



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 : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	41,652	279,254	734,436
Average HH Income	\$66,459	\$81,893	\$80,227

For more information, please contact your exclusive listing agent:

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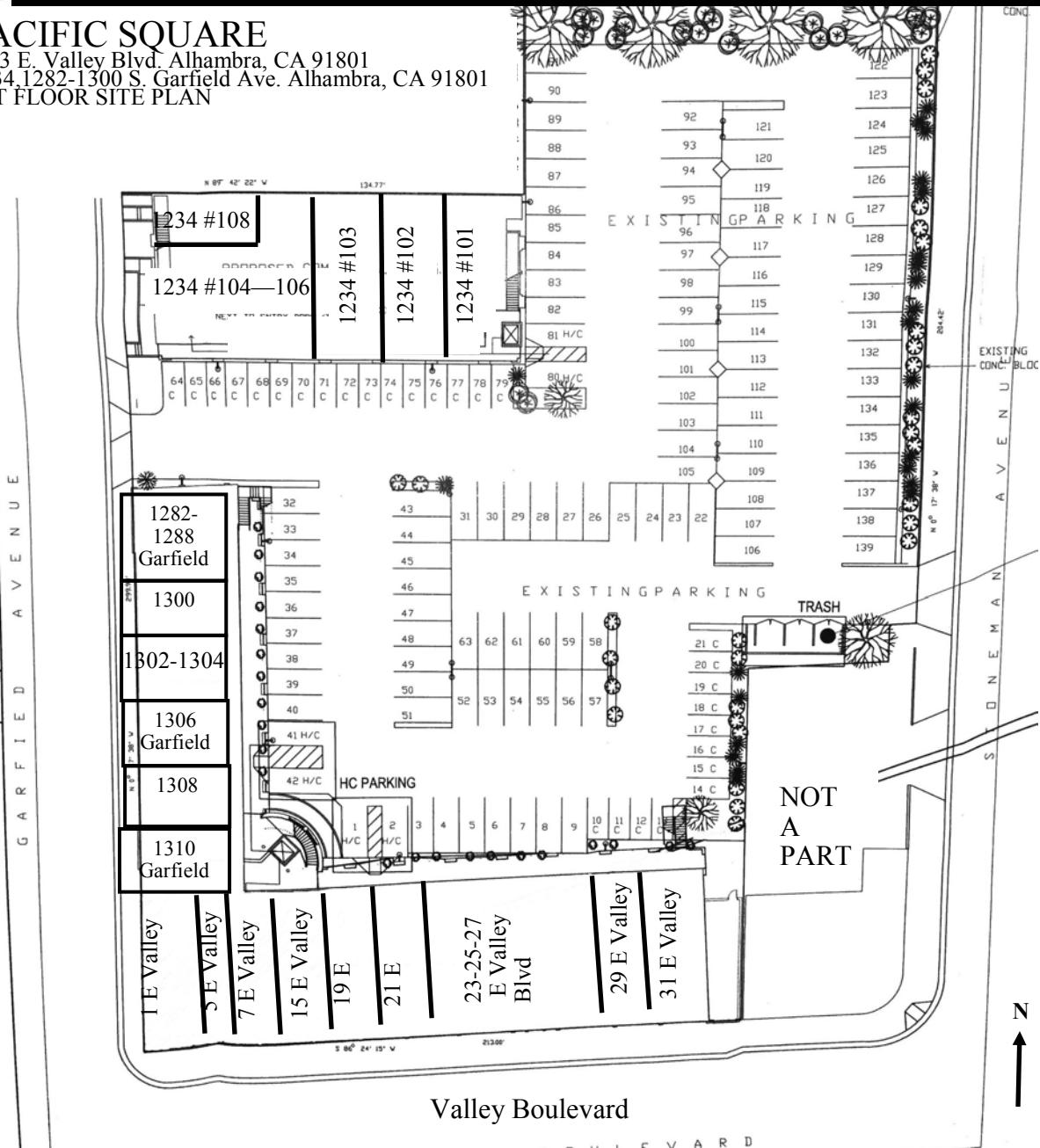


NEC OF GARFIELD & VALLEY BLVD FOR LEASE

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	Cosmetics	101	Dental Office
5	ATM	1286	Available (432 +/- SF)	102	E & J Pharmacy
7	Crepe Love	1288	Hiyaya	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	Elysium Gift		
31	Phoenix Food Boutique				

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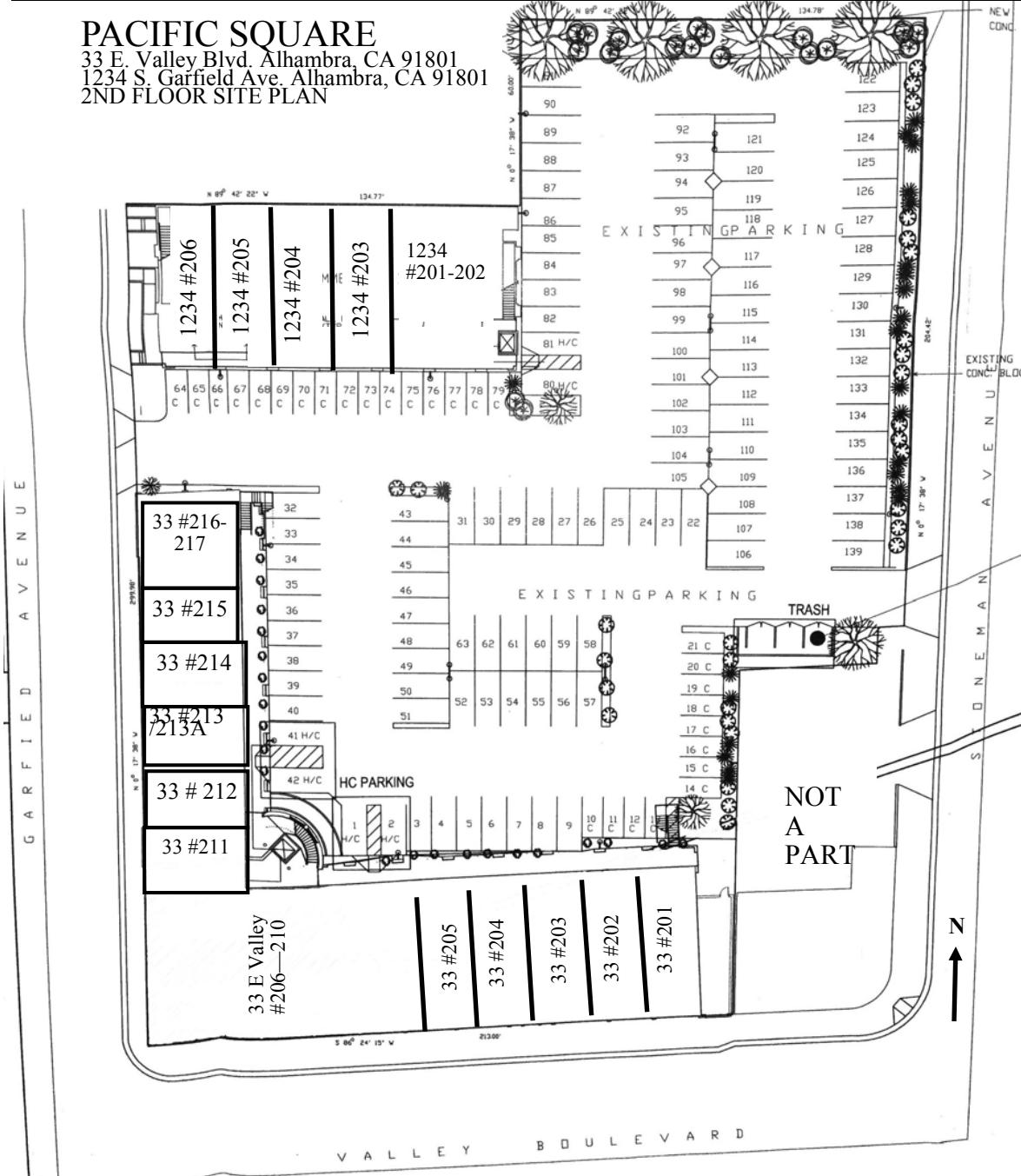


NEC OF GARFIELD & VALLEY BLVD FOR LEASE

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	Available (684 +/- SF)	201-202	Beauty Medical Center
202	Travel Agency	212	Immigration Office	203	Dental Office
203	Law Office	213	Available (860 +/- SF)	204	Available (1,000 +/- SF)
204	Available (1,000 +/- SF)	214	Office	205	Travel Agency
205	Available (1,055 +/- SF)	215	Prime US Education	206	Office
206-210	Energy Karaoke	216-217	CPA Office		

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Demographic Detail Report

Pacific Square

1-33 E Valley Blvd, Alhambra, CA 91801

Building Type: **General Retail** Total Available: **1,372 SF**
 Secondary: **Storefront Retail/Office** % Leased: **95.62%**
 GLA: **31,357 SF** Rent/SF/Yr: **\$48.00**
 Year Built: **1924**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	42,833		286,558		753,166	
2017 Estimate	41,652		279,254		734,436	
2010 Census	40,050		271,656		716,889	
Growth 2017 - 2022	2.84%		2.62%		2.55%	
Growth 2010 - 2017	4.00%		2.80%		2.45%	
2017 Population by Age						
	41,652		279,254		734,436	
Age 0 - 4	2,371	5.69%	16,155	5.79%	45,982	6.26%
Age 5 - 9	2,042	4.90%	14,815	5.31%	43,287	5.89%
Age 10 - 14	1,910	4.59%	14,575	5.22%	42,799	5.83%
Age 15 - 19	2,103	5.05%	15,675	5.61%	45,497	6.19%
Age 20 - 24	2,617	6.28%	17,940	6.42%	50,924	6.93%
Age 25 - 29	3,107	7.46%	20,118	7.20%	56,310	7.67%
Age 30 - 34	2,949	7.08%	19,177	6.87%	53,971	7.35%
Age 35 - 39	2,714	6.52%	18,199	6.52%	50,678	6.90%
Age 40 - 44	2,749	6.60%	18,706	6.70%	50,119	6.82%
Age 45 - 49	2,980	7.15%	19,782	7.08%	50,327	6.85%
Age 50 - 54	3,171	7.61%	20,374	7.30%	49,548	6.75%
Age 55 - 59	3,146	7.55%	19,882	7.12%	46,952	6.39%
Age 60 - 64	2,756	6.62%	17,478	6.26%	40,739	5.55%
Age 65 - 69	2,183	5.24%	14,234	5.10%	33,277	4.53%
Age 70 - 74	1,560	3.75%	10,528	3.77%	24,695	3.36%
Age 75 - 79	1,141	2.74%	7,919	2.84%	18,467	2.51%
Age 80 - 84	879	2.11%	6,031	2.16%	13,829	1.88%
Age 85+	1,274	3.06%	7,666	2.75%	17,034	2.32%
Age 65+	7,037	16.89%	46,378	16.61%	107,302	14.61%
Median Age	41.80		40.80		37.80	
Average Age	41.20		40.40		38.50	



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4/30/2018

Demographic Detail Report

Pacific Square						
1-33 E Valley Blvd, Alhambra, CA 91801						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	41,652		279,254		734,436	
White	11,565	27.77%	112,198	40.18%	439,789	59.88%
Black	448	1.08%	3,658	1.31%	13,806	1.88%
Am. Indian & Alaskan	357	0.86%	3,203	1.15%	10,986	1.50%
Asian	28,605	68.68%	154,255	55.24%	253,493	34.52%
Hawaiian & Pacific Island	45	0.11%	414	0.15%	1,159	0.16%
Other	632	1.52%	5,526	1.98%	15,205	2.07%
Population by Hispanic Origin	41,652		279,254		734,436	
Non-Hispanic Origin	31,139	74.76%	183,524	65.72%	353,466	48.13%
Hispanic Origin	10,513	25.24%	95,730	34.28%	380,970	51.87%
2017 Median Age, Male	39.50		38.80		36.20	
2017 Average Age, Male	39.50		39.00		37.10	
2017 Median Age, Female	43.90		42.60		39.40	
2017 Average Age, Female	42.80		41.80		39.80	
2017 Population by Occupation Classification	34,911		230,577		593,288	
Civilian Employed	20,088	57.54%	134,335	58.26%	348,325	58.71%
Civilian Unemployed	927	2.66%	7,032	3.05%	19,383	3.27%
Civilian Non-Labor Force	13,896	39.80%	89,066	38.63%	225,342	37.98%
Armed Forces	0	0.00%	144	0.06%	238	0.04%
Households by Marital Status						
Married	6,790		46,420		113,520	
Married No Children	3,999		26,227		60,628	
Married w/Children	2,791		20,192		52,891	
2017 Population by Education	33,069		214,534		540,000	
Some High School, No Diploma	7,909	23.92%	46,887	21.86%	140,550	26.03%
High School Grad (Incl Equivalency)	7,159	21.65%	45,551	21.23%	108,506	20.09%
Some College, No Degree	6,784	20.51%	47,465	22.12%	113,867	21.09%
Associate Degree	2,458	7.43%	14,441	6.73%	34,053	6.31%
Bachelor Degree	6,280	18.99%	39,819	18.56%	90,129	16.69%
Advanced Degree	2,479	7.50%	20,371	9.50%	52,895	9.80%



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Demographic Detail Report

Pacific Square						
1-33 E Valley Blvd, Alhambra, CA 91801						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	37,588		253,224		665,896	
Real Estate & Finance	1,321	3.51%	9,463	3.74%	21,595	3.24%
Professional & Management	8,184	21.77%	61,722	24.37%	156,769	23.54%
Public Administration	817	2.17%	6,529	2.58%	15,048	2.26%
Education & Health	4,093	10.89%	30,501	12.05%	77,824	11.69%
Services	5,203	13.84%	28,287	11.17%	67,114	10.08%
Information	575	1.53%	3,155	1.25%	9,448	1.42%
Sales	5,570	14.82%	35,842	14.15%	89,181	13.39%
Transportation	782	2.08%	5,143	2.03%	22,393	3.36%
Retail	2,460	6.54%	14,556	5.75%	38,056	5.72%
Wholesale	808	2.15%	6,479	2.56%	16,642	2.50%
Manufacturing	2,083	5.54%	12,729	5.03%	36,256	5.44%
Production	2,161	5.75%	14,257	5.63%	46,599	7.00%
Construction	1,100	2.93%	7,847	3.10%	24,942	3.75%
Utilities	967	2.57%	7,321	2.89%	19,438	2.92%
Agriculture & Mining	42	0.11%	500	0.20%	1,730	0.26%
Farming, Fishing, Forestry	26	0.07%	374	0.15%	1,326	0.20%
Other Services	1,396	3.71%	8,519	3.36%	21,535	3.23%
2017 Worker Travel Time to Job	19,259		128,256		332,878	
<30 Minutes	9,492	49.29%	65,110	50.77%	169,862	51.03%
30-60 Minutes	7,721	40.09%	50,566	39.43%	125,034	37.56%
60+ Minutes	2,046	10.62%	12,580	9.81%	37,982	11.41%
2010 Households by HH Size	13,043		87,419		226,796	
1-Person Households	2,401	18.41%	16,151	18.48%	46,554	20.53%
2-Person Households	3,447	26.43%	23,134	26.46%	57,636	25.41%
3-Person Households	2,819	21.61%	17,439	19.95%	40,758	17.97%
4-Person Households	2,174	16.67%	14,843	16.98%	36,203	15.96%
5-Person Households	1,116	8.56%	7,972	9.12%	21,532	9.49%
6-Person Households	576	4.42%	4,055	4.64%	11,557	5.10%
7 or more Person Households	510	3.91%	3,825	4.38%	12,556	5.54%
2017 Average Household Size	3.00		3.10		3.10	
Households						
2022 Projection	13,959		92,206		238,614	
2017 Estimate	13,570		89,847		232,594	
2010 Census	13,042		87,418		226,797	
Growth 2017 - 2022	2.87%		2.63%		2.59%	
Growth 2010 - 2017	4.05%		2.78%		2.56%	



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Demographic Detail Report

Pacific Square						
1-33 E Valley Blvd, Alhambra, CA 91801						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	13,570		89,848		232,592	
<\$25,000	3,666	27.02%	18,993	21.14%	51,038	21.94%
\$25,000 - \$50,000	3,295	24.28%	19,952	22.21%	52,050	22.38%
\$50,000 - \$75,000	2,370	17.46%	15,216	16.94%	39,578	17.02%
\$75,000 - \$100,000	1,368	10.08%	11,058	12.31%	28,608	12.30%
\$100,000 - \$125,000	1,064	7.84%	7,691	8.56%	19,811	8.52%
\$125,000 - \$150,000	814	6.00%	4,953	5.51%	12,436	5.35%
\$150,000 - \$200,000	592	4.36%	6,157	6.85%	14,313	6.15%
\$200,000+	401	2.96%	5,828	6.49%	14,758	6.35%
2017 Avg Household Income	\$66,459		\$81,892		\$80,227	
2017 Med Household Income	\$48,417		\$59,084		\$57,952	
2017 Occupied Housing	13,570		89,847		232,594	
Owner Occupied	5,126	37.77%	43,810	48.76%	107,928	46.40%
Renter Occupied	8,444	62.23%	46,037	51.24%	124,666	53.60%
2010 Housing Units	13,911		92,558		239,426	
1 Unit	7,523	54.08%	62,686	67.73%	152,903	63.86%
2 - 4 Units	1,613	11.60%	6,753	7.30%	20,092	8.39%
5 - 19 Units	3,152	22.66%	14,503	15.67%	33,874	14.15%
20+ Units	1,623	11.67%	8,616	9.31%	32,557	13.60%
2017 Housing Value	5,126		43,810		107,929	
<\$100,000	60	1.17%	450	1.03%	1,836	1.70%
\$100,000 - \$200,000	9	0.18%	167	0.38%	1,282	1.19%
\$200,000 - \$300,000	98	1.91%	915	2.09%	5,831	5.40%
\$300,000 - \$400,000	528	10.30%	4,625	10.56%	15,826	14.66%
\$400,000 - \$500,000	1,374	26.80%	9,485	21.65%	21,974	20.36%
\$500,000 - \$1,000,000	2,871	56.01%	23,542	53.74%	48,095	44.56%
\$1,000,000+	186	3.63%	4,626	10.56%	13,085	12.12%
2017 Median Home Value	\$586,033		\$633,017		\$575,013	
2017 Housing Units by Yr Built	13,951		92,944		241,274	
Built 2010+	378	2.71%	2,275	2.45%	5,917	2.45%
Built 2000 - 2010	304	2.18%	3,070	3.30%	10,938	4.53%
Built 1990 - 1999	767	5.50%	4,387	4.72%	11,090	4.60%
Built 1980 - 1989	1,830	13.12%	9,714	10.45%	21,756	9.02%
Built 1970 - 1979	1,838	13.17%	11,100	11.94%	29,901	12.39%
Built 1960 - 1969	2,071	14.84%	14,104	15.17%	38,156	15.81%
Built 1950 - 1959	2,176	15.60%	17,401	18.72%	46,054	19.09%
Built <1949	4,587	32.88%	30,893	33.24%	77,462	32.11%
2017 Median Year Built	1960		1958		1958	



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