

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
- 69 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:	36,241
Year Built:	1926
Renovated:	2025
Parking:	6 Spaces
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 69 office units, ideal for multiple tenants or a single user, while the ground floor retail space — formerly a karaoke lounge with 12 private rooms — is perfect for entertainment, retail, or restaurant use.

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

301 WEST MAIN STREET | ALHAMBRA, CA 91801

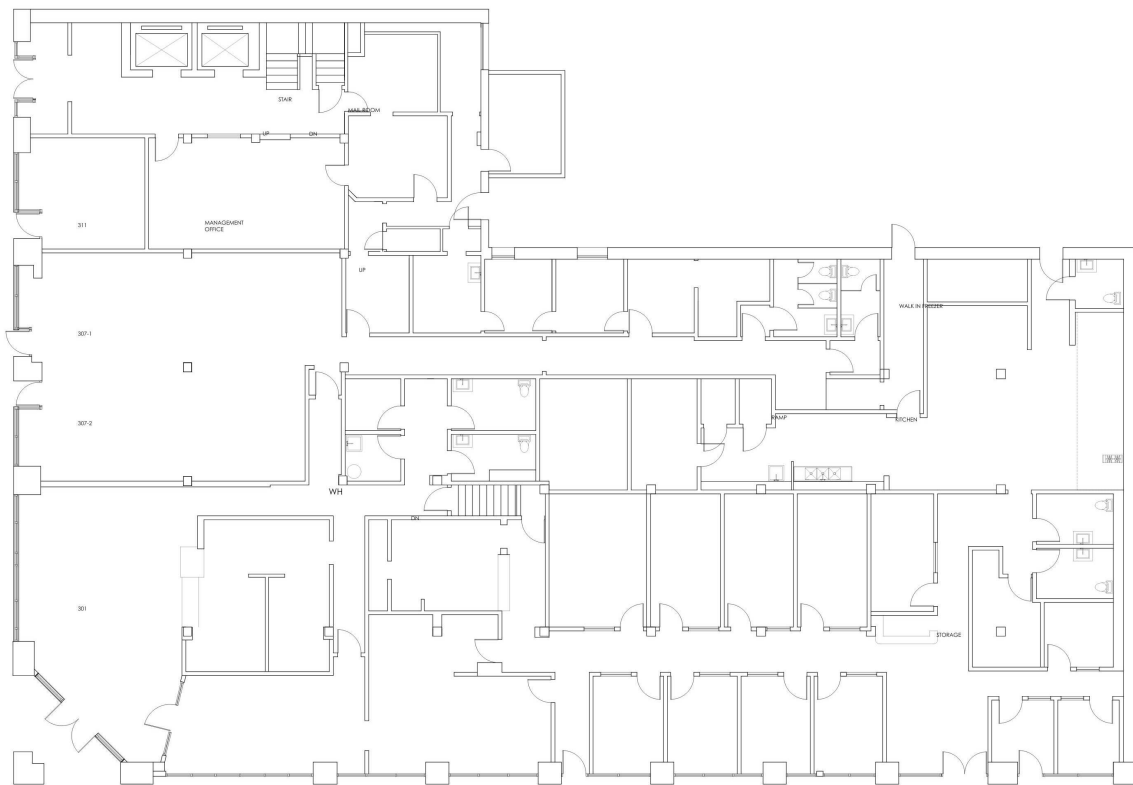


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FLOOR PLAN 1ST FLOOR

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The first floor of 301–317 W Main Street offers approximately 10,260 square feet of prime commercial space in the heart of Downtown Alhambra. Previously used as a karaoke lounge with twelve private rooms, the space includes a full kitchen and is currently vacant and available for lease. With excellent Main Street frontage, strong visibility, and a flexible layout, it's ideal for retail, restaurant, or entertainment uses.



1ST FLOOR PLAN/1/6"=1'-0" 1

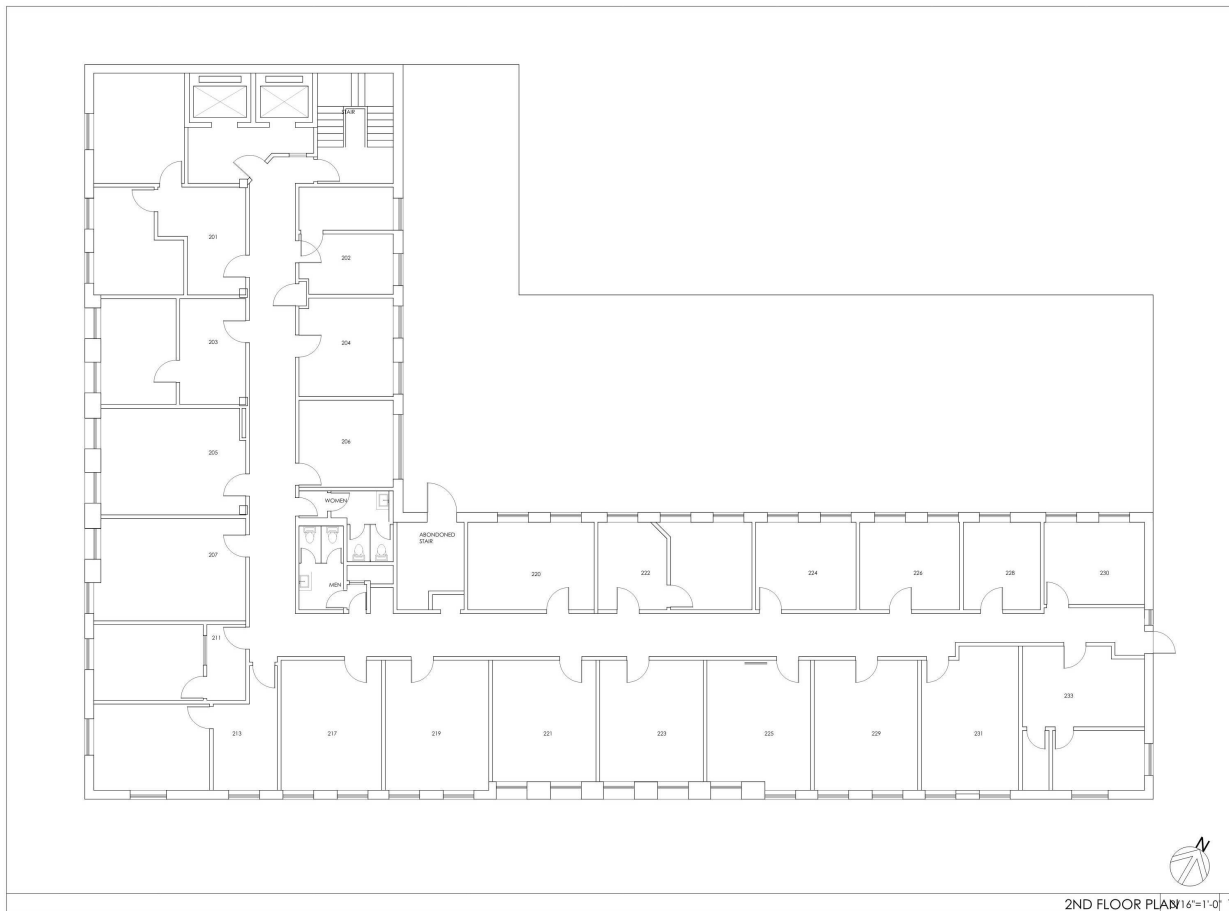
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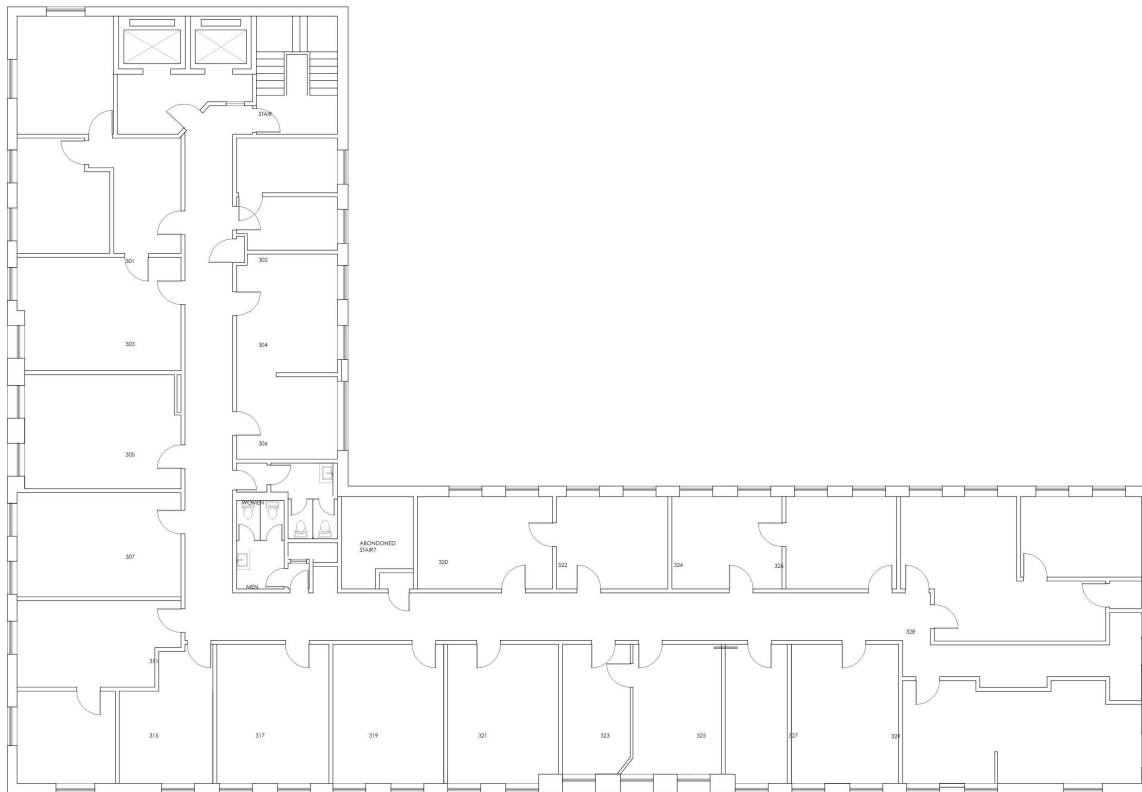
FLOOR PLAN -2ND FLOOR OFFICE SPACE

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FLOOR PLAN - 3RD FLOOR OFFICE SPACE

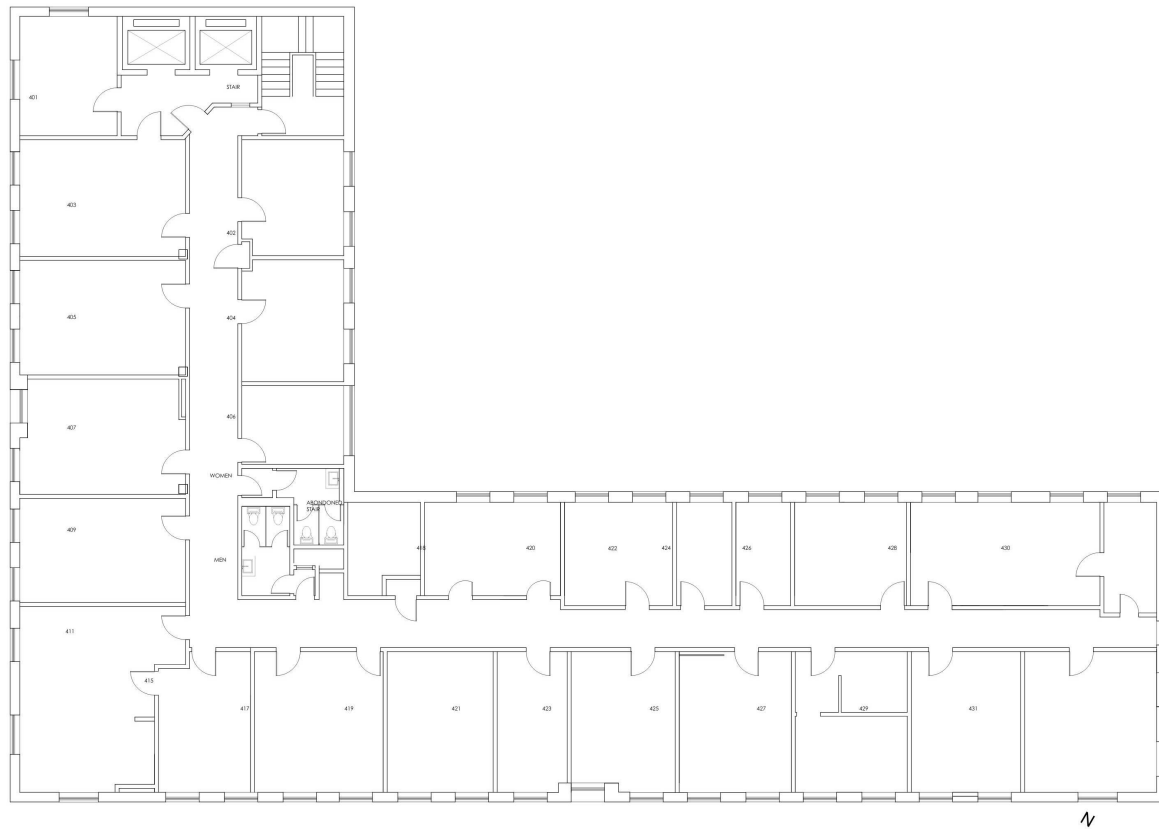
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3RD FLOOR PLAN 1/6"=1'-0" 1

FLOOR PLAN- 4TH FLOOR OFFICE SPACE

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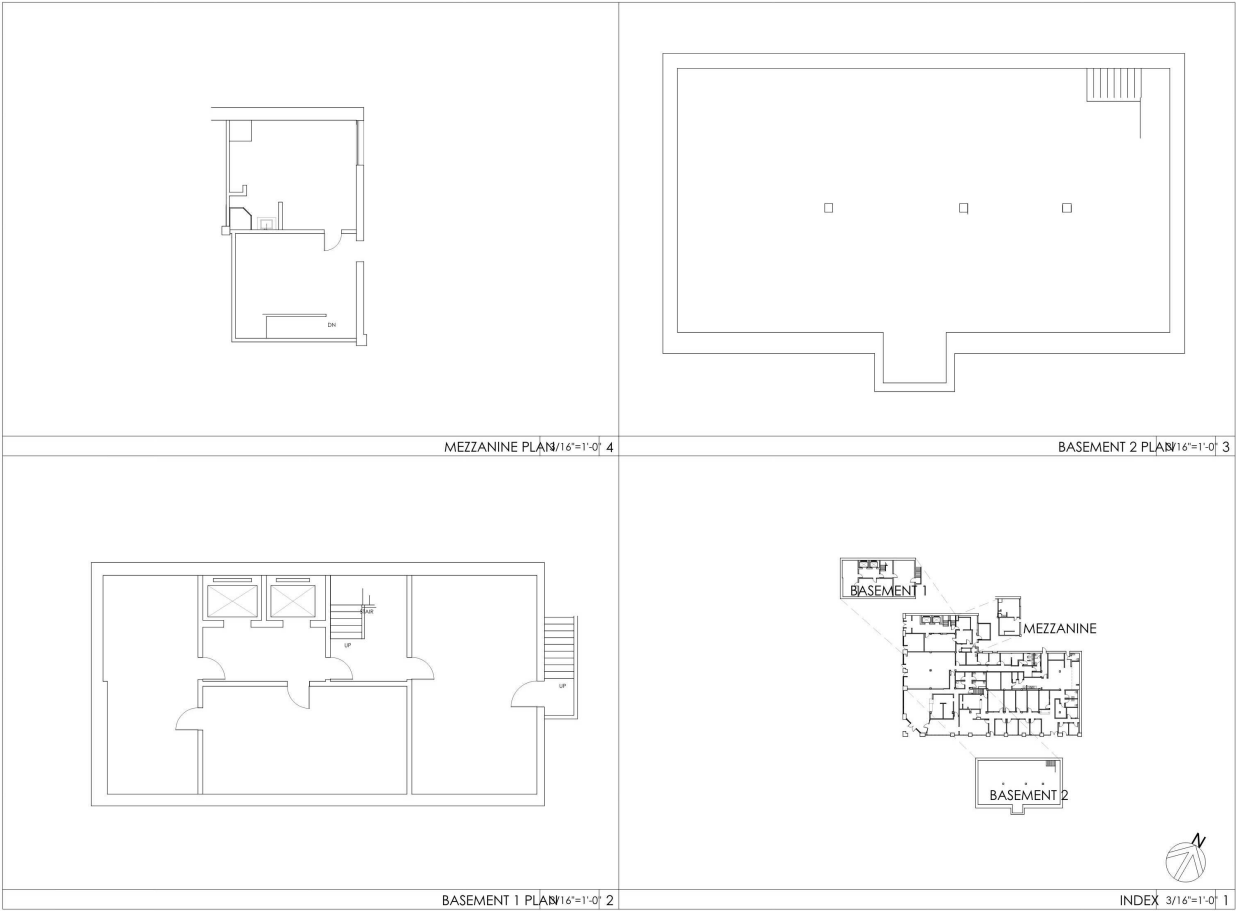


4TH FLOOR PLAN (1/6"=1'-0" 1)



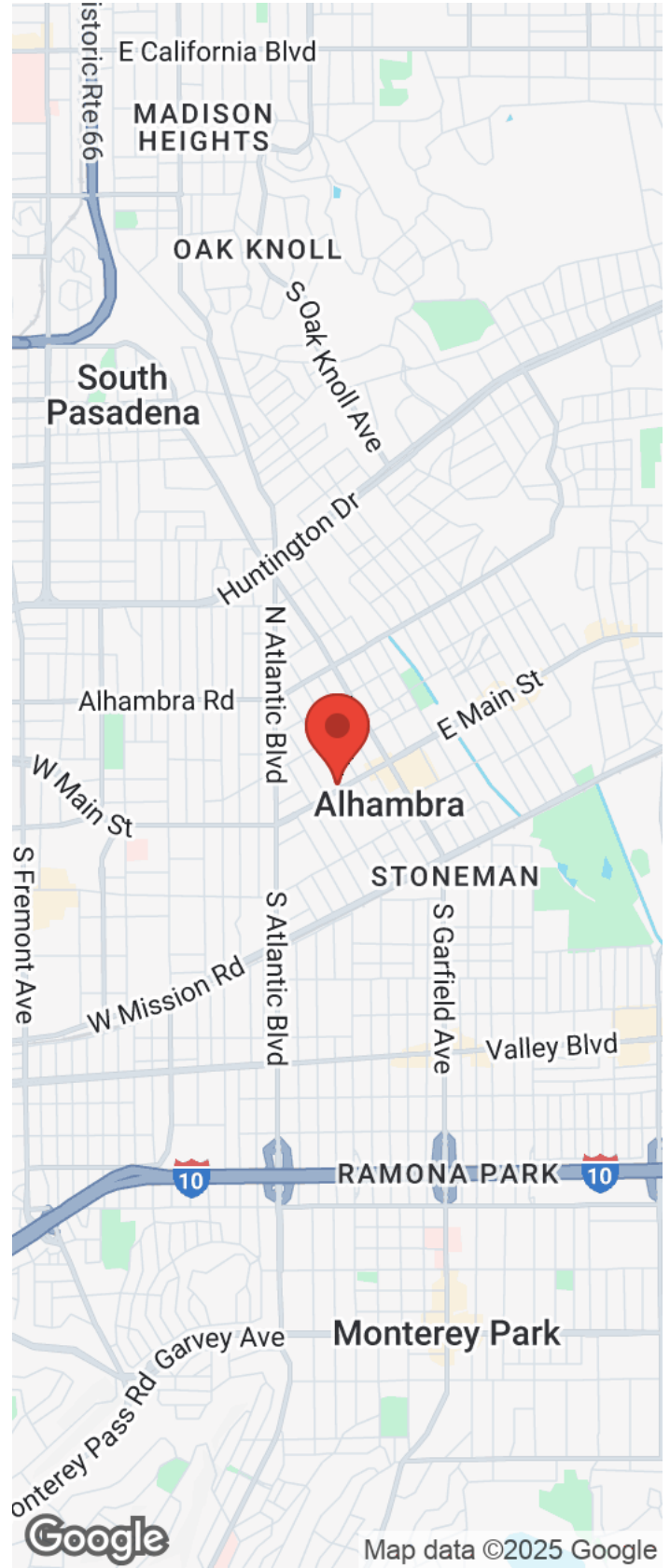
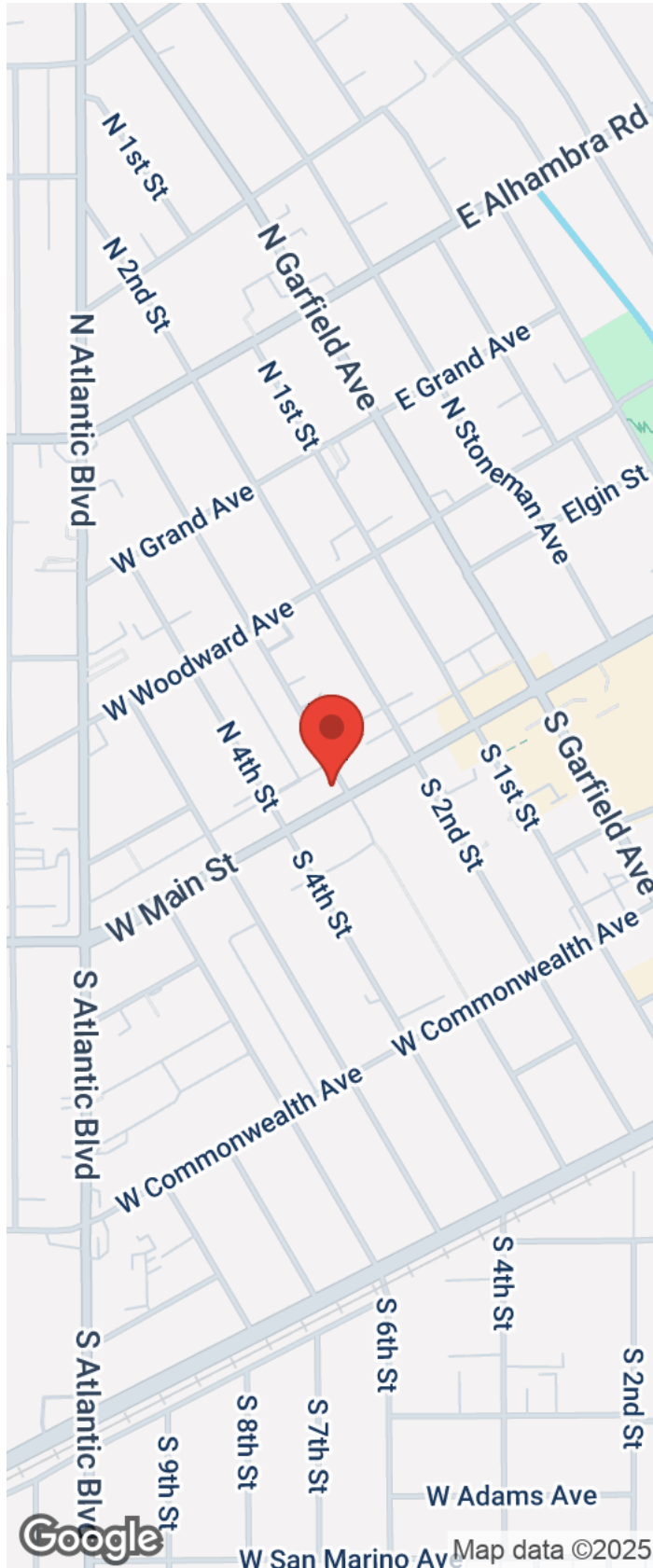
FLOOR PLAN- BASEMENT

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LOCATION MAPS

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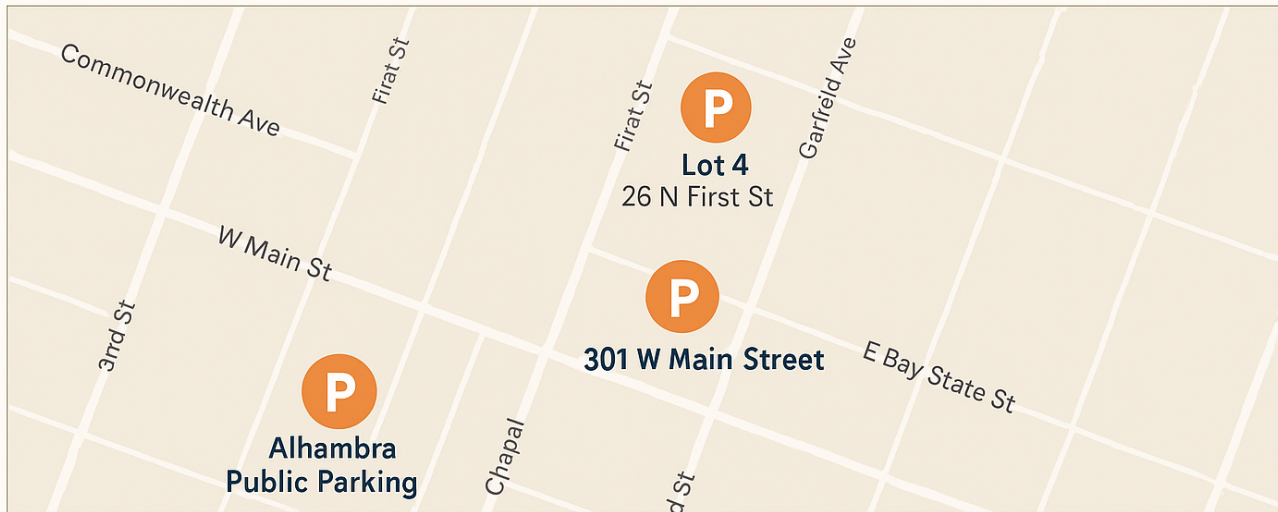
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PUBLIC PARKING

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 6 PM

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AERIAL MAP

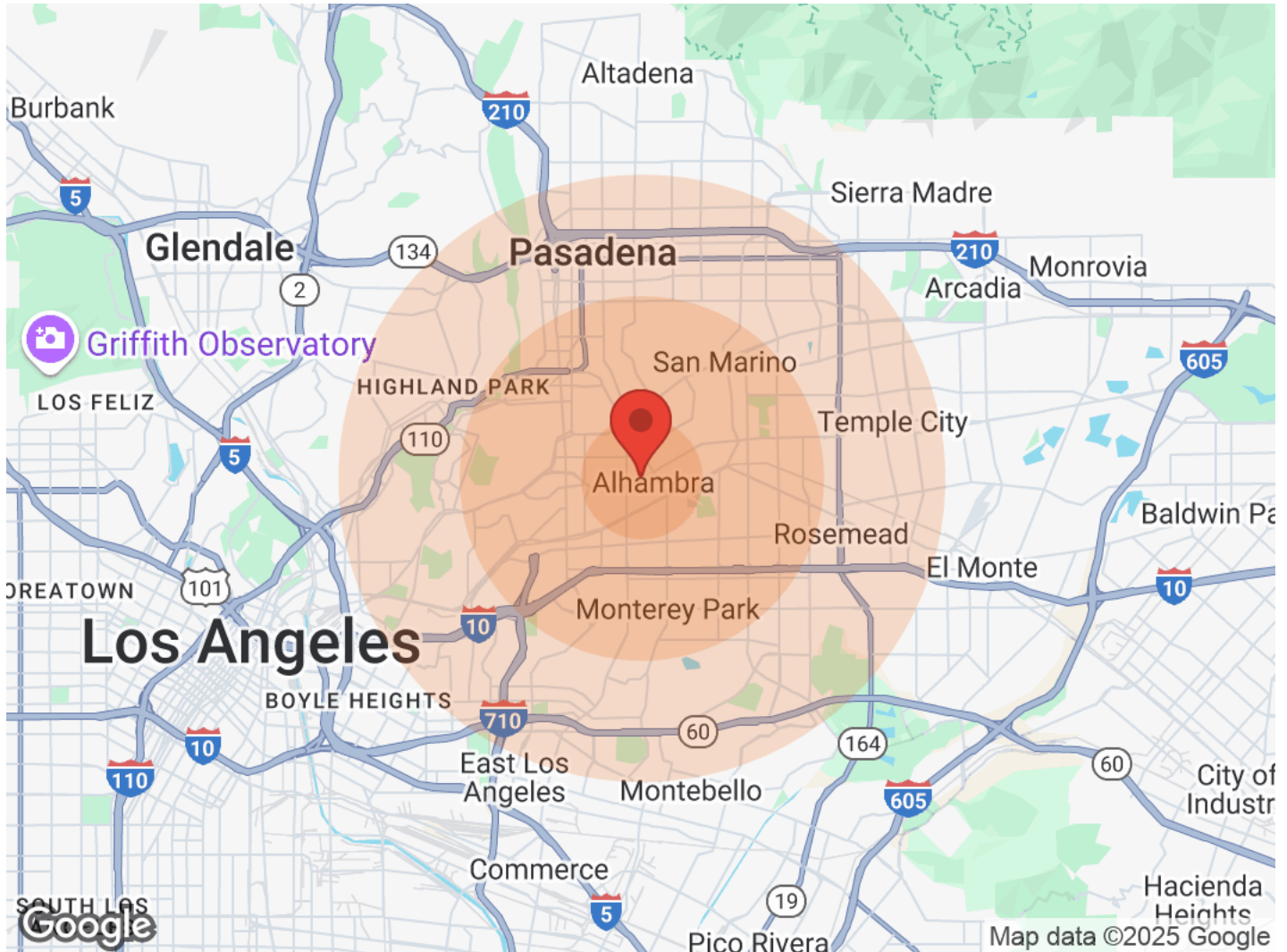
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DEMOGRAPHICS

301 WEST MAIN STREET | ALHAMBRA, CA 91801



Population	1 Mile	3 Miles	5 Miles
Male	21,190	127,391	357,873
Female	22,452	134,524	362,855
Total Population	43,642	261,915	720,728

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,796	42,739	128,113
Ages 15-24	4,393	30,050	87,683
Ages 25-54	19,958	110,272	308,329
Ages 55-64	5,690	33,966	86,858
Ages 65+	6,805	44,888	109,745

Race	1 Mile	3 Miles	5 Miles
White	11,216	80,565	272,063
Black	390	1,790	9,904
Am In/AK Nat	35	281	1,319
Hawaiian	N/A	2	13
Hispanic	15,340	91,003	353,342
Multi-Racial	15,656	90,518	368,236

Income	1 Mile	3 Miles	5 Miles
Median	\$47,816	\$59,248	\$56,507
< \$15,000	2,083	9,335	28,306
\$15,000-\$24,999	2,012	9,215	25,501
\$25,000-\$34,999	2,004	8,744	24,234
\$35,000-\$49,999	2,270	11,582	32,697
\$50,000-\$74,999	3,000	15,084	41,579
\$75,000-\$99,999	2,284	11,353	28,172
\$100,000-\$149,999	1,540	11,376	30,673
\$150,000-\$199,999	507	5,473	13,178
> \$200,000	392	5,484	12,259

Housing	1 Mile	3 Miles	5 Miles
Total Units	17,807	96,329	258,253
Occupied	16,680	91,199	244,034
Owner Occupied	5,000	43,317	114,585
Renter Occupied	11,680	47,882	129,449
Vacant	1,127	5,130	14,219

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DISCLAIMER

301 WEST MAIN STREET



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PRESENTED BY:

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