

±950 SF FOR LEASE

## RETAIL SPACE FOR LEASE IN ALHAMBRA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA



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FOR LEASE  
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W. MAIN STREET  
ALHAMBRA, CA 91801

## PROPERTY SUMMARY

+ Lease Rate:	\$27.00 NNN
+ Suite Number:	111
+ Suite Size:	±950 SF
+ Terms:	Negotiable
+ Parking Ratio:	2/1,000
+ Year Built:	1907
+ Total Building Size:	±6,072 SF

## PROPERTY HIGHLIGHTS

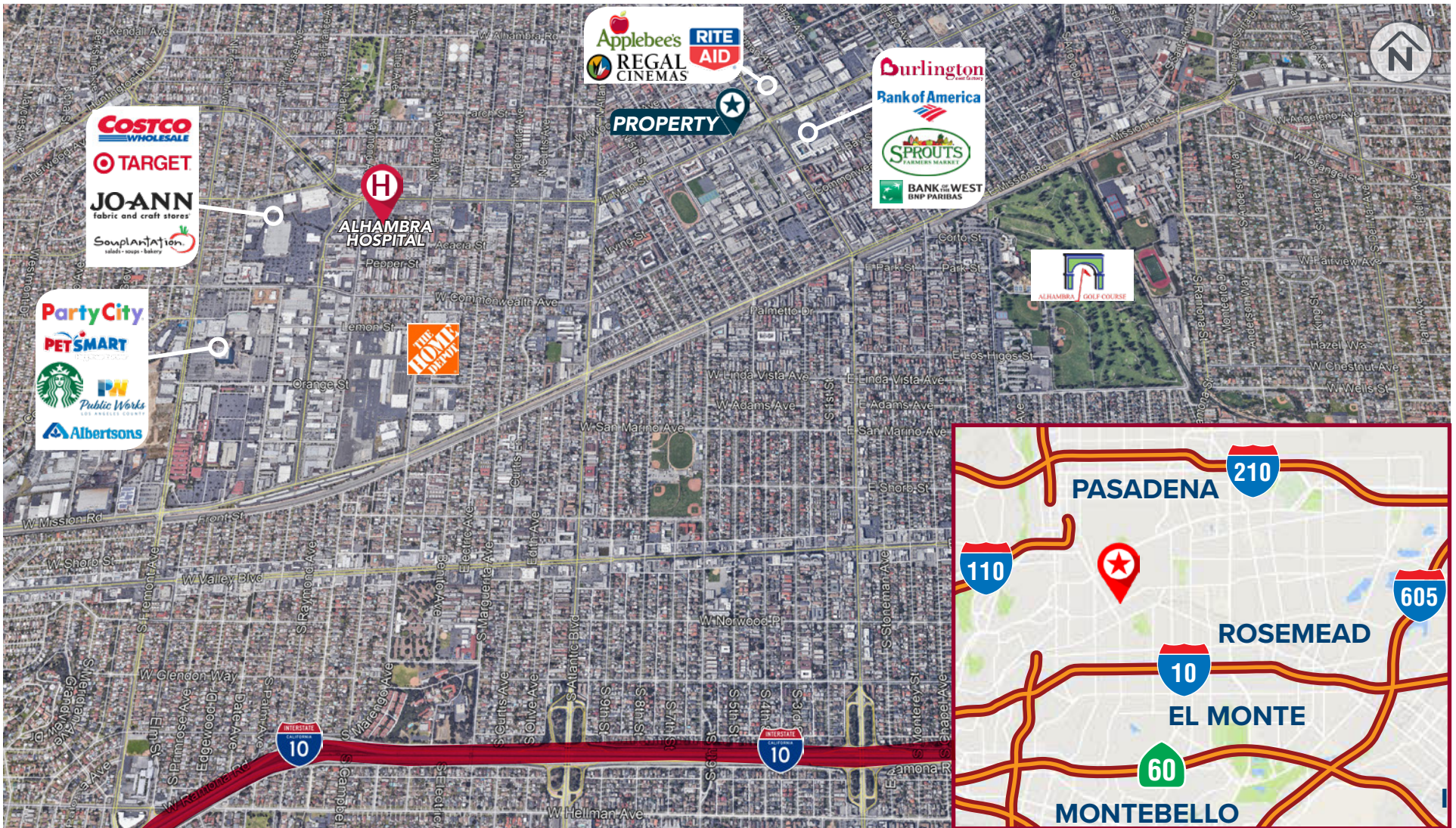
- + Beautiful Brick Building
- + Prime location for small retail tenant
- + Plenty of foot traffic
- + Busy intersection



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## MAP LOCATION



## INTERIOR PHOTOS



## DEMOGRAPHICS

2019	1-Mile	3-Miles	5-Miles
Population:	45,205	260,686	707,974
Average HH Income:	\$76,547	\$90,147	\$87,188
Average Age:	40.20	40.60	39.30

## TRAFFIC COUNT

Street	Cross Street	Distance	Count Year	Count
W. Main Street	N. 1st Street	0.01	2018	22,967
S. Garfield Ave.	W. Bay State St.	0.10	2018	28,435