

±11,224 SF | 100% OCCUPIED | \$4,998,888

MEDICAL OFFICE | ALHAMBRA, CA

FOR SALE

Medical Office Value-Add
Investment in Alhambra's Premier
Dining & Retail Corridor



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

**103 N GARFIELD AVE
ALHAMBRA, CA 91801**



103 N GARFIELD AVE | ALHAMBRA, CA 91801

\$4,998,888

103 N Garfield Ave presents a rare opportunity to acquire a fully occupied medical and professional office building in the heart of Alhambra's Central Business District. The ±11,224-square-foot property benefits from excellent visibility, strong traffic counts, and a prime location within one of the San Gabriel Valley's most active commercial corridors. Surrounded by a vibrant mix of highly regarded restaurants and situated directly across from a major movie theater, the property enjoys consistent daytime and evening activity that supports strong tenant demand.

Currently 100% occupied, the asset provides stable in-place income with significant upside through the repositioning of below-market rents and improved expense recoveries under its modified gross lease structure. With an in-place NOI of approximately \$180,000 and projected NOI exceeding \$275,000, the property offers a compelling value-add opportunity for investors seeking dependable cash flow and meaningful income growth in a highly desirable market.

CONTACT FOR MORE INFORMATION



Mauricio Olaiz
molaiz@lee-associates.com
626-240-2773
License ID 02073450



John Berger
jberger@lee-associates.com
626-240-2779
License ID 01799514



1055 E. Colorado Blvd., Ste 330
Pasadena, CA 91106
Corporate ID 02059558