



ALHAMBRA, CALIFORNIA

919 W. Valley Blvd

OFFERED AT
\$1,120,000

WHY 919 W. VALLEY

- Approximately 2,641 SF multi-tenant retail building on two parcels totaling 8,223 SF of land
- 80% occupied; paying tenants on month-to-month terms for mark-to-market flexibility
- One block west of Atlantic Blvd — over 100,000 vehicles per day within a quarter mile
- Recent roof replacement and HVAC servicing; ADA work in progress
- Fits SBA 504 financing for an owner-user occupying 51% or more of the building

OFFERING SUMMARY

SALE PRICE	\$1,120,000
PRICE / SF	\$424
BUILDING SF	±2,641 SF
LOT SIZE	±8,223 SF
APN	5350-016-027
OCCUPANCY	80% (4 of 5)
PARKING	5 Spaces
ZONING	ALCPD



919 W. VALLEY BLVD



THE OPPORTUNITY

919 W. Valley Boulevard offers an opportunity to acquire a multi-tenant retail building of approximately 2,641 SF on two parcels in one of Alhambra's most established commercial corridors, one block west of Atlantic Boulevard.

The property is approximately 80% occupied across five rentable units, with paying tenants on month-to-month or expired terms. This gives an owner-user or value-add investor immediate income with the flexibility to occupy a unit, reposition the tenant base, and mark rents to market.

Combined daily traffic exposure exceeds 100,000 vehicles within a quarter mile, supported by a CoStar Best Location score. Recent capital improvements include roof replacement and HVAC servicing.

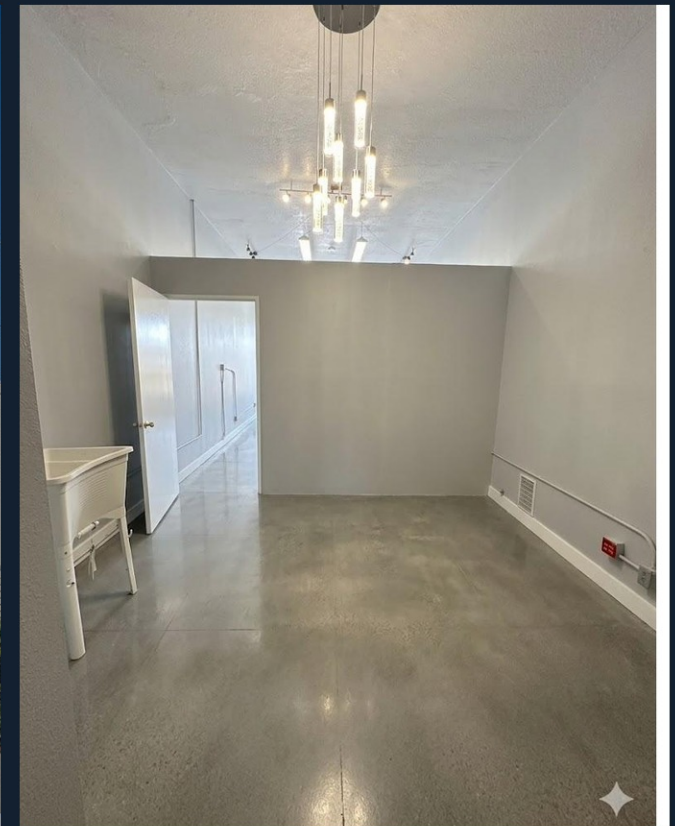
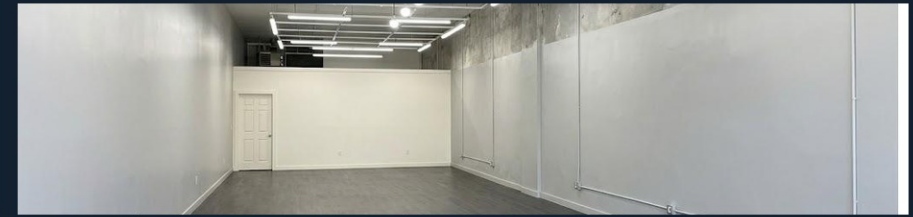
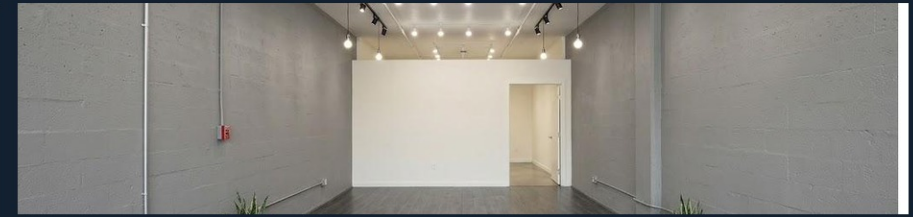


OWNER-USER READY

At approximately \$1.12M total exposure, the property fits within SBA 504 financing — occupy 51%+ and lease the balance to existing tenants.



PROPERTY GALLERY





CONFIDENTIALITY & DISCLAIMER

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Information herein has been obtained from the Seller and from sources believed reliable, including CoStar and public records. Broker has not independently verified it and makes no representation or warranty as to its accuracy or completeness. Square footage, dimensions, year built, zoning, occupancy, rents, and lease terms are approximate and should be independently confirmed. Each property is offered "as-is, where-is." Pro forma figures are illustrative estimates and not a guarantee of results.

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This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. The Seller reserves the right to reject any or all offers, to withdraw any property at any time, and to negotiate with one or more prospective purchasers. No obligation arises unless and until a definitive written purchase agreement is fully executed.



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