

OFFERING MEMORANDUM

OFFERING PRICE: \$1,350,000

2880 & 2880 1/2 W. VALLEY BLVD.
ALHAMBRA, CA 91803

TWO-BUILDING BOUTIQUE OFFICE / FLEX PROPERTY

- 100% Vacant
- 3,154 SF | 4,500 SF Lot
- Two Detached Structures | Covered Courtyard
- Gated Lot with Paved Parking & Rear Alley Access
- Ideal for an Owner/User or Investor

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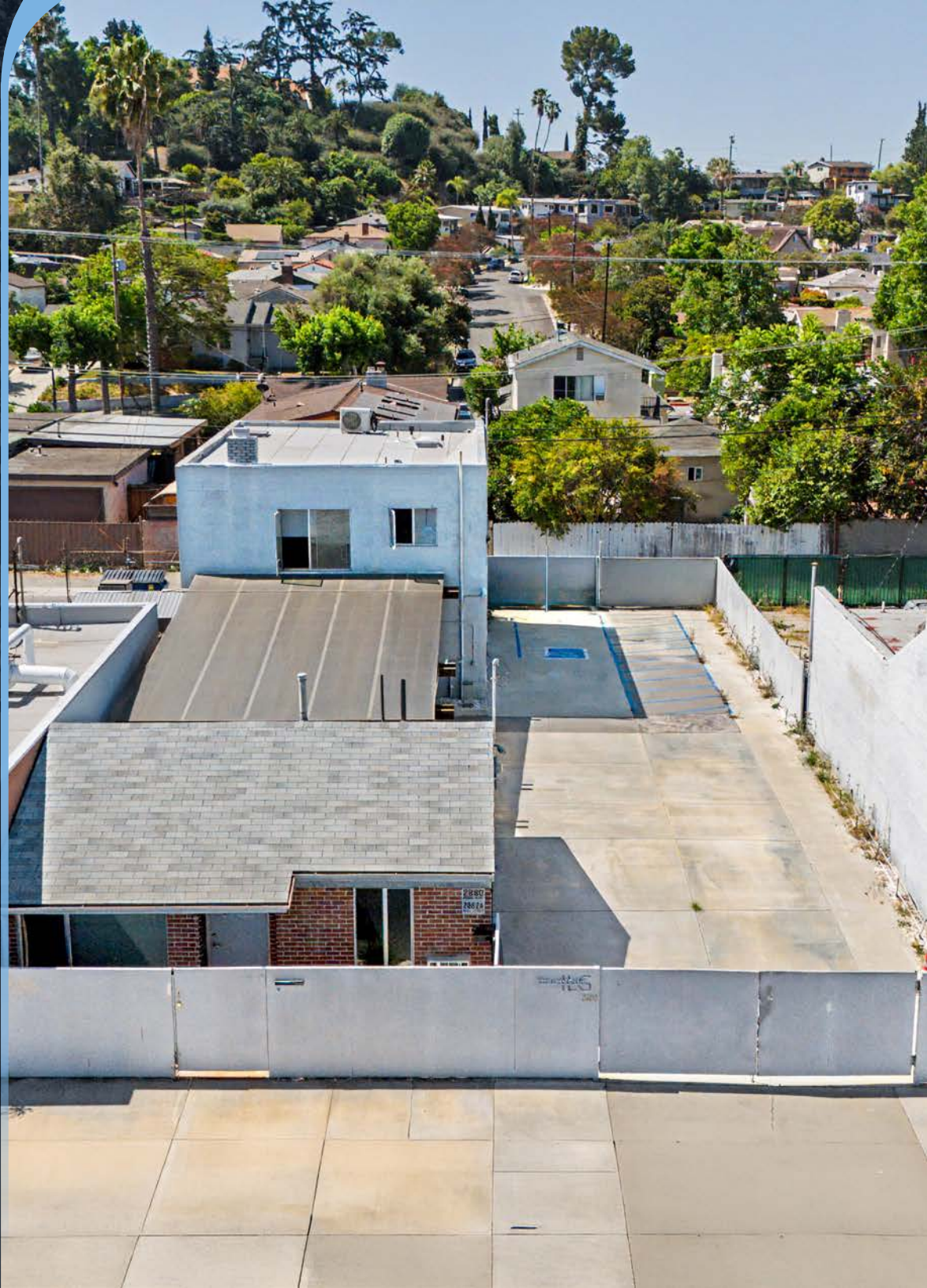


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SUBJECT
PROPERTY

SVH

REAL ESTATE GROUP



EXECUTIVE SUMMARY

2880 & 2880½ W. Valley Boulevard presents a rare opportunity to acquire a boutique two-building commercial office/flex property along Alhambra's established West Valley Boulevard corridor. The property consists of approximately 3,154 square feet of improvements on an approximately 4,495 square foot lot, offering a private, functional layout well-suited for an owner-user, professional services firm, creative office user, or small commercial investor.

The site features two detached office structures, a central covered courtyard, secure on-site parking, and access from both Valley Boulevard and the rear alley. The existing layout includes private offices, conference areas, reception space, kitchen area, storage, and multiple restrooms, allowing for single-user occupancy, separate operational areas, or potential multi-tenant use.

The property's paved parking, private gated setting, and flexible building configuration distinguish it from typical small office offerings in the San Gabriel Valley. Located minutes from South Pasadena, San Gabriel, Downtown Alhambra, and the 710 and 10 freeways, the property offers strong regional connectivity and access to a dense surrounding base of residents, businesses, restaurants, and retail amenities.



5351-011-028

ASSESSOR PARCEL NUMBER



Office / Flex / Mixed Use

PROPERTY TYPE



±3,154 SF (Per CoStar)

BUILDING SIZE



±4,500 SF (0.10 Acres)

LOT SIZE



1946

YEAR BUILT



ALCPD (Alhambra Commercial Planned Development)

ZONING



2 Detached

BUILDINGS



Owner-User

USE PROFILE

- **Front:** Single-Story | **Rear:** 2-Story
- Secure Paved On-Site Parking
- Valley Blvd. Frontage + Rear Alley Access
- Professional Office
- Creative Office
- Legal Office
- Design Studio
- Consulting
- Construction
- Administrative
- Small Business

PROPERTY HIGHLIGHTS

- ▶ Two Detached Structures with Private Campus-Style Layout
- ▶ Flexible Office Configuration with Private Offices, Conference Areas, Kitchen, Restrooms, and Courtyard
- ▶ Secure Paved Parking with Valley Boulevard and Rear Alley Access
- ▶ Covered Courtyard with Covered Architectural Pergola
- ▶ Highly Accessible Alhambra Location Near South Pasadena, San Gabriel, Downtown Alhambra, Restaurants, Retail Amenities, and the 710 & 10 Freeways
- ▶ Suitable for Professional Services, Legal, Design, Consulting, Construction, Creative Office, or Other Small Business Uses



LOCATION OVERVIEW | ALHAMBRA

Alhambra is centrally located in the western San Gabriel Valley region of Los Angeles County, just 8 miles east of Downtown Los Angeles.

Known for its diverse population, thriving economy and proximity to major freeways (I-10 & I-710), Alhambra serves as a strategic business hub for professionals, medical providers, and service oriented companies.



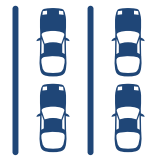
STRATEGIC PROXIMITY

Immediate access to Downtown Los Angeles, Pasadena, San Gabriel, and Monterey Park—ideal for professional tenants needing regional accessibility.



DIVERSE BUSINESS BASE

A strong presence of law firms, medical offices, accounting services, and professional consultants.



HIGH-TRAFFIC CORRIDORS

Valley Blvd. serves as a major east-west arterial with consistent foot and vehicular traffic, boosting visibility and tenant appeal.



AFFLUENT & DENSE POPULATION

Over 80,000 residents in Alhambra, with adjacent cities increasing the local population base to over 500,000 within a 5-mile radius.



TRANSIT CONNECTIVITY

Served by Metro and Foothill Transit lines, appealing to commuting professionals and walk-in clientele.

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LOWER BARRIERS TO ENTRY VS. WEST LA

Competitive price per square foot compared to downtown or westside office markets, offering better yield potential.



TIGHT SUPPLY, STEADY DEMAND

Limited new office construction maintains demand for well-located, renovated buildings.



OWNER-USER OPPORTUNITY

SBA financing and tax incentives available for owner-users; lower operating costs compared to leasing.



POST-COVID REPOSITIONING

Growing trend of small-to-mid-size firms relocating from high-cost urban centers to accessible suburban hubs like Alhambra.

PHOTO GALLERY | EXTERIOR

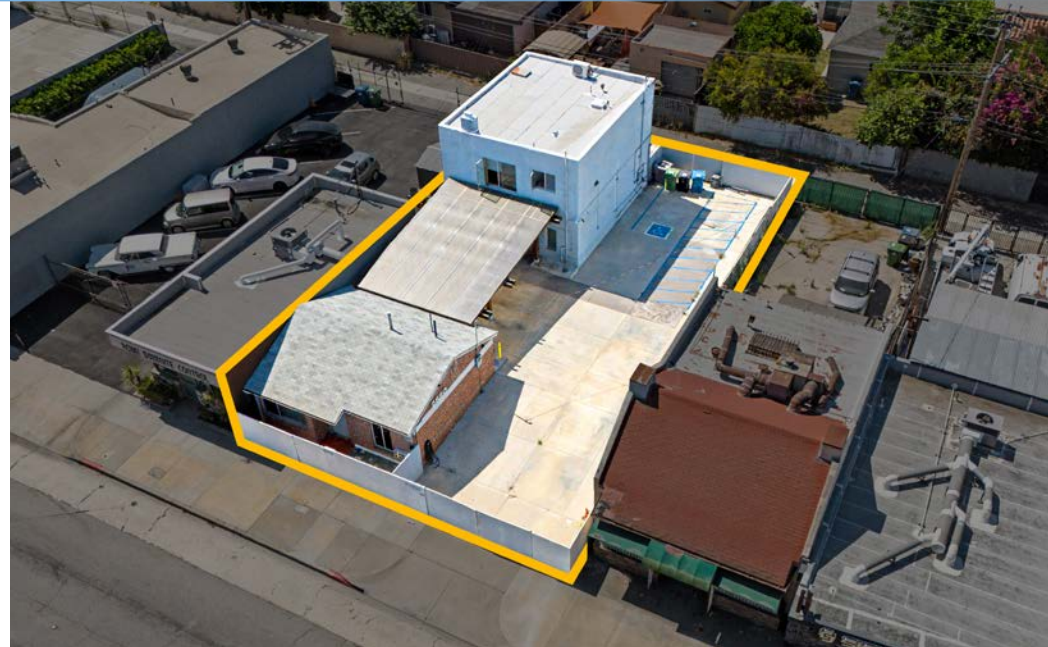


PHOTO GALLERY | INTERIOR

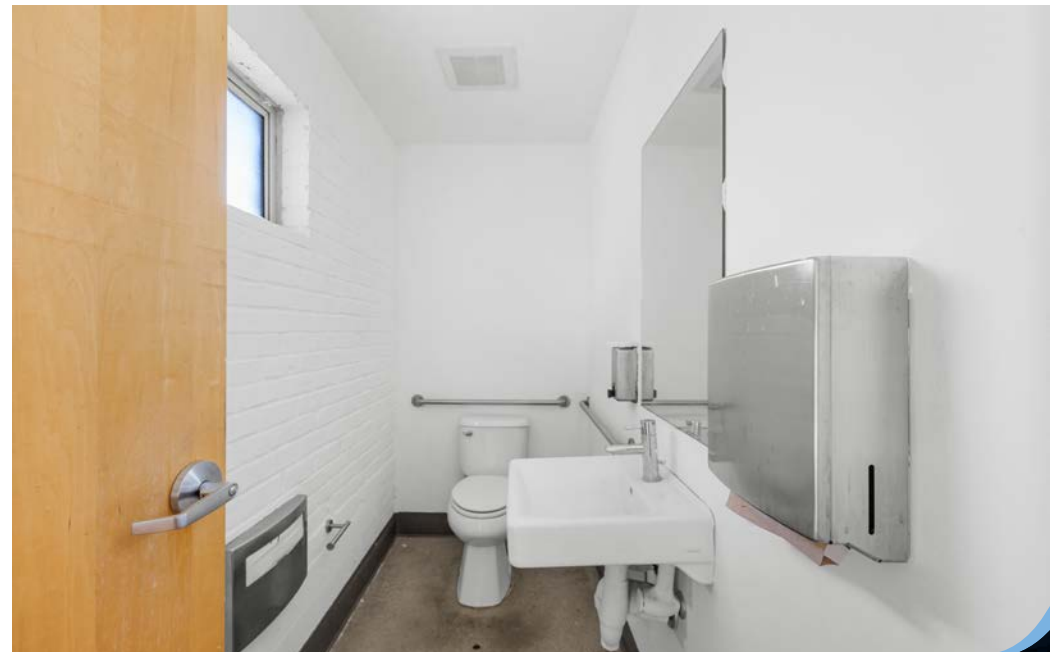
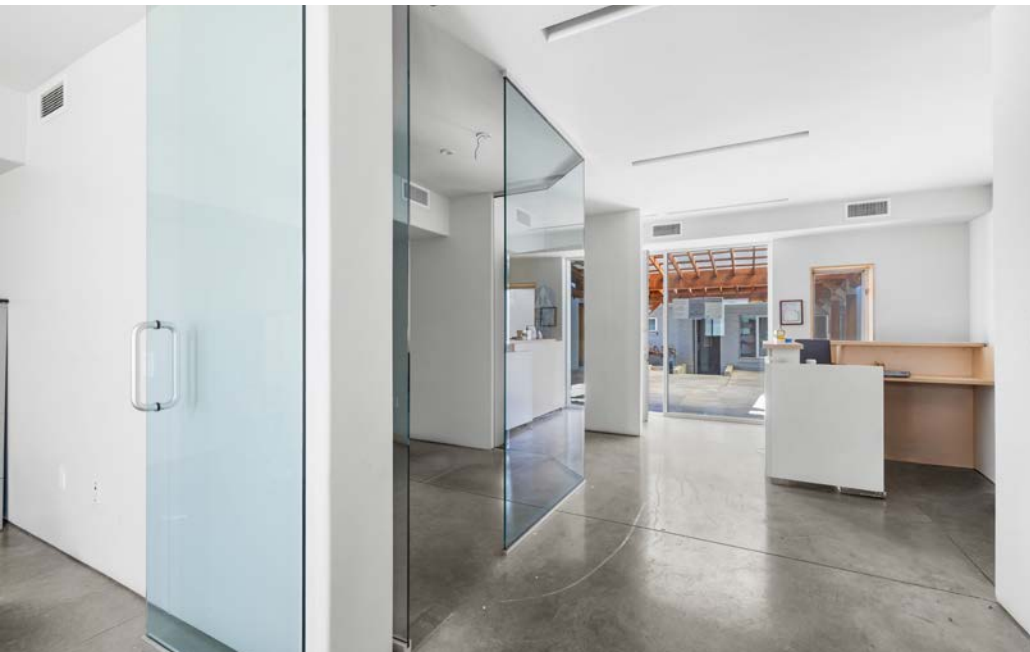
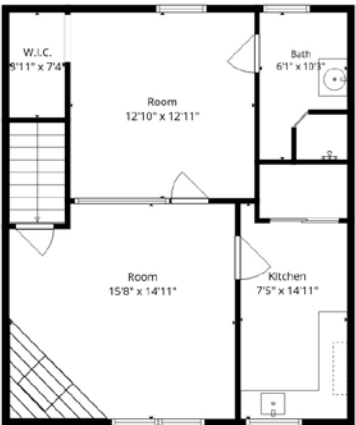
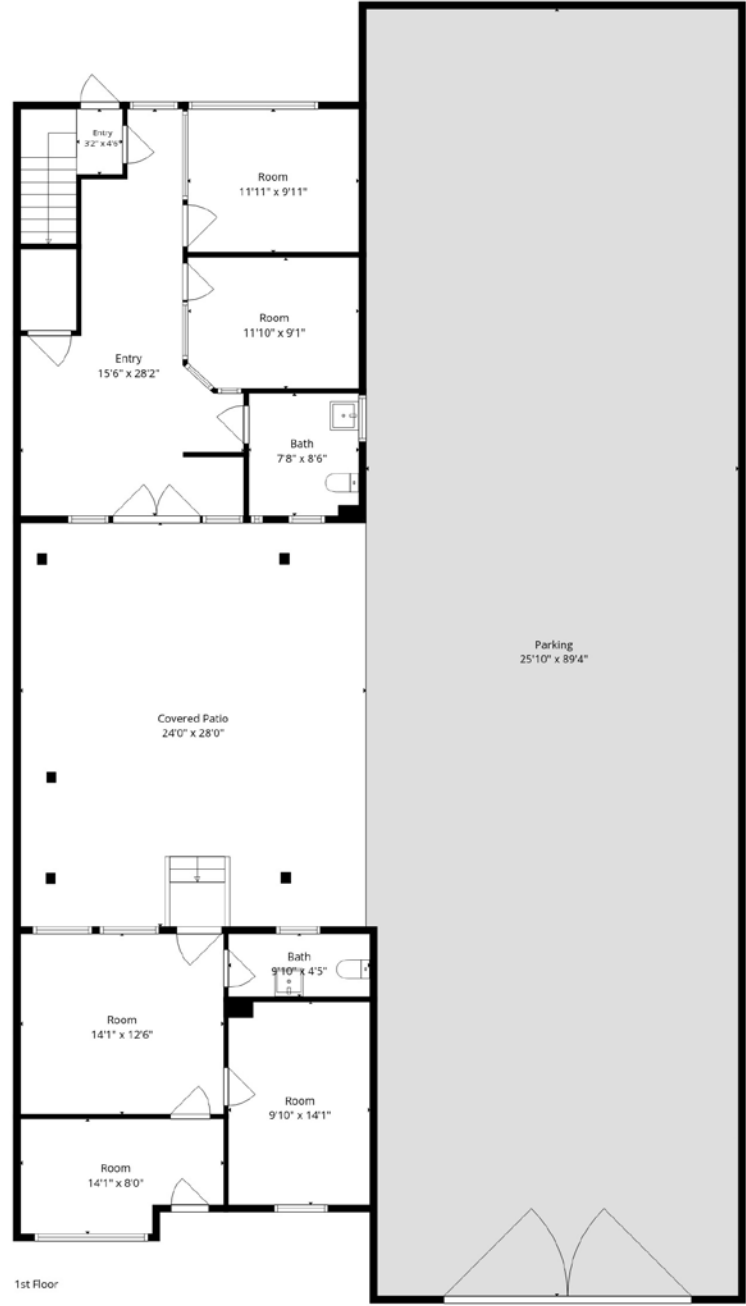


PHOTO GALLERY | INTERIOR



FLOORPLAN



DISCLAIMER

This Offering Memorandum ("OM") has been prepared solely for marketing and informational purposes and does not purport to contain all information necessary for a prospective purchaser to evaluate the Property. The information contained herein has been obtained from sources deemed reliable; however, neither the seller nor the broker makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding all aspects of the Property.

Any analysis, renderings, development scenarios, unit counts, density calculations, affordable housing assumptions, entitlement potential, zoning interpretations, or development projections referenced herein are conceptual only and should not be relied upon as definitive statements regarding what can or cannot be constructed on the Property.

Our analysis assumes demolition of the existing remaining improvements and removal of all debris in order to comply with the Health and Safety Compliance Orders issued by the City of Los Angeles Department of Building and Safety under Case No. 1072471. Accordingly, the valuation and development analysis contained herein are based primarily upon the underlying land value under those assumed conditions.

Prospective purchasers shall be solely responsible for verifying all information relating to zoning, land use, affordable housing requirements and incentives, density bonus eligibility, entitlement procedures, building code compliance, development standards, permits, environmental conditions, utility availability, and all other matters affecting the Property with the appropriate governmental agencies, including but not limited to the City of Los Angeles, Los Angeles Department of Building and Safety ("LADBS"), Los Angeles Housing Department ("LAHD"), City Planning Department, and any other applicable agencies or departments.

No representations or guarantees are made regarding the feasibility, approval, timing, cost, or ability to develop the Property for any particular use or density. Purchasers are encouraged to consult with their own legal counsel, architects, engineers, contractors, zoning consultants, and other professional advisors prior to acquiring the Property.

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