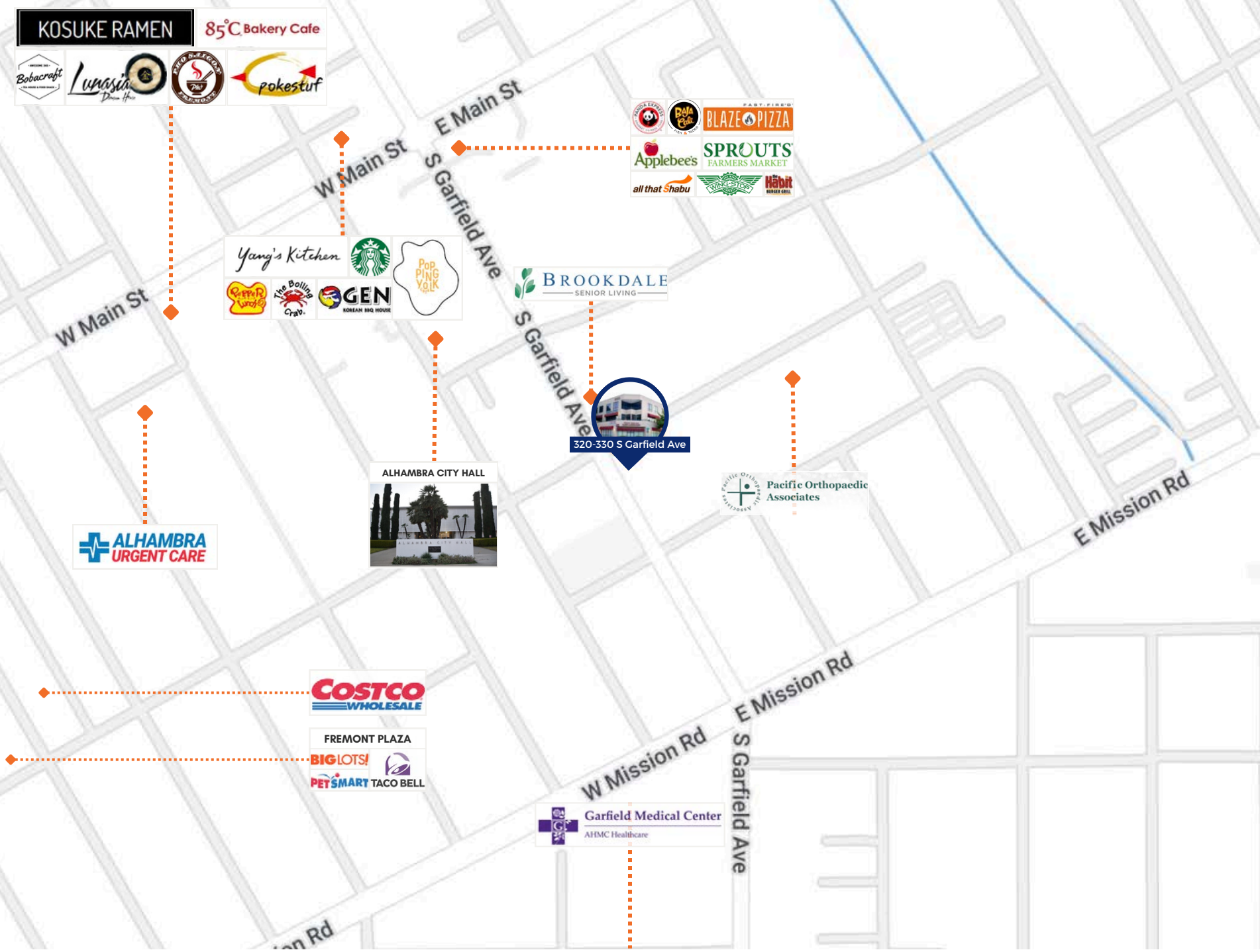


2ND FLOOR PARKING



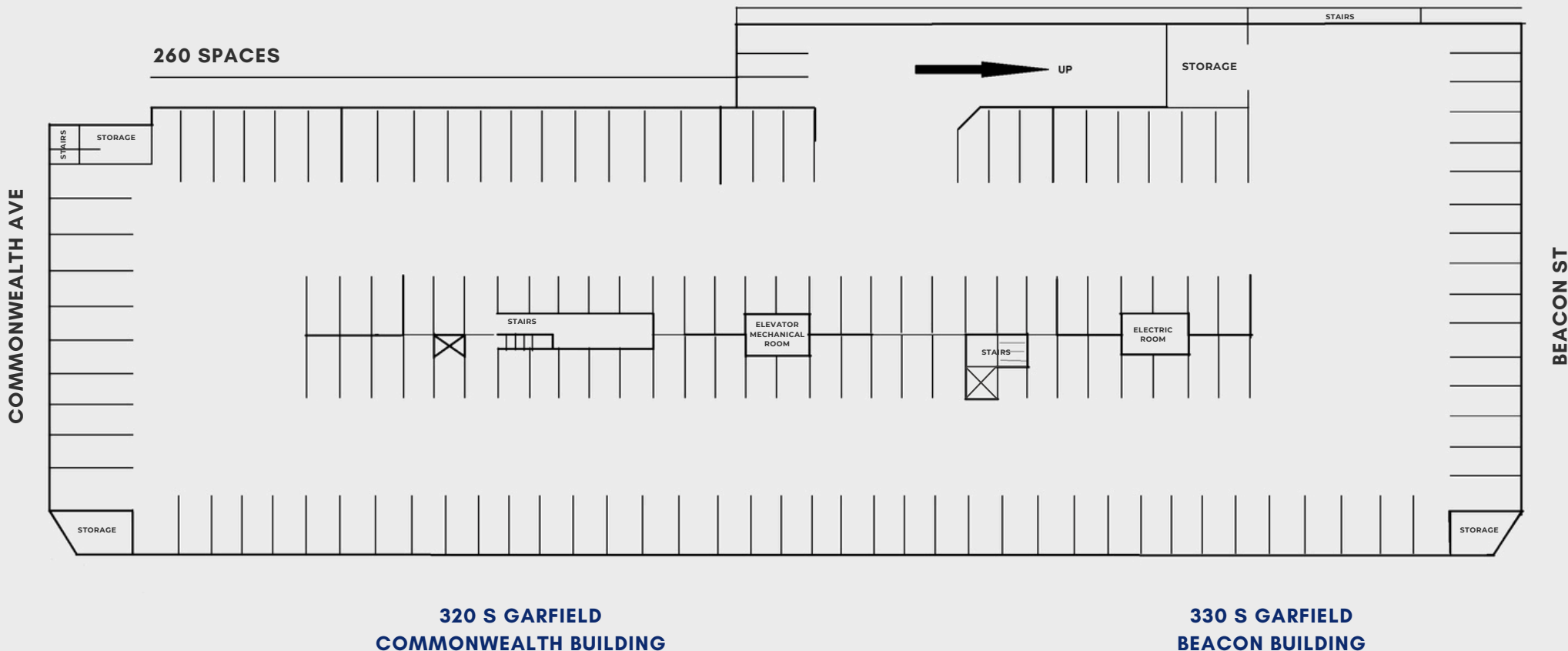
320-330 S Garfield Ave





FLOOR PLAN

BASEMENT



320 S GARFIELD  
COMMONWEALTH BUILDING

330 S GARFIELD  
BEACON BUILDING

GARFIELD AVE

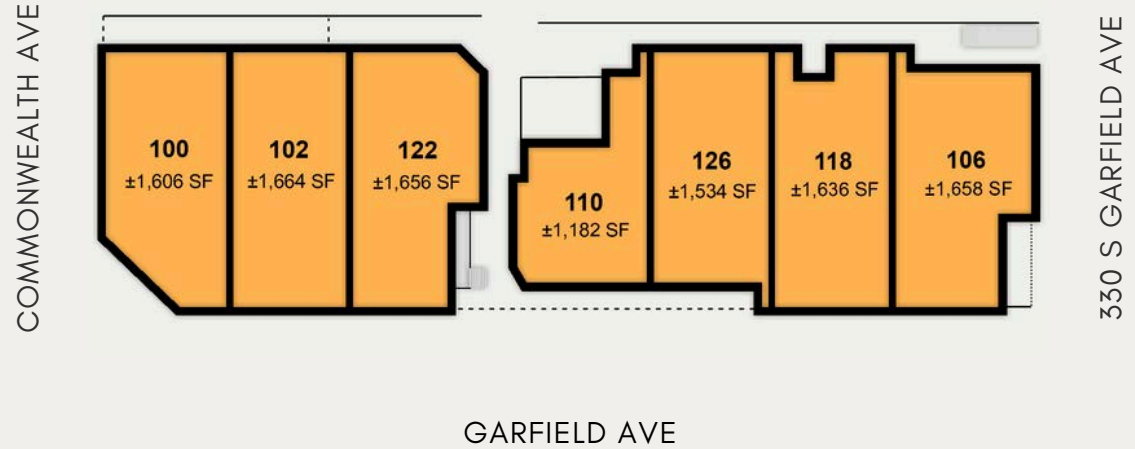
# COMMONWEALTH BUILDING FIRST FLOOR

## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
100	±1,606	\$ 520	\$ 835,000	Streetfront - Corner
102	±1,664	\$ 499	\$ 830,000	Streetfront - Garfield
106	±1,658	\$ 480	\$ 795,000	Streetfront - Garfield
110	±1,182	\$ 495	\$ 585,000	Streetfront - Garfield
118	±1,636	\$ 486	\$ 795,000	Streetfront - Garfield
122	±1,656	\$ 480	\$ 795,000	Streetfront - Garfield
126	±1,534	\$ 473	\$ 725,000	Streetfront, Dental Suite

## FLOOR PLAN

### COMMONWEALTH BUILDING 320 S GARFIELD AVE



### LEGEND



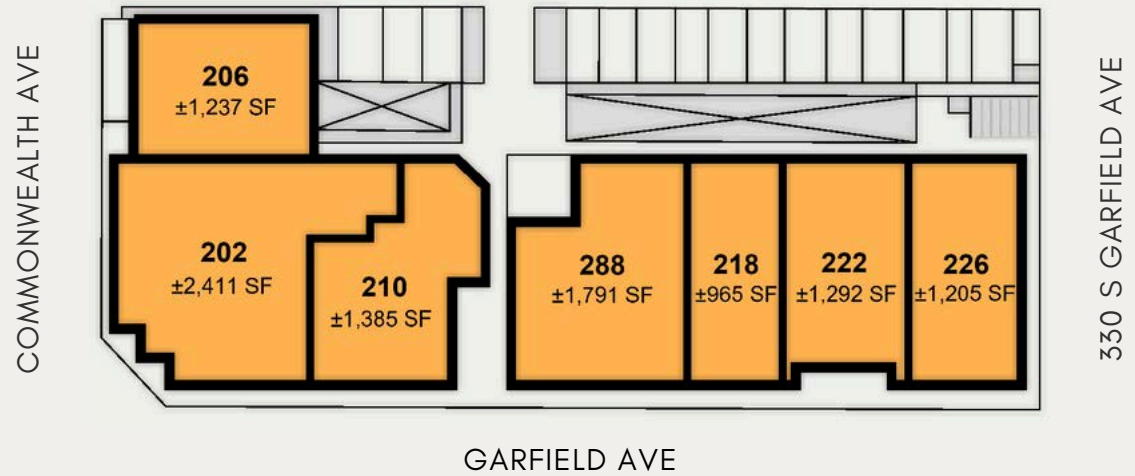
# COMMONWEALTH BUILDING SECOND FLOOR

## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
202	±2,411	\$ 456	\$ 1,100,000	-
206	±1,237	\$ 453	\$ 560,000	-
210	±1,385	\$ 451	\$ 625,000	-
218	±965	\$ 475	\$ 458,000	-
222	±1,292	\$ 461	\$ 595,000	-
226	±1,205	\$ 457	\$ 550,000	-
288	±1,791	\$ 461	\$ 825,000	-

## FLOOR PLAN

### COMMONWEALTH BUILDING 320 S GARFIELD AVE



### LEGEND



# COMMONWEALTH BUILDING THIRD FLOOR

## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
302	±1,186	\$ 454	\$ 538,000	-
306	±1,798	\$ 456	\$ 820,000	-
310	±1,351	\$ 463	\$ 625,000	-
312	±1,274	\$ 459	\$ 585,000	-
316	±921	\$ 494	\$ 455,000	-
318	±1,330	\$ 470	\$ 625,000	-
322	± 2,394	\$ 457	\$ 1,095,000	-

## FLOOR PLAN

### COMMONWEALTH BUILDING 320 S GARFIELD AVE



### LEGEND





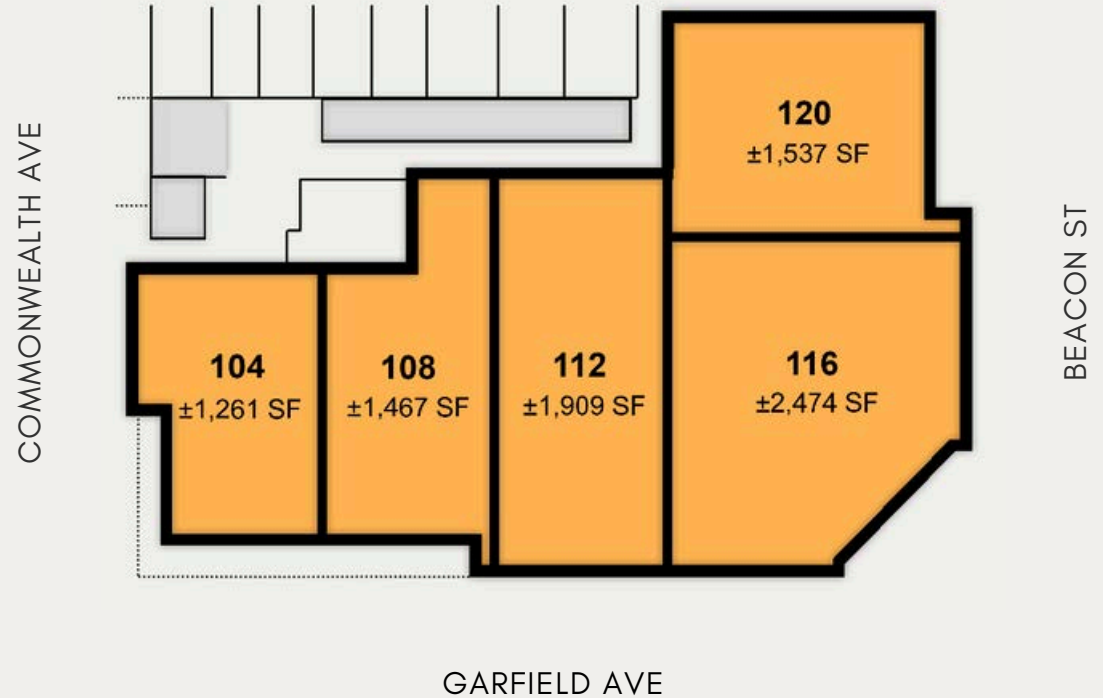
FLOOR PLAN

# BEACON BUILDING FIRST FLOOR

## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
104	±1,261	\$ 472	\$ 595,000	Streetfront - Garfield
108	±1,467	\$ 637	\$ 935,000	Streetfront - Garfield
112	±1,909	\$ 511	\$ 975,000	Streetfront - Garfield Corner
116	±2,474	\$ 455	\$ 1,125,000	Streetfront - Garfield
120	±1,537	\$ 446	\$ 685,000	Streetfront, facing Beacon

## BEACON BUILDING 330 S GARFIELD AVE



### LEGEND



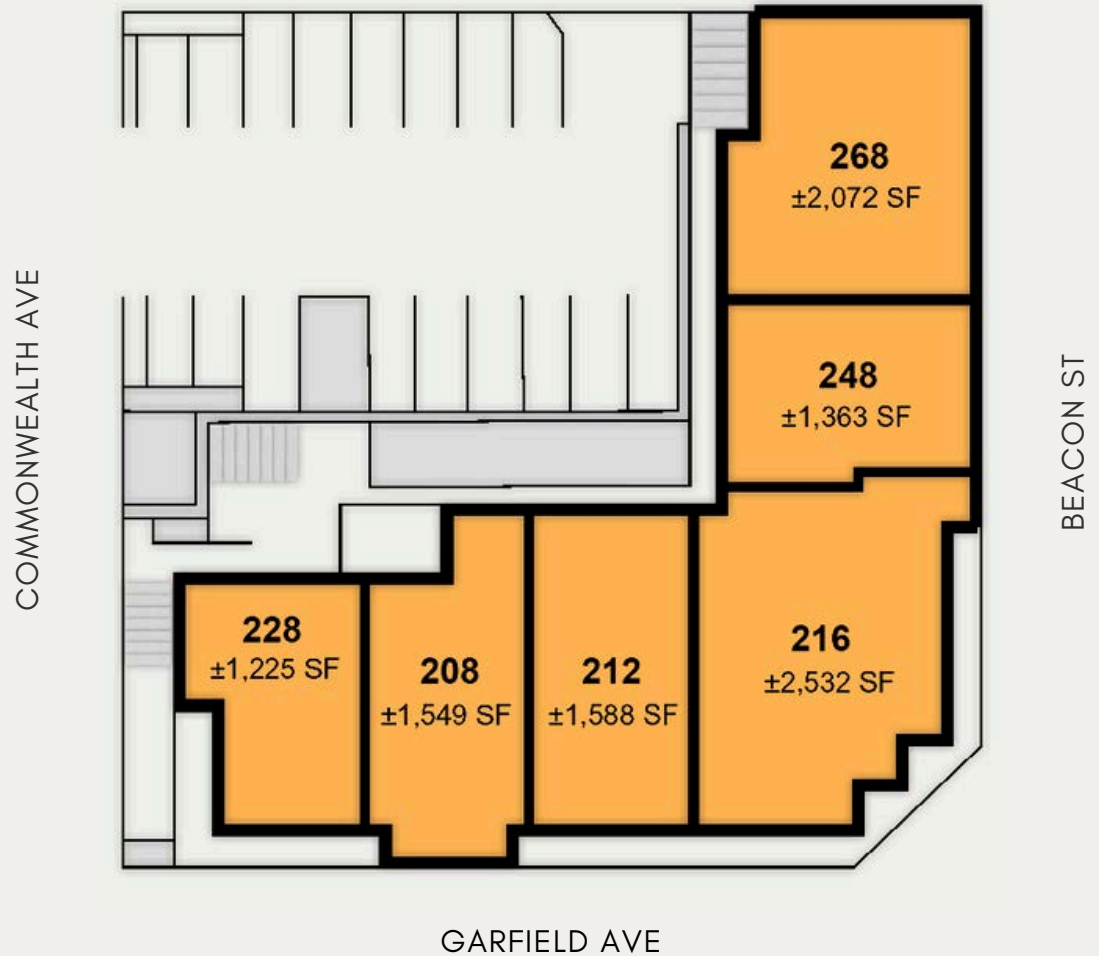
# BEACON BUILDING SECOND FLOOR

## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
208	±1,549	\$ 468	\$ 725,000	Lage corner balcony
212	±1,588	\$ 456	\$ 725,000	Dental Suite, balcony
216	±2,532	\$ 454	\$ 1,150,000	Dental Unit w/corner balcony
228	±1,225	\$ 447	\$ 548,000	-
248	±1,363	\$ 458	\$ 625,000	-
268	±2,072	\$ 471	\$ 975,000	Dental Suite, great space

## FLOOR PLAN

**BEACON BUILDING**  
330 S GARFIELD AVE



### LEGEND



# BEACON BUILDING THIRD FLOOR

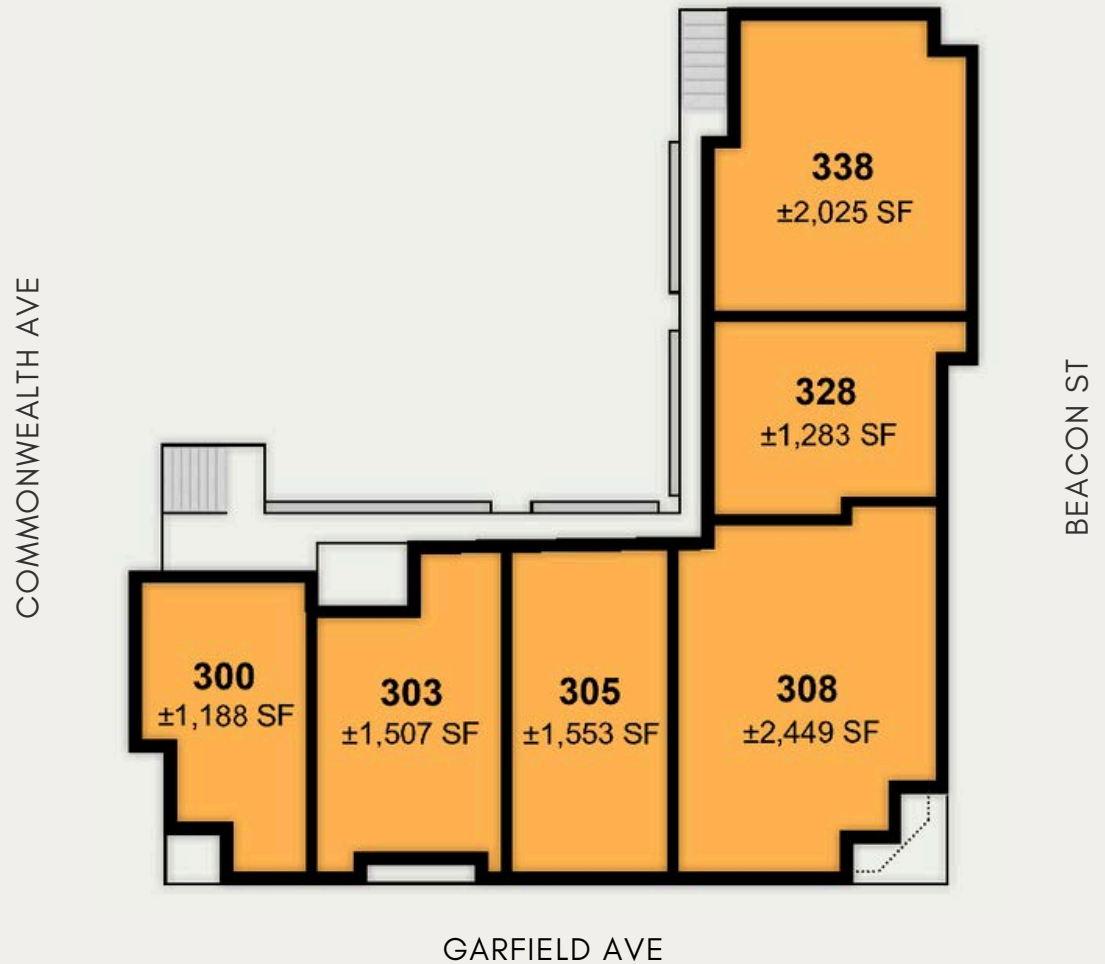
## AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING PRICE	NOTES
300	±1,188	\$ 492	\$ 585,000	Corner balcony
303	±1,507	\$ 504	\$ 759,000	Large balcony
305	±1,553	\$ 483	\$ 750,000	-
308	±2,449	\$ 425	\$ 1,040,740	1 balcony
328	±1,283	\$ 425	\$ 545,439	-
338	±2,025	\$ 425	\$ 860,446	Small corner balcony

## FLOOR PLAN

### BEACON BUILDING

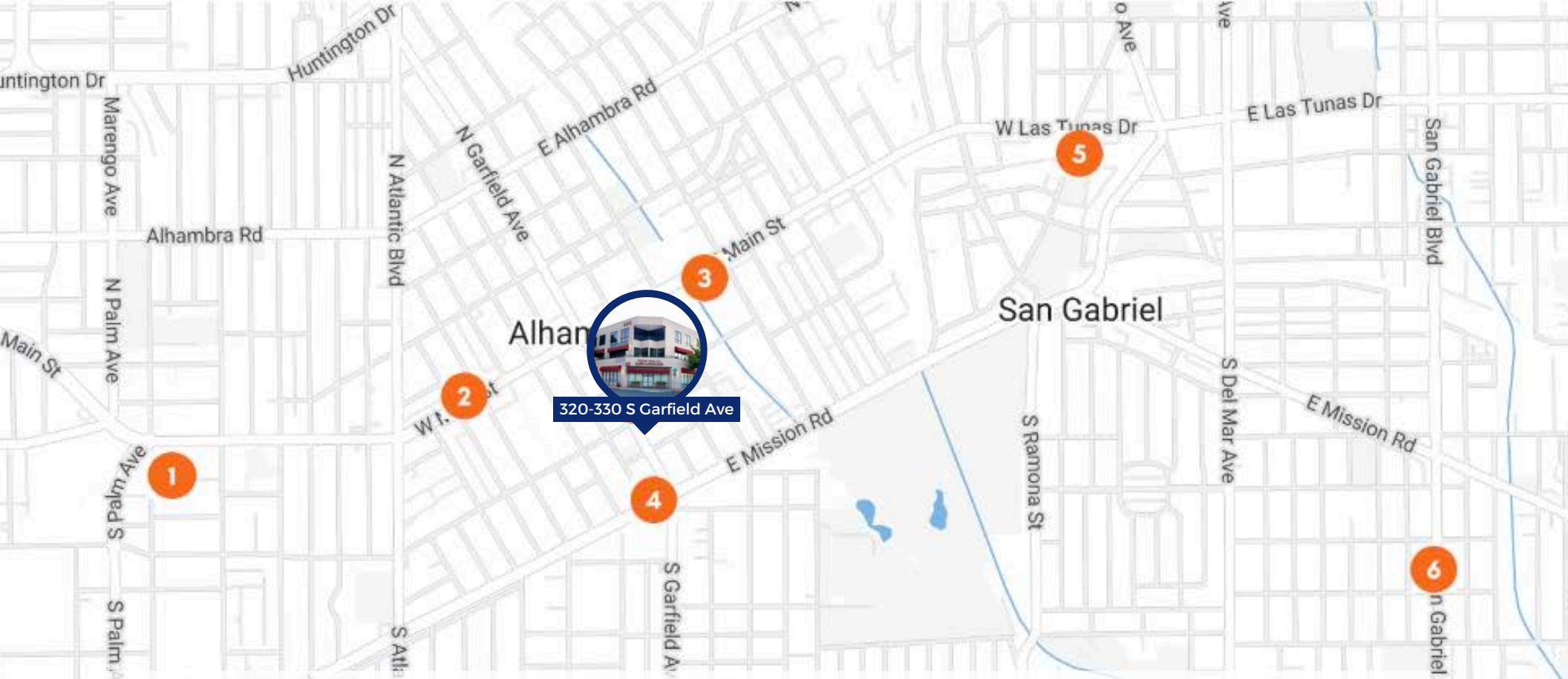
330 S GARFIELD AVE



### LEGEND



AVAILABLE



320-330 S Garfield Ave

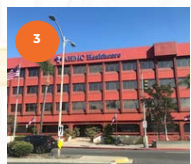
**TOP MEDICAL EMPLOYERS**



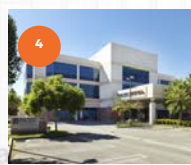
**Alhambra Hospital Medical Center**  
 Comprehensive medical center with dedicated professionals and various specialties.  
**No. of Employees:** 700 employees  
**Distance to Garfield Center:** 1.1 mi



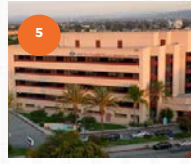
**Alhambra Urgent Care**  
 Prompt care for non-life-threatening conditions at a convenient location.  
**No. of Employees:** -  
**Distance to Garfield Center:** 0.4 mi



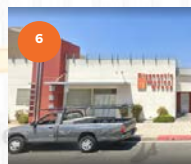
**AHMC Healthcare**  
 Providing primary and specialty care with a focus on patient-centered services.  
**No. of Employees:** Over 6,500 employees  
**Distance to Garfield Center:** 0.4 mi



**Pacific Orthopaedic Medical Center**  
 Specializing in advanced orthopedic treatments with expert surgeons.  
**No. of Employees:** Over 70 employees  
**Distance to Garfield Center:** 0.2 mi



**San Gabriel Valley Medical Center**  
 Leading institution for advanced diagnostics and patient-centered care.  
**No. of Employees:** Over 1,000 employees  
**Distance to Garfield Center:** 1.2 mi



**Diagnostic Medical Group**  
 Specializing in accurate diagnostic imaging with experienced radiologists.  
**No. of Employees:** Over 1,000 employees  
**Distance to Garfield Center:** 1.9 mi

Map data ©2024 Google



MAIN STREET



MAIN STREET



ALHAMBRA PLACE



RENAISSANCE PLAZA



FIRST STREET

## SALES COMPARABLES

	PROPERTY	UNIT	DISTANCE TO SUBJECT	CITY	PRICE	PRICE PSF	SQ. FT.	SOLD	TYPE
1	1101 W. Valley Blvd.	104	1.1 mi	Alhambra	\$520,000	\$471	1,105	3/2/22	Office Condo
	1101 W. Valley Blvd.	207	1.1 mi	Alhambra	\$575,000	\$474	1,213	12/20/21	Office Condo
2	723 S. Garfield Ave.	301/302	0.2 mi	Alhambra	\$1,470,000	\$676	2,174	9/20/18	Office Condo
3	306 N. Garfield Ave.	8	1.8 mi	Monterey Park	\$365,000	\$666	548	7/19/22	Office Condo
4	300 S. Garfield Ave.	201	2.2 mi	Monterey Park	\$350,000	\$557	628	1/3/22	Office Condo
5	125-129 N. Raymond Ave.	508	4.1 mi	Pasadena	\$810,000	\$757	1,070	4/26/23	Office Condo
6	178 S. Euclid Ave.	150	3.7 mi	Pasadena	\$800,000	\$851	940	12/21/22	Office Condo
7	656-674 Lincoln Ave.	674	4.8 mi	Pasadena	\$800,000	\$926	864	8/3/23	Office Condo
8	360 E. Las Tunas Dr.	101	1.8 mi	San Gabriel	\$1,000,000	\$893	1,120	2/27/23	Office Condo
9	418 E. Las Tunas Dr.	2F	1.9 mi	San Gabriel	\$485,000	\$606	800	10/29/21	Office Condo
	418 E. Las Tunas Dr.	3E	1.9 mi	San Gabriel	\$418,000	\$516	810	1/25/22	Office Condo
	418 E. Las Tunas Dr.	3F	1.9 mi	San Gabriel	\$420,000	\$525	800	6/5/23	Office Condo
	418 E. Las Tunas Dr.	3C	1.9 mi	San Gabriel	\$388,000	\$479	810	7/9/21	Office Condo
10	420 E. Las Tunas Dr.	3A	1.8 mi	San Gabriel	\$726,000	\$487	1,490	2/26/20	Office Condo
	420 E. Las Tunas Dr.	3D	1.8 mi	San Gabriel	\$710,000	\$546	1,300	10/3/22	Office Condo
11	130 S. Mission Dr.	102	1 mi	San Gabriel	\$500,000	\$588	850	12/1/21	Office Condo
12	7232 Rosemead Blvd.	101	3.9 mi	San Gabriel	\$1,760,000	\$1,143	1,540	11/20/20	Office Condo
	7232 Rosemead Blvd.	102	3.9 mi	San Gabriel	\$550,000	\$859	640	5/25/21	Office Condo
13	812 Fremont Ave.	205	2.3 mi	South Pasadena	\$997,000	\$680	1,466	9/29/23	Office Condo
14	1401 Mission St.	104	2.3 mi	South Pasadena	\$768,000	\$914	840	6/30/21	Office Condo
	<b>AVERAGE</b>				<b>\$720,600</b>	<b>\$686/SF</b>	<b>1,050 SF</b>		

HIGHLIGHTED  
SALES COMPARABLES



**1101 W. Valley Blvd. Suite 104**

Price	\$520,000
Price PSF	\$471
Distance to Subject	1.1 mi
SQ. FT	1,105
Sold	3/2/2022



**306 N. Garfield Ave. Suite 8**

Price	\$365,000
Price PSF	\$666
Distance to Subject	1.8 mi
SQ. FT	548
Sold	7/19/2022



**300 S. Garfield Ave. Suite 201**

Price	\$350,000
Price PSF	\$557
Distance to Subject	2.2 mi
SQ. FT	628
Sold	1/3/2022



**125-129 N. Raymond Ave. Suite 508**

Price	\$810,000
Price PSF	\$757
Distance to Subject	4.1 mi
SQ. FT	1,070
Sold	4/26/2023



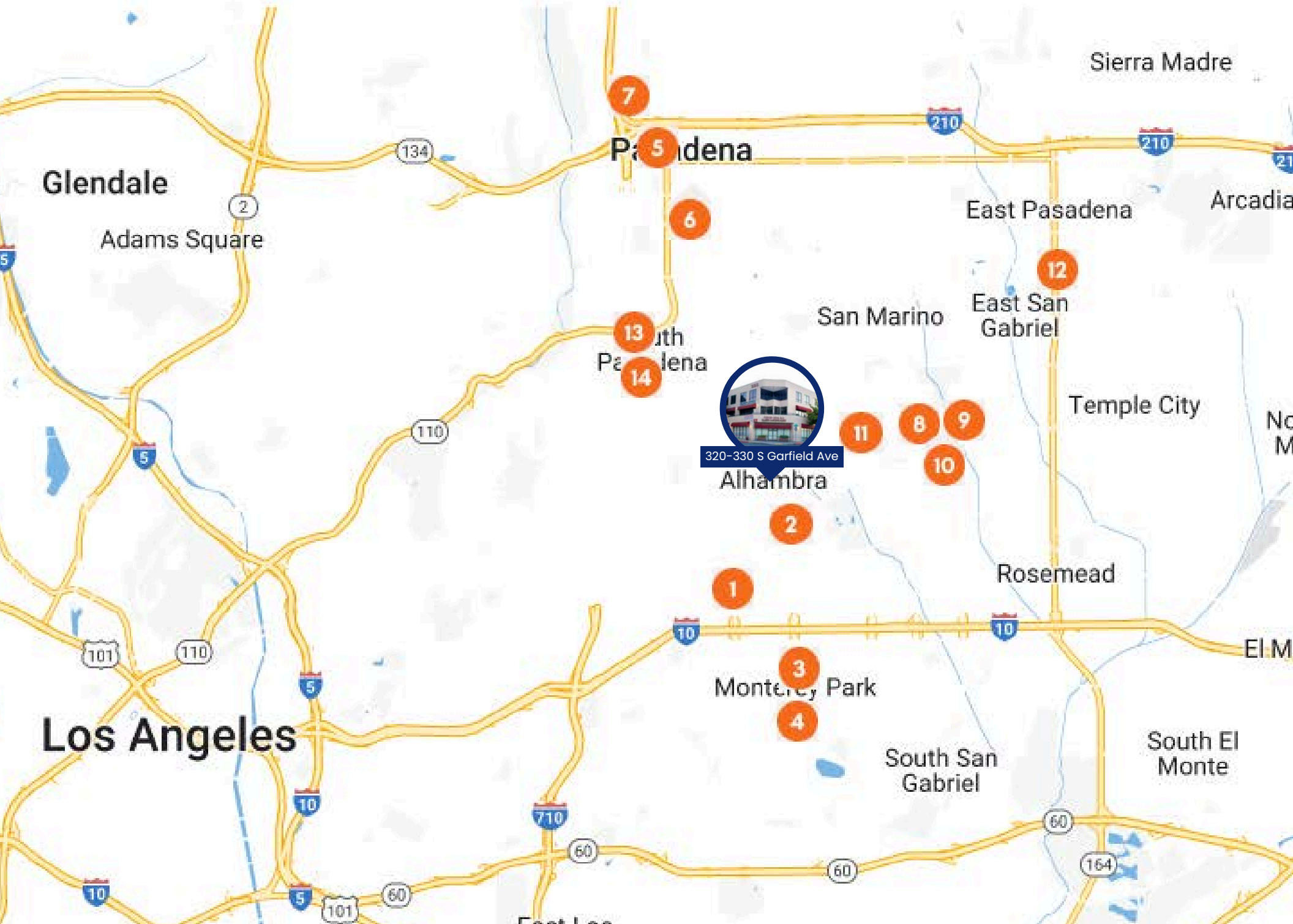
**360 E. Las Tunas Dr. Suite 101**

Price	\$1,000,000
Price PSF	\$893
Distance to Subject	1.8 mi
SQ. FT	1,120
Sold	2/27/2023



**812 Fremont Ave. Suite 205**

Price	\$997,000
Price PSF	\$680
Distance to Subject	2.3 mi
SQ. FT	1,466
Sold	9/29/2023





## DISCLAIMER STATEMENT

THE MATERIAL CONTAINED IN THIS OFFERING MEMORANDUM IS FURNISHED SOLELY FOR THE PURPOSE OF CONSIDERING THE PURCHASE OF THE PROPERTY WITHIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THIS INFORMATION SHOULD NOT, UNDER ANY CIRCUMSTANCES, BE PHOTOCOPIED OR DISCLOSED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE SVN® ADVISOR OR PROPERTY OWNER, OR USED FOR ANY PURPOSE WHATSOEVER OTHER THAN TO EVALUATE THE POSSIBLE PURCHASE OF THE PROPERTY.

THE ONLY PARTY AUTHORIZED TO REPRESENT THE OWNER IN CONNECTION WITH THE SALE OF THE PROPERTY IS THE SVN ADVISOR LISTED IN THIS PROPOSAL, AND NO OTHER PERSON IS AUTHORIZED BY THE OWNER TO PROVIDE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS OTHER THAN CONTAINED IN THIS OFFERING MEMORANDUM. IF THE PERSON RECEIVING THESE MATERIALS DOES NOT CHOOSE TO PURSUE A PURCHASE OF THE PROPERTY, THIS OFFERING MEMORANDUM MUST BE RETURNED TO THE SVN ADVISOR.

NEITHER THE SVN ADVISOR NOR THE OWNER MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND NOTHING CONTAINED HEREIN IS OR SHALL BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE REPRESENTATION OF THE PROPERTY. THIS OFFERING MEMORANDUM MAY INCLUDE CERTAIN STATEMENTS AND ESTIMATES WITH RESPECT TO THE PROPERTY. THESE ASSUMPTIONS MAY OR MAY NOT BE PROVEN TO BE CORRECT, AND THERE CAN BE NO ASSURANCE THAT SUCH ESTIMATES WILL BE ACHIEVED. FURTHER, THE SVN ADVISOR AND THE OWNER DISCLAIM ANY AND ALL LIABILITY FOR REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, CONTAINED IN OR OMITTED FROM THIS OFFERING MEMORANDUM, OR ANY OTHER WRITTEN OR ORAL COMMUNICATION TRANSMITTED OR MADE AVAILABLE TO THE RECIPIENT. THE RECIPIENT SHALL BE ENTITLED TO RELY SOLELY ON THOSE REPRESENTATIONS AND WARRANTIES THAT MAY BE MADE TO IT IN ANY FINAL, FULLY EXECUTED AND DELIVERED REAL ESTATE PURCHASE AGREEMENT BETWEEN IT AND OWNER.

THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND THE RECIPIENT OF THESE MATERIALS SHALL NOT LOOK TO OWNER OR THE SVN ADVISOR NOR ANY OF THEIR OFFICERS, EMPLOYEES, REPRESENTATIVES, INDEPENDENT CONTRACTORS OR AFFILIATES, FOR THE ACCURACY OR COMPLETENESS THEREOF. RECIPIENTS OF THIS OFFERING BROCHURE ARE ADVISED AND ENCOURAGED TO CONDUCT THEIR OWN COMPREHENSIVE REVIEW AND ANALYSIS OF THE PROPERTY.

THIS OFFERING MEMORANDUM IS A SOLICITATION OF INTEREST ONLY AND IS NOT AN OFFER TO SELL THE PROPERTY. THE OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST TO PURCHASE THE PROPERTY AND EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO TERMINATE NEGOTIATIONS WITH ANY ENTITY, FOR ANY REASON, AT ANY TIME WITH OR WITHOUT NOTICE. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL THE OWNER EXECUTES AND DELIVERS A SIGNED REAL ESTATE PURCHASE AGREEMENT ON TERMS ACCEPTABLE TO OWNER, IN OWNER'S SOLE DISCRETION. BY SUBMITTING AN OFFER, A PROSPECTIVE PURCHASER WILL BE DEEMED TO HAVE ACKNOWLEDGED THE FOREGOING AND AGREED TO RELEASE THE OWNER AND THE SVN ADVISOR FROM ANY LIABILITY WITH RESPECT THERETO.

TO THE EXTENT OWNER OR ANY AGENT OF OWNER CORRESPONDS WITH ANY PROSPECTIVE PURCHASER, ANY PROSPECTIVE PURCHASER SHOULD NOT RELY ON ANY SUCH CORRESPONDENCE OR STATEMENTS AS BINDING OWNER. ONLY A FULLY EXECUTED REAL ESTATE PURCHASE AGREEMENT SHALL BIND THE PROPERTY AND EACH PROSPECTIVE PURCHASER PROCEEDS AT ITS OWN RISK.



**Christian Hayes**

T: 818.324.5386  
christian.hayes@svn.com  
CA DRE #01115674

**Michael Chang**

T: 626.688.8864  
michael.chang@svn.com  
CA DRE #01880895

**Catherine House, CRE, CCIM, FRICS**

T: 415.464.6401  
catherineh@svn.com  
CA DRE #01327824

**SVN | RICH INVESTMENT REAL ESTATE PARTNERS**  
LOS ANGELES

SVN Rich Investment Real Estate Partners is a Licensed Real Estate Broker. The information contained herein has been provided by sources deemed reliable, but no representation or warranty is made as to its accuracy or completeness. Any projections are an estimate based on assumptions believed to be reasonable, but no assurance can be given that the projections will be achieved. All information is subject to errors, omissions, changes, and can be withdrawn without notice, and seller expressly disclaims any obligation to supplement or update any information.