



NEC OF GARFIELD & VALLEY BLVD FOR LEASE

1-33 East Valley Boulevard, Alhambra, California 91801



TRAFFIC COUNT (2016)

- 36,065 CPD North/South on Garfield Ave.
- 29,615 CPD East / West on Valley Blvd.

BUILDING FEATURES:

- **Northeast corner of Valley Boulevard and Garfield Avenue, Alhambra, CA.**
- **High traffic corner.**
- **Mixed-Use, retail, restaurants, office and medical.**
- **Ample parking.**
- **Excellent visibility with signage opportunity.**
- **Convenient access to major freeways: I-10 and I-710.**



DEMOGRAPHICS Source : STDB (2019)	1-MILE	3-MILE	5-MILE
Population	43,088	283,145	741,541
Average HH Income	\$71,260	\$89,196	\$87,282

For more information, please contact your exclusive listing agent:

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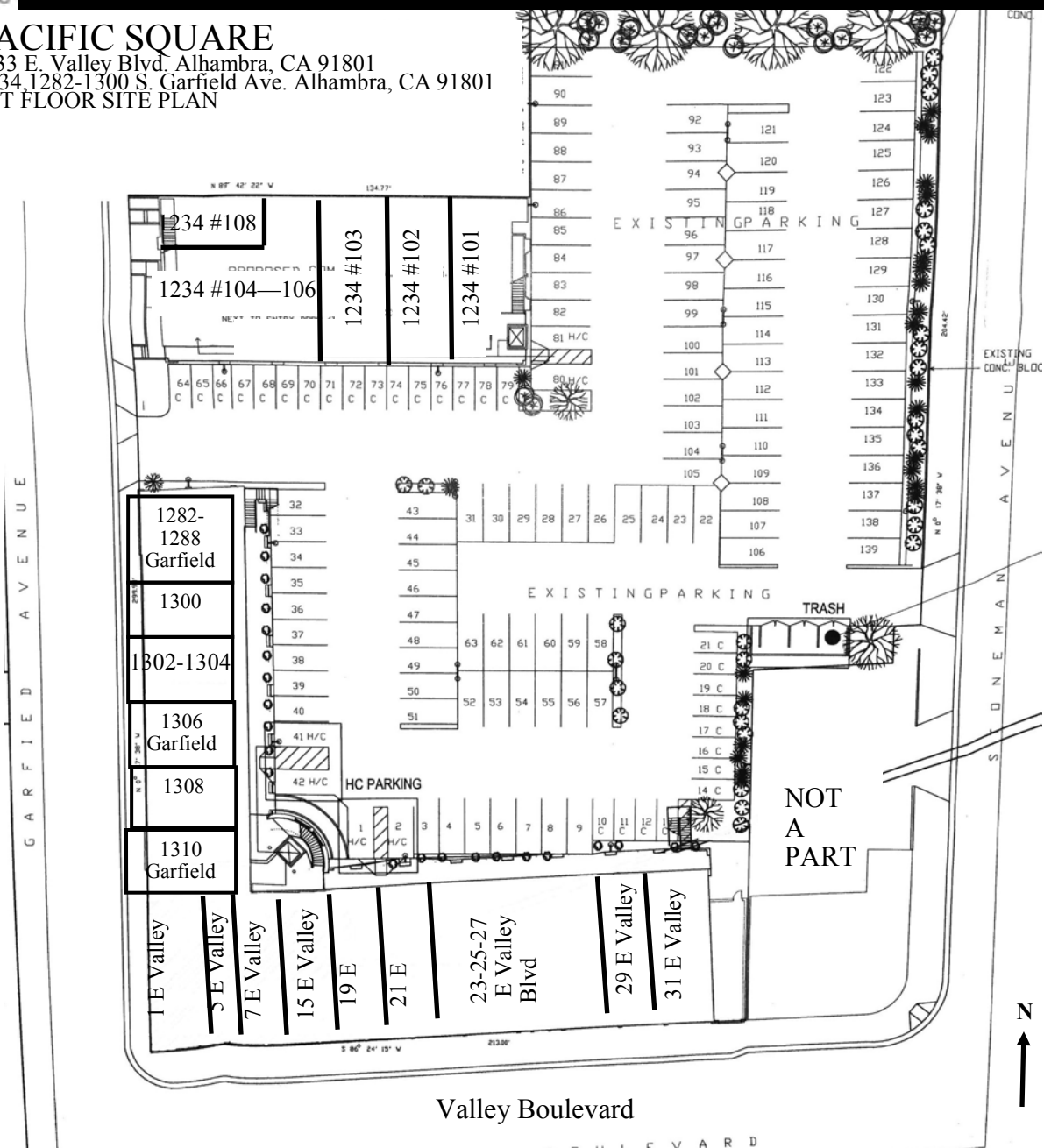
The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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1-33 East Valley Boulevard, Alhambra, California 91801

PACIFIC SQUARE
 1-33 E. Valley Blvd. Alhambra, CA 91801
 1234, 1282-1300 S. Garfield Ave. Alhambra, CA 91801
 1ST FLOOR SITE PLAN



1-31 E. Valley Blvd.		1282-1300 S. Garfield Ave.		1234 S. Garfield Ave.	
Unit	Tenant	Unit	Tenant	Unit	Tenant
1	Yogurtland	1282	Available 733 +/- Sq. Ft.	101	Dental Office
5	ATM	1286	Health Supplements	102	E & J Pharmacy
7	Crepe Love	1288	Cosmetics	103	Preferred Medical Group
15	Ding Tea	1300	Handbags	104-106	VIPOK Optometry
19	The Congee Restaurant	1302-1304	Hair Salon	108	Mak Dental Group
21	Kiki Sweet Bakery	1306	Just Box		
23-27	Shei Mei Restaurant	1308	Available (550 +/- SF)		
29	Mr. Matcha	1310	Available (550 +/- SF)		
31	Phoenix Food Boutique				

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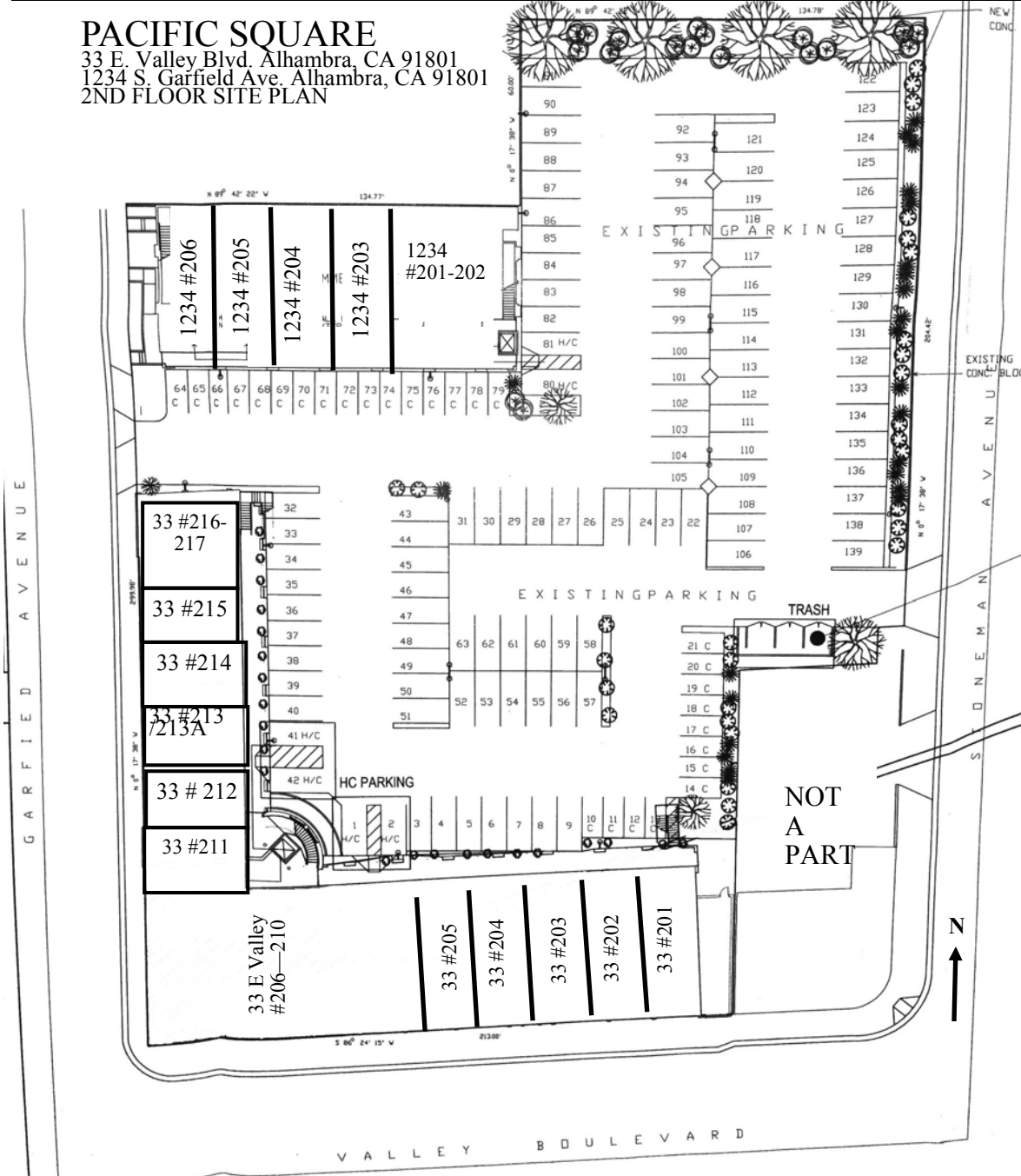


NEC OF GARFIELD & VALLEY BLVD FOR LEASE

1-33 East Valley Boulevard, Alhambra, California 91801

PACIFIC SQUARE

33 E. Valley Blvd. Alhambra, CA 91801
 1234 S. Garfield Ave. Alhambra, CA 91801
 2ND FLOOR SITE PLAN



33 E. Valley Blvd.		33 E. Valley Blvd.		1234 S. Garfield Ave.	
Unit	Tenant	Unit	Tenant	Unit	Tenant
201	Immigration Office	211	Insurance Office	201-202	Beauty Medical Center
202	Travel Agency	212	Immigration Office	203	Dental Office
203	Law Office	213	CPA Office	204	CPA Office
204	Travel Agency	214	Office	205	Travel Agency
205	Office	215	Prime US Education	206	Office
206-210	Energy Karaoke	216-217	CPA Office		

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Demographic and Income Profile

33 E Valley Blvd, Alhambra, California, 91801
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.07873
 Longitude: -118.12227

Summary	Census 2010	2018	2023
Population	41,183	43,088	44,154
Households	13,304	13,819	14,091
Families	9,999	10,421	10,654
Average Household Size	3.06	3.08	3.10
Owner Occupied Housing Units	4,998	4,870	5,492
Renter Occupied Housing Units	8,306	8,948	8,599
Median Age	41.0	42.3	43.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.49%	0.82%	0.83%
Households	0.39%	0.76%	0.79%
Families	0.44%	0.76%	0.71%
Owner HHs	2.43%	1.73%	1.16%
Median Household Income	3.30%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,591	11.5%	1,293	9.2%
\$15,000 - \$24,999	1,740	12.6%	1,498	10.6%
\$25,000 - \$34,999	1,484	10.7%	1,257	8.9%
\$35,000 - \$49,999	1,835	13.3%	1,642	11.7%
\$50,000 - \$74,999	2,547	18.4%	2,557	18.1%
\$75,000 - \$99,999	1,609	11.6%	1,775	12.6%
\$100,000 - \$149,999	1,678	12.1%	2,125	15.1%
\$150,000 - \$199,999	736	5.3%	988	7.0%
\$200,000+	600	4.3%	956	6.8%
Median Household Income	\$51,736		\$60,862	
Average Household Income	\$71,260		\$87,308	
Per Capita Income	\$23,494		\$28,542	

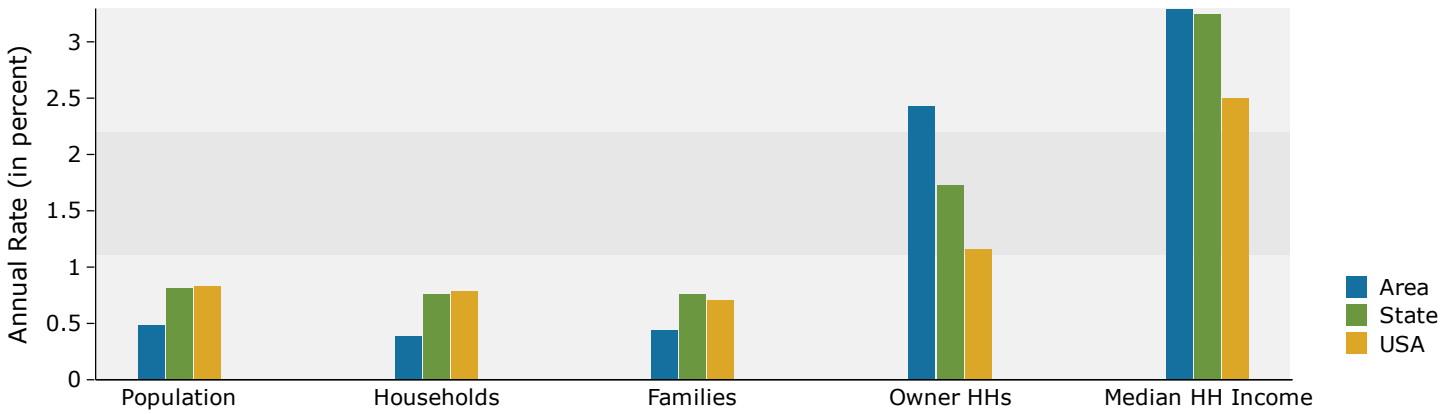
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,842	4.5%	1,817	4.2%	1,870	4.2%
5 - 9	1,906	4.6%	1,838	4.3%	1,830	4.1%
10 - 14	2,125	5.2%	2,017	4.7%	1,917	4.3%
15 - 19	2,621	6.4%	2,226	5.2%	1,999	4.5%
20 - 24	3,067	7.4%	2,781	6.5%	2,492	5.6%
25 - 34	5,551	13.5%	6,786	15.7%	6,793	15.4%
35 - 44	5,896	14.3%	5,550	12.9%	6,148	13.9%
45 - 54	6,774	16.4%	6,196	14.4%	5,724	13.0%
55 - 64	5,230	12.7%	6,156	14.3%	6,441	14.6%
65 - 74	2,798	6.8%	4,130	9.6%	4,879	11.0%
75 - 84	2,066	5.0%	2,183	5.1%	2,637	6.0%
85+	1,307	3.2%	1,407	3.3%	1,426	3.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,440	18.1%	7,328	17.0%	7,301	16.5%
Black Alone	375	0.9%	356	0.8%	340	0.8%
American Indian Alone	187	0.5%	186	0.4%	183	0.4%
Asian Alone	28,181	68.4%	29,978	69.6%	31,046	70.3%
Pacific Islander Alone	25	0.1%	25	0.1%	27	0.1%
Some Other Race Alone	3,957	9.6%	4,136	9.6%	4,166	9.4%
Two or More Races	1,017	2.5%	1,079	2.5%	1,091	2.5%
Hispanic Origin (Any Race)	9,864	24.0%	10,251	23.8%	10,476	23.7%

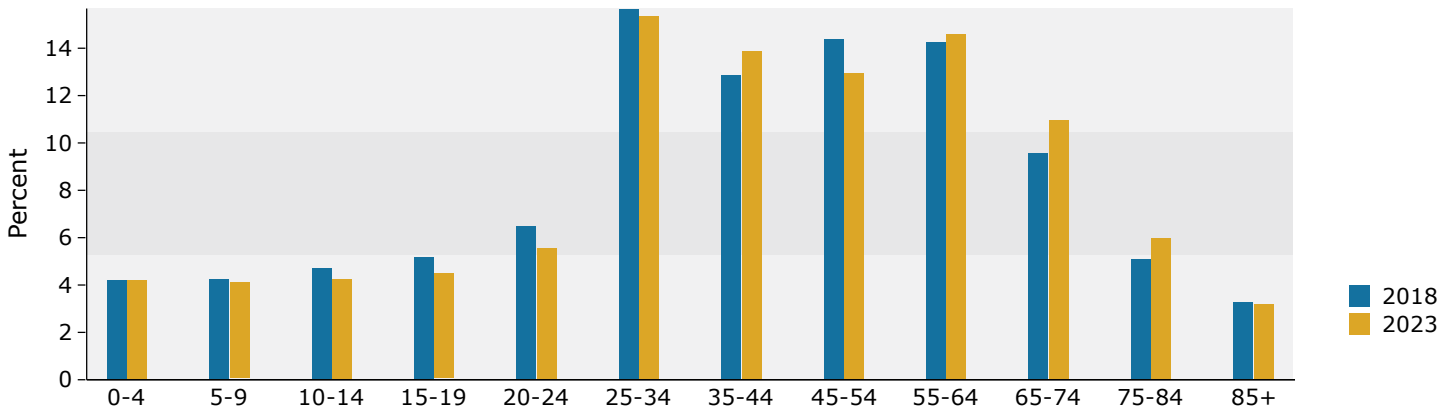
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

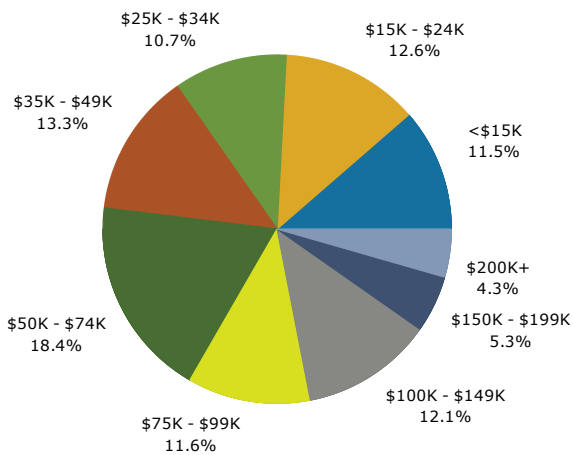
Trends 2018-2023



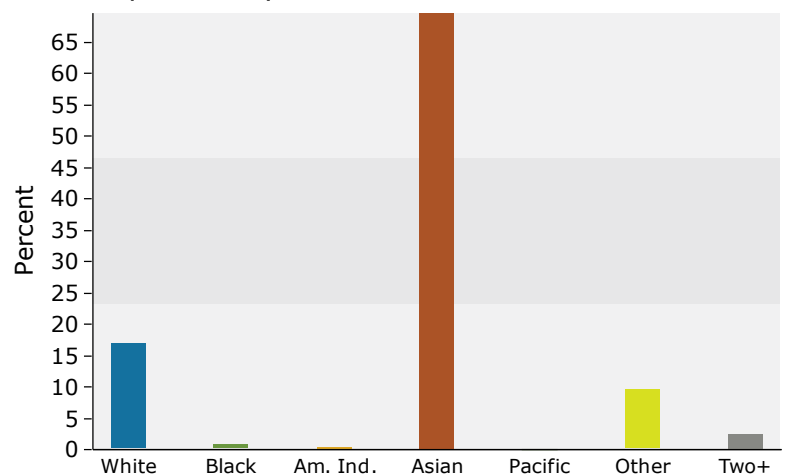
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 23.8%



Demographic and Income Profile

33 E Valley Blvd, Alhambra, California, 91801
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.07873
 Longitude: -118.12227

Summary	Census 2010	2018	2023
Population	273,118	283,145	288,797
Households	87,657	90,146	91,493
Families	66,109	68,200	69,394
Average Household Size	3.09	3.11	3.13
Owner Occupied Housing Units	42,550	41,766	45,464
Renter Occupied Housing Units	45,107	48,380	46,029
Median Age	39.7	40.9	42.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.40%	0.82%	0.83%
Households	0.30%	0.76%	0.79%
Families	0.35%	0.76%	0.71%
Owner HHs	1.71%	1.73%	1.16%
Median Household Income	3.62%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	8,947	9.9%	7,262	7.9%
\$15,000 - \$24,999	8,953	9.9%	7,553	8.3%
\$25,000 - \$34,999	7,425	8.2%	6,239	6.8%
\$35,000 - \$49,999	10,916	12.1%	9,743	10.6%
\$50,000 - \$74,999	15,994	17.7%	15,672	17.1%
\$75,000 - \$99,999	11,102	12.3%	11,790	12.9%
\$100,000 - \$149,999	12,889	14.3%	15,138	16.5%
\$150,000 - \$199,999	6,736	7.5%	8,265	9.0%
\$200,000+	7,184	8.0%	9,832	10.7%
Median Household Income	\$61,446		\$73,398	
Average Household Income	\$89,195		\$105,902	
Per Capita Income	\$28,804		\$33,958	

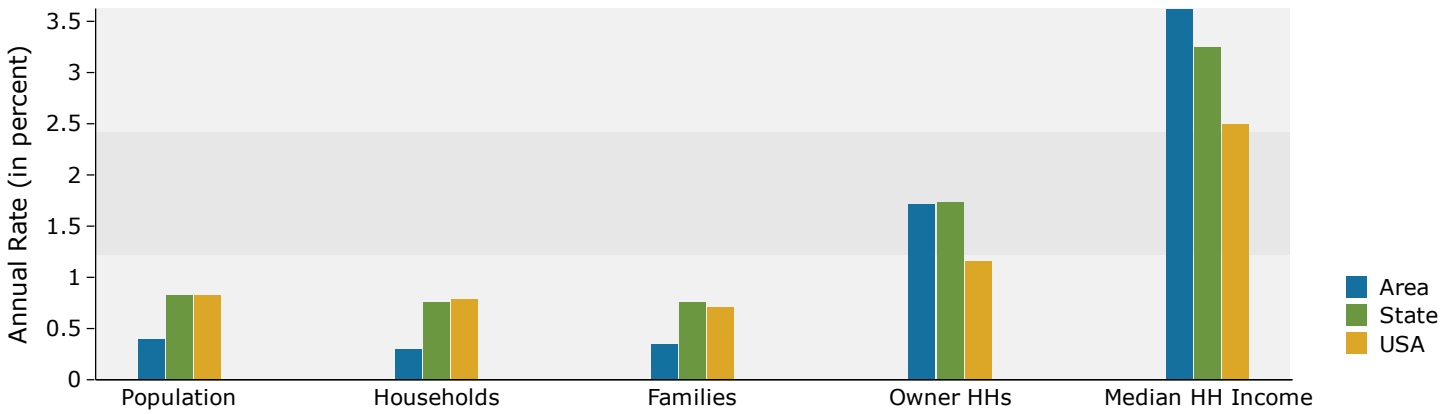
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,237	5.2%	13,708	4.8%	13,921	4.8%
5 - 9	14,749	5.4%	14,586	5.2%	14,085	4.9%
10 - 14	16,113	5.9%	15,742	5.6%	15,264	5.3%
15 - 19	18,000	6.6%	16,271	5.7%	15,542	5.4%
20 - 24	18,448	6.8%	17,752	6.3%	16,293	5.6%
25 - 34	36,738	13.5%	40,844	14.4%	40,345	14.0%
35 - 44	39,805	14.6%	37,942	13.4%	40,940	14.2%
45 - 54	41,829	15.3%	39,817	14.1%	38,535	13.3%
55 - 64	33,141	12.1%	37,514	13.2%	38,504	13.3%
65 - 74	19,439	7.1%	26,704	9.4%	30,344	10.5%
75 - 84	13,889	5.1%	14,589	5.2%	17,080	5.9%
85+	6,727	2.5%	7,675	2.7%	7,945	2.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,536	27.3%	73,159	25.8%	72,790	25.2%
Black Alone	3,059	1.1%	2,900	1.0%	2,768	1.0%
American Indian Alone	1,713	0.6%	1,679	0.6%	1,646	0.6%
Asian Alone	148,945	54.5%	158,601	56.0%	164,446	56.9%
Pacific Islander Alone	198	0.1%	204	0.1%	208	0.1%
Some Other Race Alone	36,028	13.2%	37,426	13.2%	37,636	13.0%
Two or More Races	8,640	3.2%	9,176	3.2%	9,302	3.2%
Hispanic Origin (Any Race)	90,334	33.1%	93,550	33.0%	95,567	33.1%

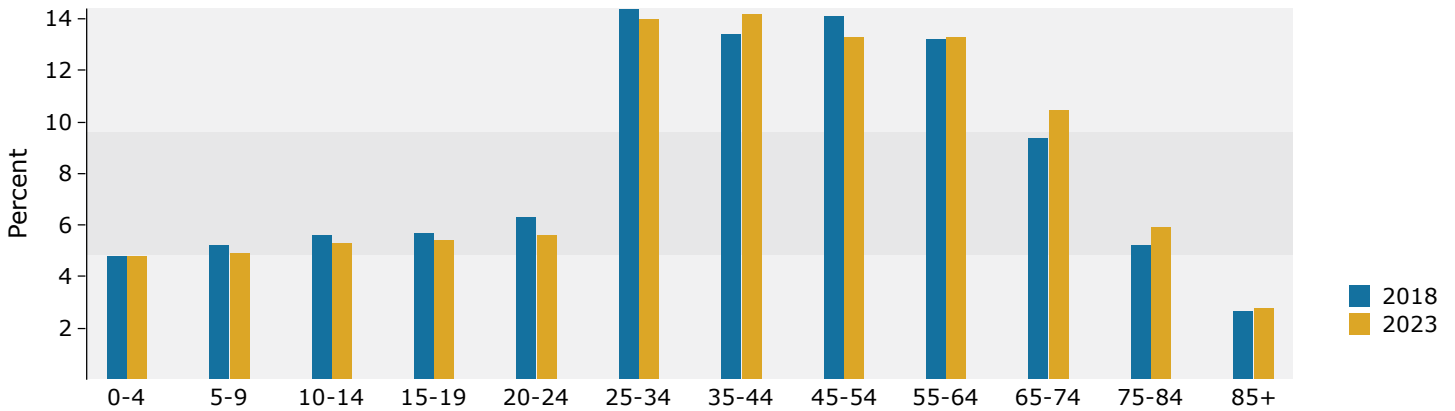
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

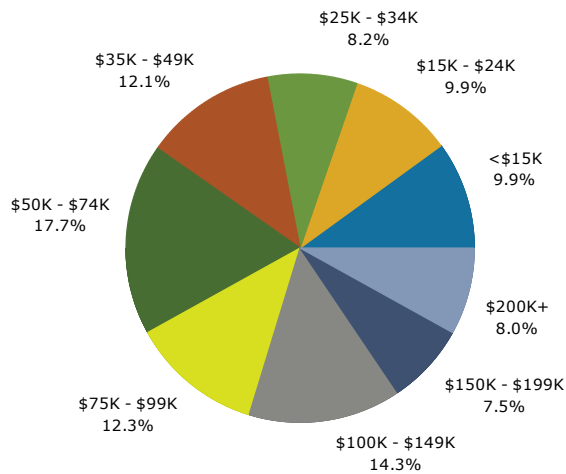
Trends 2018-2023



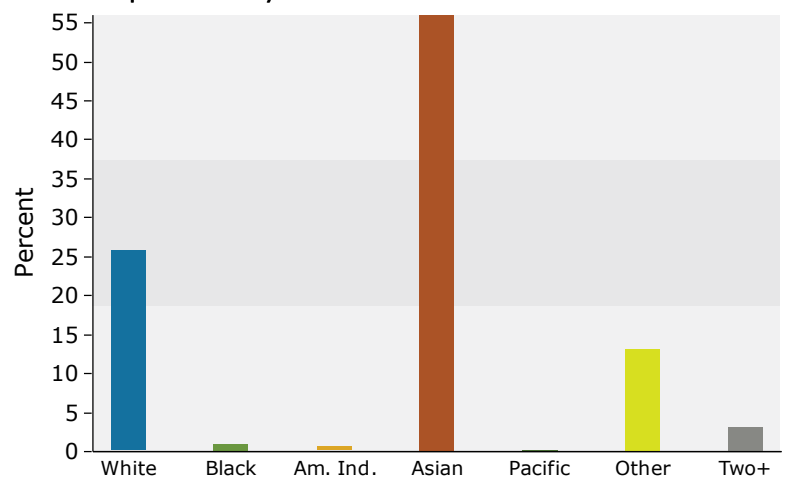
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 33.0%



Demographic and Income Profile

33 E Valley Blvd, Alhambra, California, 91801
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.07873
 Longitude: -118.12227

Summary	Census 2010	2018	2023
Population	714,340	741,541	756,552
Households	226,091	233,099	236,797
Families	165,346	170,716	173,745
Average Household Size	3.13	3.15	3.17
Owner Occupied Housing Units	104,712	102,728	112,105
Renter Occupied Housing Units	121,379	130,371	124,692
Median Age	36.4	37.4	38.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.40%	0.82%	0.83%
Households	0.32%	0.76%	0.79%
Families	0.35%	0.76%	0.71%
Owner HHs	1.76%	1.73%	1.16%
Median Household Income	3.47%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	25,046	10.7%	20,766	8.8%
\$15,000 - \$24,999	22,887	9.8%	19,322	8.2%
\$25,000 - \$34,999	20,206	8.7%	17,258	7.3%
\$35,000 - \$49,999	29,144	12.5%	26,298	11.1%
\$50,000 - \$74,999	40,756	17.5%	40,053	16.9%
\$75,000 - \$99,999	27,903	12.0%	29,676	12.5%
\$100,000 - \$149,999	33,351	14.3%	39,301	16.6%
\$150,000 - \$199,999	15,757	6.8%	19,409	8.2%
\$200,000+	18,048	7.7%	24,715	10.4%
Median Household Income	\$59,494		\$70,546	
Average Household Income	\$87,282		\$103,531	
Per Capita Income	\$27,806		\$32,762	

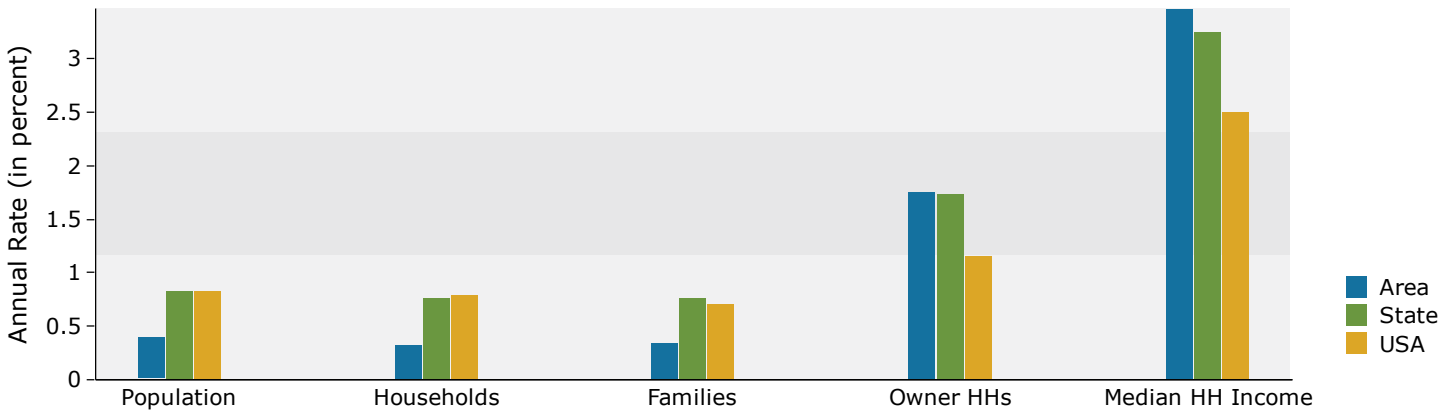
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	44,271	6.2%	43,325	5.8%	44,053	5.8%
5 - 9	43,970	6.2%	43,738	5.9%	42,045	5.6%
10 - 14	47,214	6.6%	45,520	6.1%	44,464	5.9%
15 - 19	51,718	7.2%	47,054	6.3%	44,489	5.9%
20 - 24	50,424	7.1%	51,924	7.0%	47,521	6.3%
25 - 34	104,540	14.6%	114,465	15.4%	115,231	15.2%
35 - 44	103,588	14.5%	100,037	13.5%	107,301	14.2%
45 - 54	98,978	13.9%	96,101	13.0%	94,696	12.5%
55 - 64	77,237	10.8%	87,395	11.8%	89,863	11.9%
65 - 74	46,038	6.4%	61,804	8.3%	69,850	9.2%
75 - 84	31,689	4.4%	33,419	4.5%	39,573	5.2%
85+	14,674	2.1%	16,759	2.3%	17,467	2.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	278,809	39.0%	279,685	37.7%	281,886	37.3%
Black Alone	10,858	1.5%	10,667	1.4%	10,406	1.4%
American Indian Alone	5,783	0.8%	5,676	0.8%	5,562	0.7%
Asian Alone	239,597	33.5%	257,829	34.8%	269,103	35.6%
Pacific Islander Alone	501	0.1%	509	0.1%	517	0.1%
Some Other Race Alone	153,422	21.5%	160,056	21.6%	161,444	21.3%
Two or More Races	25,370	3.6%	27,119	3.7%	27,635	3.7%
Hispanic Origin (Any Race)	365,948	51.2%	380,975	51.4%	390,342	51.6%

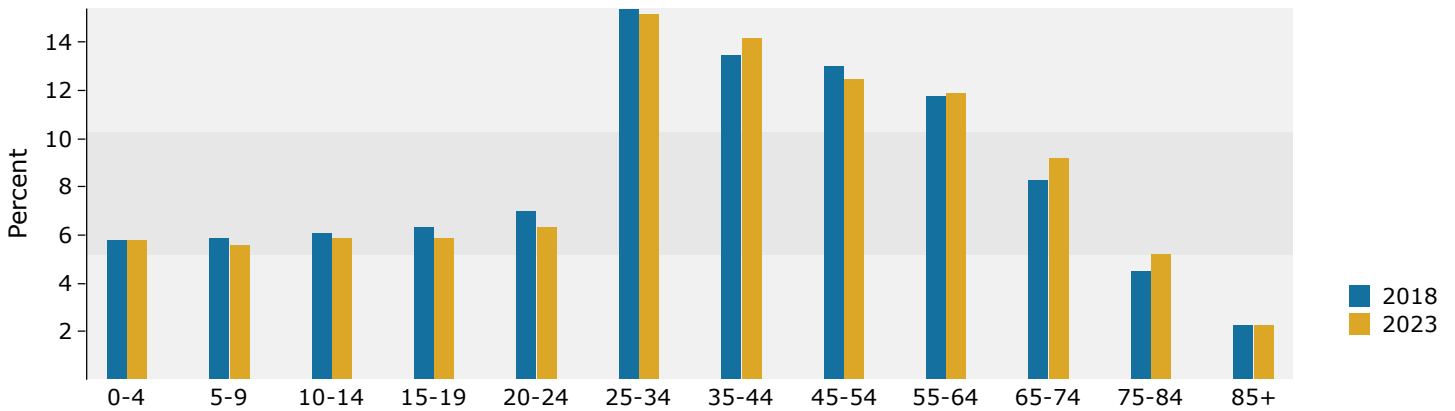
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

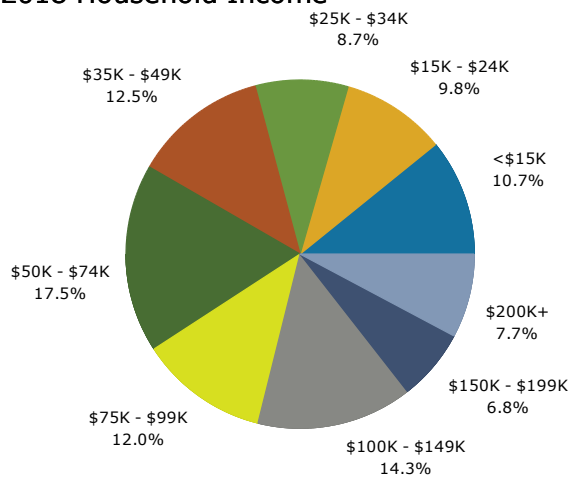
Trends 2018-2023



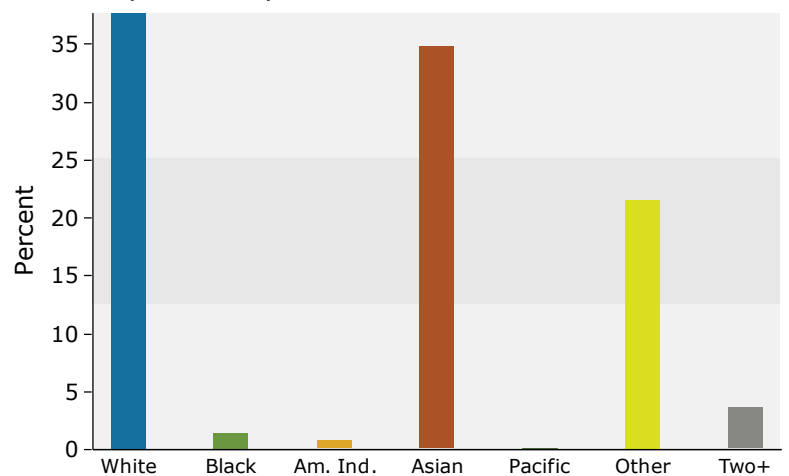
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 51.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.