



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 (2020)	1-MILE	3-MILE	5-MILE
Population	42,721	281,433	742,192
Average HH Income	\$72,945	\$90,457	\$89,543

For more information, please contact your exclusive listing agent:

Patsy Ma, MBA, CCIM, CLS, CRX

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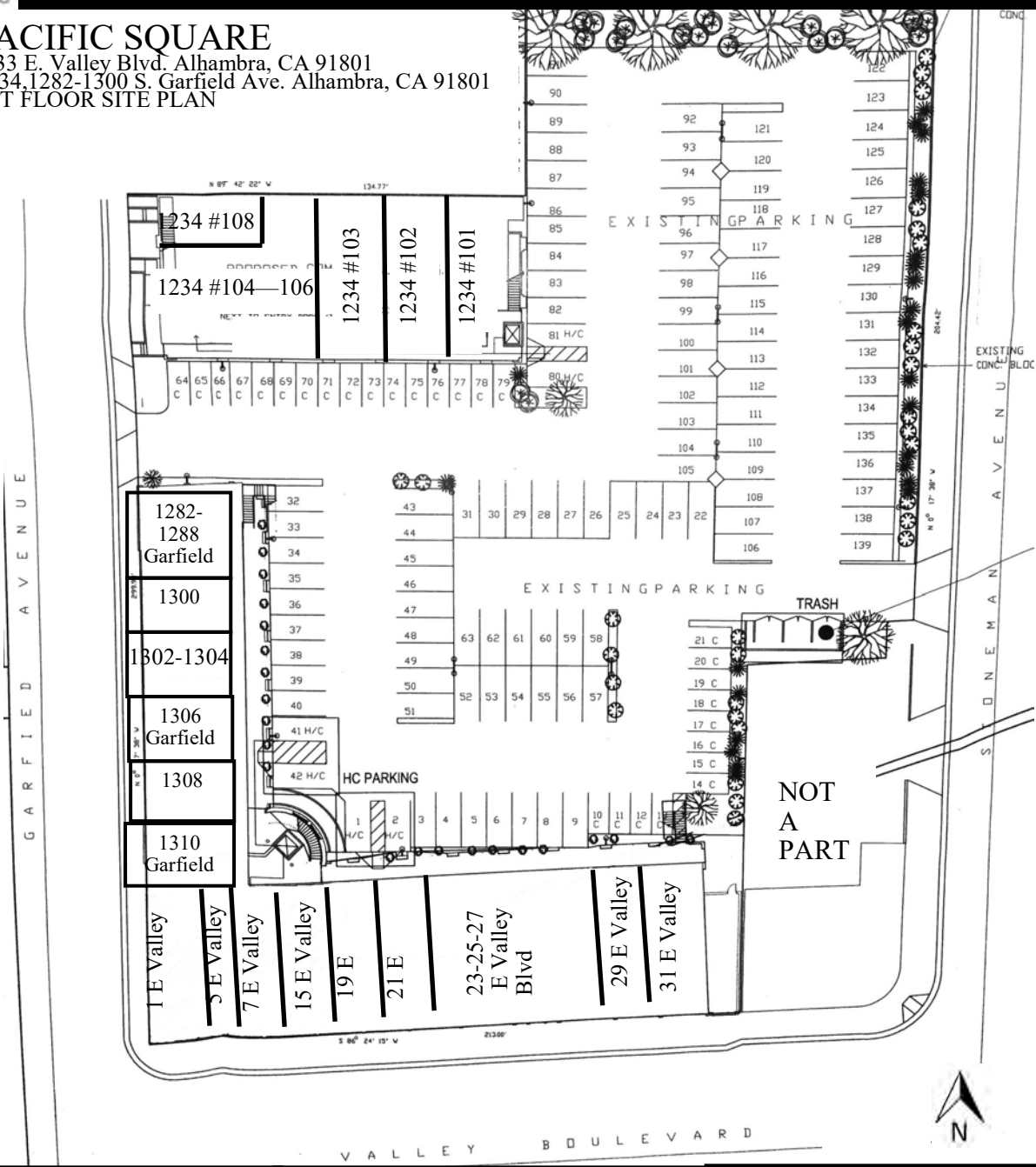
The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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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	Yoguriland	1282	Available 733 +/- Sq. Ft.	101	Dental Office
5	ATM	1286	Available 432 +/- Sq. Ft.	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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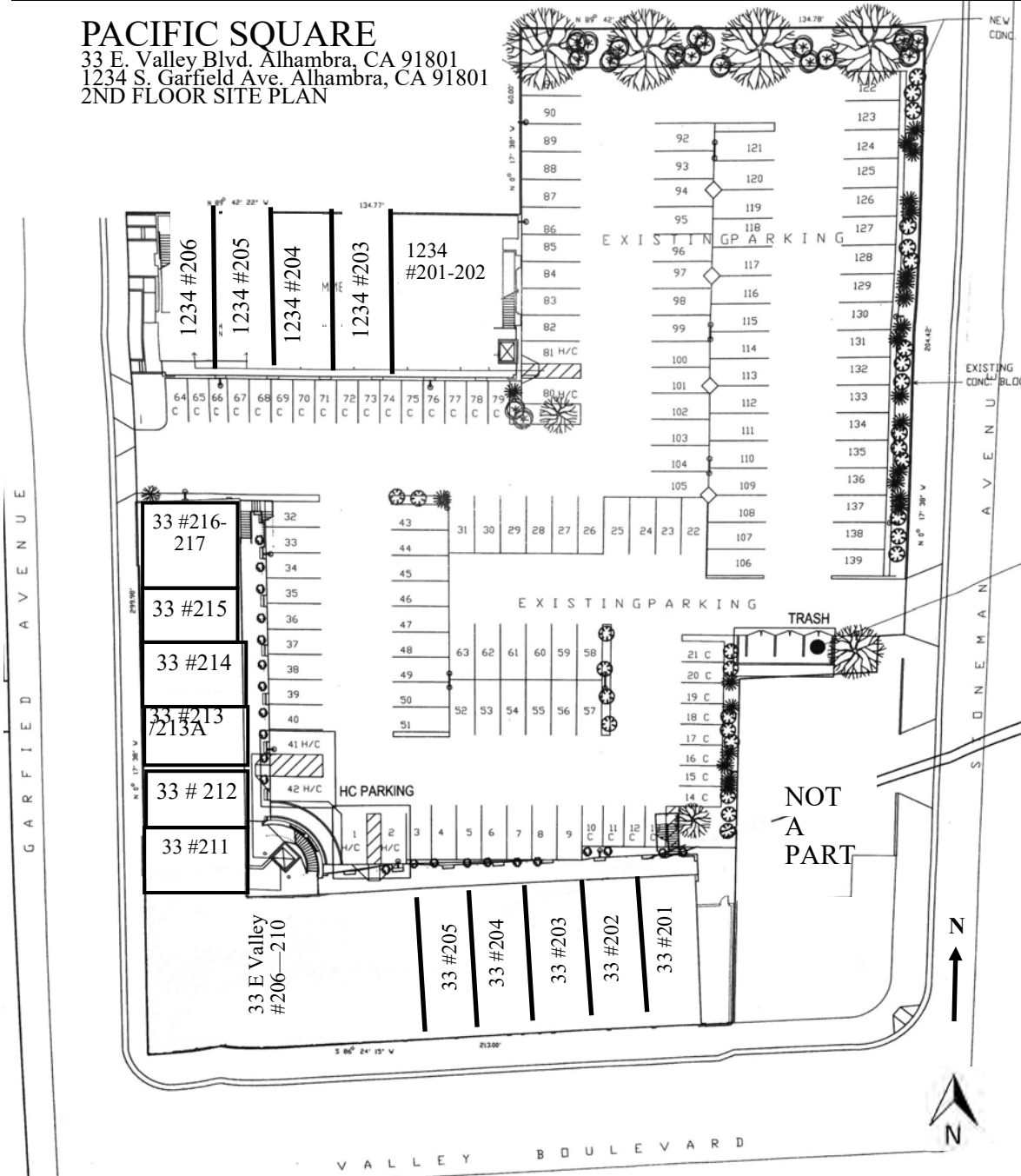


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PACIFIC SQUARE

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	Law 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 Comparison Profile

1 E Valley Blvd
1 E Valley Blvd, Alhambra, California, 91801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07899
Longitude: -118.12272

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	41,054	272,754	718,380
Households	13,358	87,533	227,574
Families	9,987	66,009	166,191
Average Household Size	3.04	3.09	3.13
Owner Occupied Housing Units	5,006	42,478	105,142
Renter Occupied Housing Units	8,352	45,055	122,432
Median Age	40.9	39.6	36.4
2019 Summary			
Population	42,721	281,433	742,193
Households	13,815	89,736	233,955
Families	10,361	67,852	170,937
Average Household Size	3.06	3.11	3.14
Owner Occupied Housing Units	4,898	41,818	103,426
Renter Occupied Housing Units	8,917	47,917	130,529
Median Age	42.3	41.0	37.5
Median Household Income	\$54,160	\$62,779	\$61,747
Average Household Income	\$72,945	\$90,457	\$89,543
2024 Summary			
Population	43,419	285,083	751,988
Households	13,981	90,520	236,253
Families	10,510	68,606	172,878
Average Household Size	3.07	3.12	3.15
Owner Occupied Housing Units	5,049	42,748	105,843
Renter Occupied Housing Units	8,932	47,772	130,410
Median Age	43.5	42.2	38.8
Median Household Income	\$62,934	\$74,975	\$73,995
Average Household Income	\$87,069	\$106,371	\$105,665
Trends: 2019-2024 Annual Rate			
Population	0.32%	0.26%	0.26%
Households	0.24%	0.17%	0.20%
Families	0.29%	0.22%	0.23%
Owner Households	0.61%	0.44%	0.46%
Median Household Income	3.05%	3.61%	3.69%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,538	11.1%	8,609	9.6%	23,684	10.1%
\$15,000 - \$24,999	1,708	12.4%	8,569	9.5%	22,682	9.7%
\$25,000 - \$34,999	1,225	8.9%	7,413	8.3%	19,692	8.4%
\$35,000 - \$49,999	1,823	13.2%	10,760	12.0%	27,761	11.9%
\$50,000 - \$74,999	2,637	19.1%	15,779	17.6%	41,093	17.6%
\$75,000 - \$99,999	1,495	10.8%	11,110	12.4%	29,278	12.5%
\$100,000 - \$149,999	2,141	15.5%	13,888	15.5%	35,146	15.0%
\$150,000 - \$199,999	689	5.0%	6,453	7.2%	16,141	6.9%
\$200,000+	559	4.0%	7,154	8.0%	18,478	7.9%
Median Household Income	\$54,160		\$62,779		\$61,747	
Average Household Income	\$72,945		\$90,457		\$89,543	
Per Capita Income	\$23,742		\$28,914		\$28,227	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,304	9.3%	7,257	8.0%	19,610	8.3%
\$15,000 - \$24,999	1,428	10.2%	7,076	7.8%	18,602	7.9%
\$25,000 - \$34,999	1,049	7.5%	6,351	7.0%	16,966	7.2%
\$35,000 - \$49,999	1,592	11.4%	9,368	10.3%	24,567	10.4%
\$50,000 - \$74,999	2,644	18.9%	15,219	16.8%	39,519	16.7%
\$75,000 - \$99,999	1,596	11.4%	11,353	12.5%	30,427	12.9%
\$100,000 - \$149,999	2,589	18.5%	15,969	17.6%	40,709	17.2%
\$150,000 - \$199,999	973	7.0%	8,608	9.5%	21,739	9.2%
\$200,000+	807	5.8%	9,319	10.3%	24,113	10.2%
Median Household Income	\$62,934		\$74,975		\$73,995	
Average Household Income	\$87,069		\$106,371		\$105,665	
Per Capita Income	\$28,219		\$33,857		\$33,192	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,841	4.5%	14,217	5.2%	44,535	6.2%
Age 5 - 9	1,900	4.6%	14,736	5.4%	44,192	6.2%
Age 10 - 14	2,114	5.1%	16,104	5.9%	47,441	6.6%
Age 15 - 19	2,614	6.4%	18,000	6.6%	51,990	7.2%
Age 20 - 24	3,061	7.5%	18,421	6.8%	50,769	7.1%
Age 25 - 34	5,603	13.6%	36,674	13.4%	105,383	14.7%
Age 35 - 44	5,877	14.3%	39,759	14.6%	104,210	14.5%
Age 45 - 54	6,709	16.3%	41,771	15.3%	99,465	13.8%
Age 55 - 64	5,188	12.6%	33,096	12.1%	77,596	10.8%
Age 65 - 74	2,779	6.8%	19,399	7.1%	46,268	6.4%
Age 75 - 84	2,053	5.0%	13,860	5.1%	31,808	4.4%
Age 85+	1,314	3.2%	6,719	2.5%	14,722	2.0%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,769	4.1%	13,434	4.8%	42,800	5.8%
Age 5 - 9	1,802	4.2%	14,319	5.1%	43,491	5.9%
Age 10 - 14	1,979	4.6%	15,590	5.5%	45,214	6.1%
Age 15 - 19	2,169	5.1%	16,071	5.7%	46,421	6.3%
Age 20 - 24	2,640	6.2%	17,081	6.1%	50,872	6.9%
Age 25 - 34	6,872	16.1%	40,921	14.5%	116,395	15.7%
Age 35 - 44	5,541	13.0%	37,661	13.4%	99,918	13.5%
Age 45 - 54	5,965	14.0%	39,086	13.9%	95,440	12.9%
Age 55 - 64	6,139	14.4%	37,443	13.3%	87,654	11.8%
Age 65 - 74	4,263	10.0%	27,361	9.7%	63,172	8.5%
Age 75 - 84	2,193	5.1%	14,833	5.3%	34,135	4.6%
Age 85+	1,388	3.2%	7,631	2.7%	16,681	2.2%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,791	4.1%	13,505	4.7%	42,906	5.7%
Age 5 - 9	1,775	4.1%	13,780	4.8%	41,355	5.5%
Age 10 - 14	1,870	4.3%	14,960	5.2%	43,949	5.8%
Age 15 - 19	1,947	4.5%	15,292	5.4%	43,719	5.8%
Age 20 - 24	2,415	5.6%	16,056	5.6%	47,203	6.3%
Age 25 - 34	6,570	15.1%	39,383	13.8%	114,785	15.3%
Age 35 - 44	6,204	14.3%	40,675	14.3%	106,944	14.2%
Age 45 - 54	5,566	12.8%	37,722	13.2%	94,014	12.5%
Age 55 - 64	6,285	14.5%	37,873	13.3%	89,132	11.9%
Age 65 - 74	4,880	11.2%	30,256	10.6%	69,664	9.3%
Age 75 - 84	2,697	6.2%	17,613	6.2%	40,781	5.4%
Age 85+	1,419	3.3%	7,969	2.8%	17,535	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,555	18.4%	74,622	27.4%	280,766	39.1%
Black Alone	392	1.0%	3,060	1.1%	11,034	1.5%
American Indian Alone	193	0.5%	1,719	0.6%	5,820	0.8%
Asian Alone	27,871	67.9%	148,472	54.4%	240,157	33.4%
Pacific Islander Alone	26	0.1%	200	0.1%	508	0.1%
Some Other Race Alone	3,992	9.7%	36,045	13.2%	154,513	21.5%
Two or More Races	1,025	2.5%	8,635	3.2%	25,582	3.6%
Hispanic Origin (Any Race)	9,969	24.3%	90,411	33.1%	368,245	51.3%

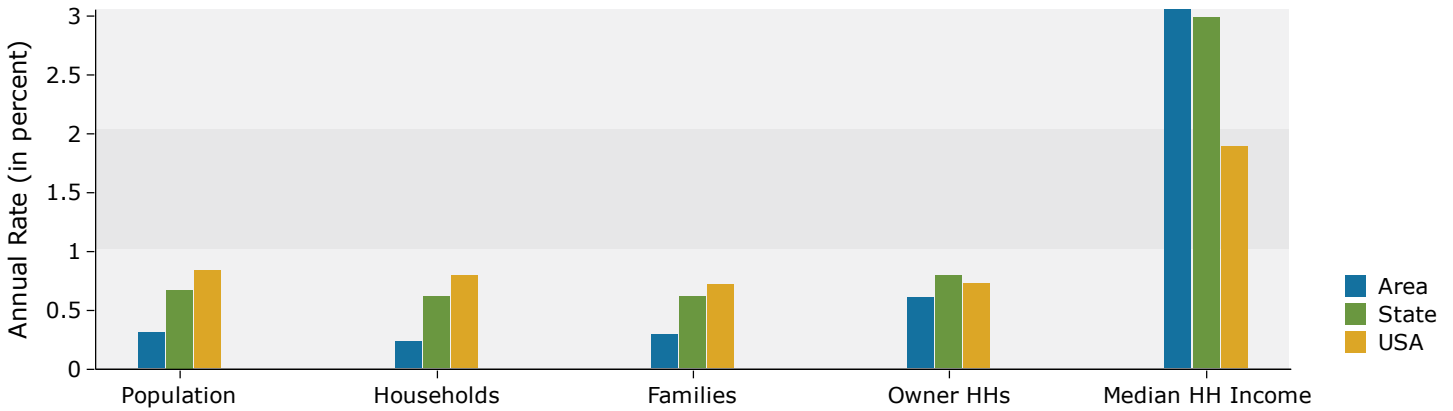
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,292	17.1%	72,099	25.6%	278,464	37.5%
Black Alone	361	0.8%	2,845	1.0%	10,729	1.4%
American Indian Alone	183	0.4%	1,650	0.6%	5,605	0.8%
Asian Alone	29,682	69.5%	158,557	56.3%	259,772	35.0%
Pacific Islander Alone	26	0.1%	204	0.1%	514	0.1%
Some Other Race Alone	4,102	9.6%	36,972	13.1%	159,857	21.5%
Two or More Races	1,074	2.5%	9,106	3.2%	27,254	3.7%
Hispanic Origin (Any Race)	10,169	23.8%	92,345	32.8%	379,810	51.2%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,214	16.6%	71,341	25.0%	279,065	37.1%
Black Alone	341	0.8%	2,714	1.0%	10,445	1.4%
American Indian Alone	179	0.4%	1,621	0.6%	5,494	0.7%
Asian Alone	30,504	70.3%	163,264	57.3%	269,198	35.8%
Pacific Islander Alone	26	0.1%	205	0.1%	515	0.1%
Some Other Race Alone	4,084	9.4%	36,808	12.9%	159,767	21.2%
Two or More Races	1,071	2.5%	9,130	3.2%	27,504	3.7%
Hispanic Origin (Any Race)	10,271	23.7%	93,386	32.8%	385,576	51.3%

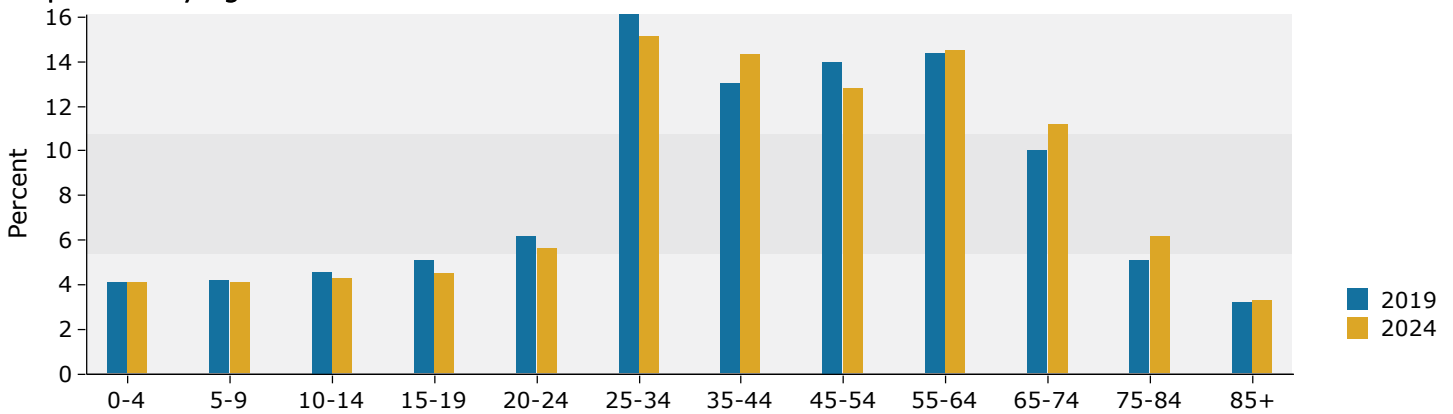
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

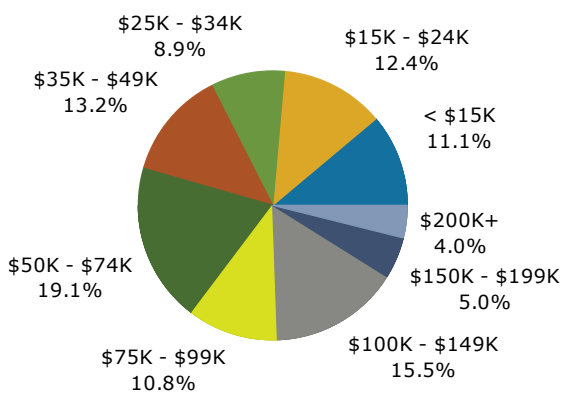
Trends 2019-2024



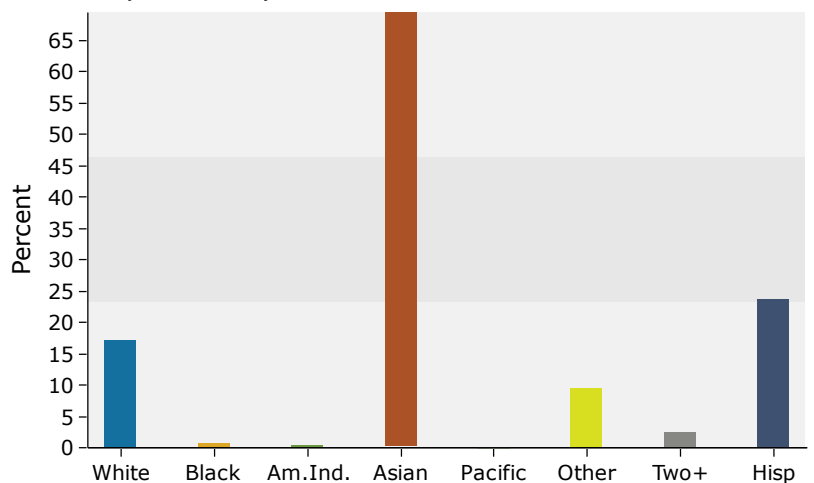
Population by Age



2019 Household Income



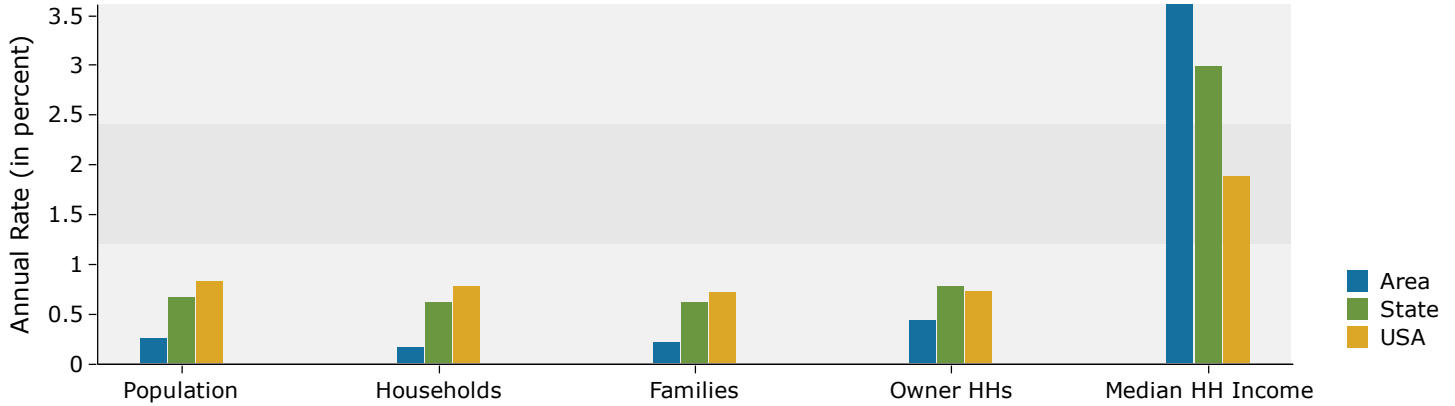
2019 Population by Race



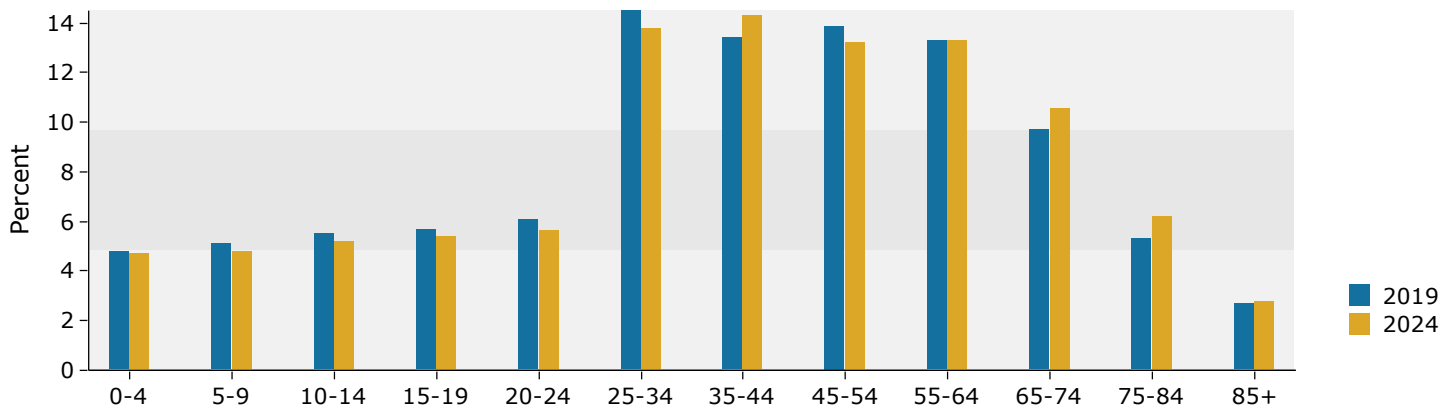
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

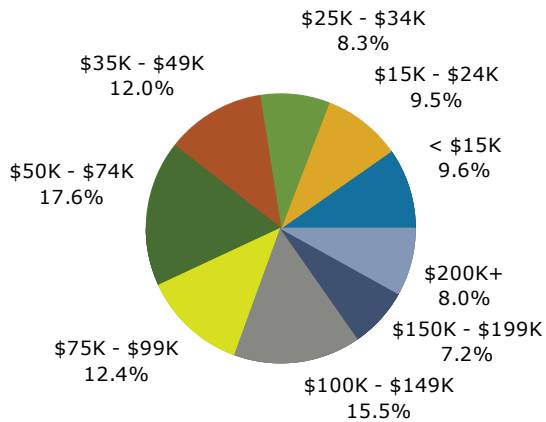
Trends 2019-2024



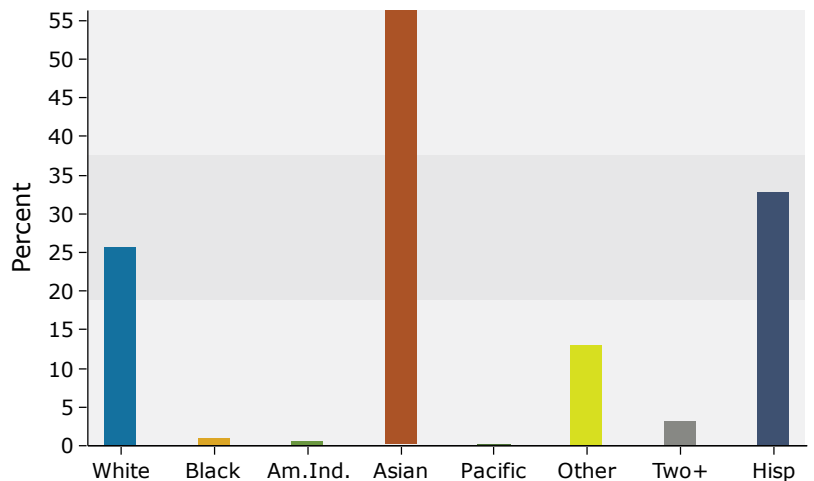
Population by Age



2019 Household Income



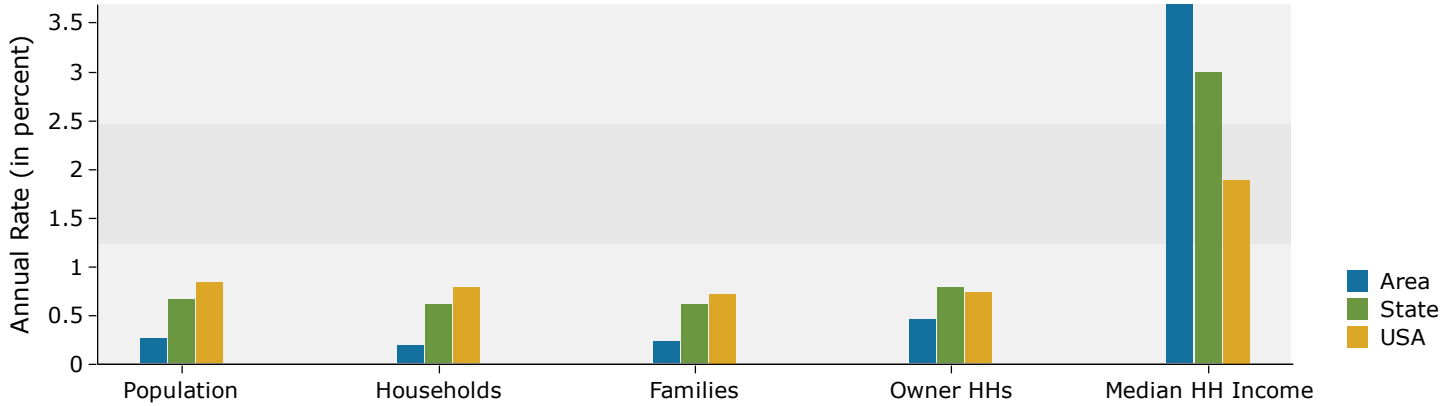
2019 Population by Race



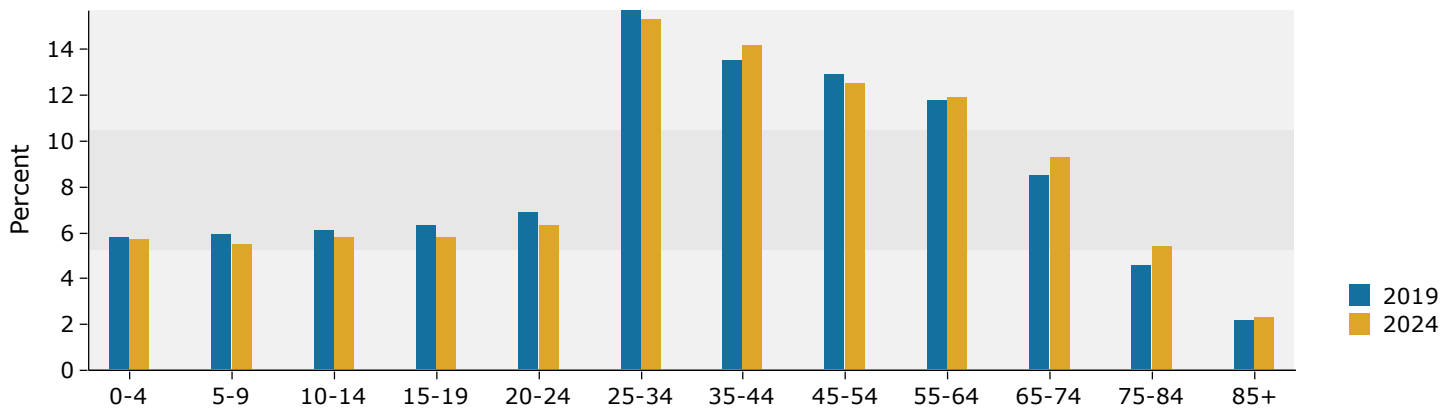
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

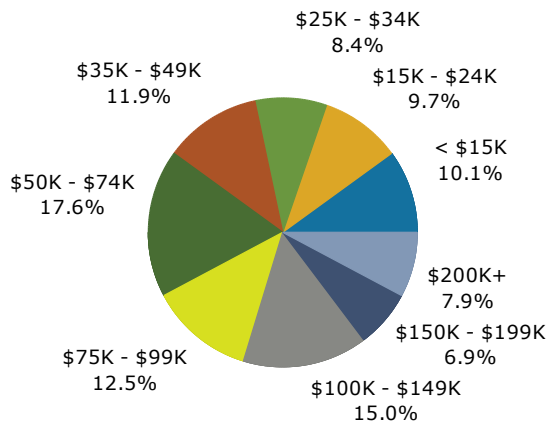
Trends 2019-2024



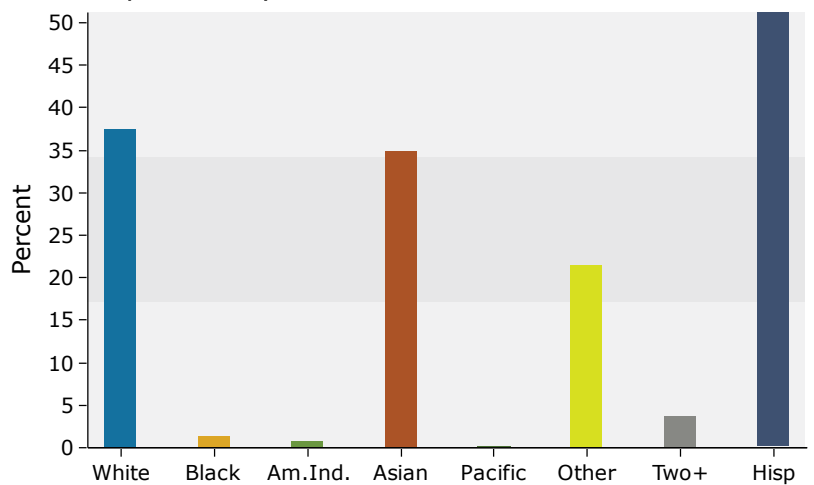
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.