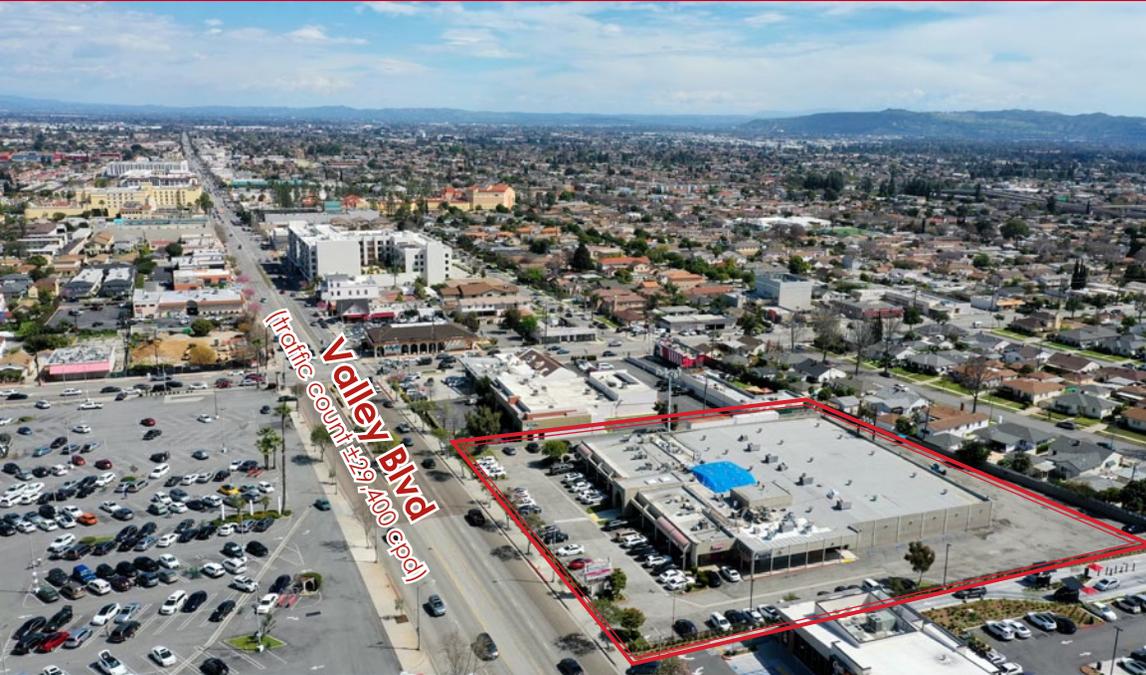


EXCLUSIVE LISTING

1308-1408 E Valley Blvd, Alhambra

±2.4acre PRIME IN-FILL RE-DEVELOPMENT SITE, ±300ft Valley Blvd frontage CMU Zoning (Commercial Mixed-Use), FAR 2.0, Multiple redevelopment options, ±76% Vacant, nearby many new developments, PRIME LOCATION!



SUMMARY

Subject Property:	1308-1408 E Valley Blvd, Alhambra, CA 91801
Price:	UNPRICED
Lot Size:	104,500 SF / ±2.4acre
Assessor's parcel number:	5359-006-030
Zoning (buyer to verify):	CMU (Commercial Mixed Use)
Density:	48 units/acre
Existing building Year Built:	1960
Existing Building Area/Parking:	35,022 SF / 100+ spaces
Existing Use:	8 retail units + 1 cell tower
Vacancy:	±76% Vacant

Investment Highlights

- Prime REDEVELOPMENT SITE on Valley Blvd in Alhambra, CA
- Extremely rare large ±2.4acre site with CMU (Commercial Mixed-Use) zoning right on Valley Ave
- Surrounded by many high-end new mixed-use and commercial retail developments on Valley Blvd in Alhambra and San Gabriel
- Billions of new developments have been completed and in process on Valley Blvd in the past several years, i.e. Hyatt Hotel, Sheraton Hotel, Hilton Hotel, 400 E Valley, 205 E Valley, 300 E Valley, The One on Del Mar Blvd, and many more!
- Located in an extremely strong commercial area on Valley Ave, the BEST street for retail/commercial/mixed-use in west San Gabriel Valley.
- Excellent location on Valley Blvd crossing New Ave with high traffic count and high demand for retail spaces; right at the border of Alhambra & San Gabriel
- First time for sale since 2002, 22 years ownership!

Property Highlights

- Excellent location with a wide ±300ft frontage right on VALLEY BLVD! Lot dimension: 300ft w x 376ft d
- According to City: FAR (Floor Area Ratio) 2.0 (buildable up to ±209,000 SF), 48 units/acre – buildable up to 115 units mixed-use before any bonus density (buyer to verify)
- Excellent Traffic count: ±29,400 vehicles per day; Highly visible monument sign on Valley Blvd
- Walkscore 89 (very walkable); Strong demographics with ±\$90k household income within a-mile radius
- Highly desirable Single-story construction for ease of maintenance and redevelopment
- ±76% Vacant – the remaining existing tenants are stable tenants that can provide income during the entitlement process.
- Zoning CMU (Commercial Mixed-Use) offers a wide range of uses and the highest density allowed for residential development.

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400 W VALLEY



SAN GABRIEL SQUARE



CITY OF SAN GABRIEL



1308-1408 E VALLEY BLVD

Valley Blvd
(Traffic Count ±29,400 c/pd)

GROWTH INVESTMENT GROUP

Lot: ±2.4acre CMU zone
FAR 2.0

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.

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HILTON HOTEL



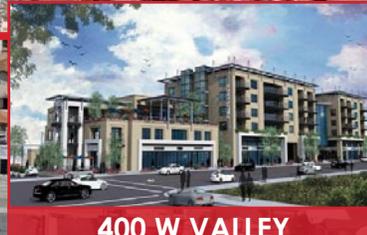
SHERATON HOTEL



SAN GABRIEL SQUARE



CITY OF SAN GABRIEL



400 W VALLEY



1308-1408 E VALLEY BLVD

GROWTH INVESTMENT GROUP

Valley Blvd
(traffic count ±29,400 cpa)

**Lot: ±2.4acre CMU zone
FAR 2.0**

Walk Score 89
Very Walkable
Most errands can be accomplished on foot.

EXCLUSIVE LISTING

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ALHAMBRA GOLF COURSE



ALMANSOR PARK



SAN GABRIEL COUNTRY CLUB



CITY OF SAN GABRIEL



GROWTH INVESTMENT GROUP

Valley Blvd
(traffic count ±29,400 cpd)



1308-1408 E VALLEY BLVD

Lot: ±2.4acre CMU zone
FAR 2.0

Walk Score **89** **Very Walkable**
Most errands can be accomplished on foot.

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