

FOR LEASE | Suites up to 3,017 SF RESTAURANT / RETAIL AVAILABLE

SWC Valley Blvd & Marguerita Ave, Alhambra, CA



Please Contact

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This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS

SITE PLAN



PARKING :	
Standard / 16 EVs:	30
Compact :	10
ADA :	2
Total Parking:	42



PROPERTY HIGHLIGHTS

- 1-2 Tenant freestanding high profile retail/restaurant building available on hard corner
- Pylon Signage along Valley Blvd
- Join Brand New 16 Tesla Charging Stalls
- 42 total parking stalls
- Retail/Restaurant Suites available from 800 – 3,017 SF



DEMOGRAPHICS:



Population

1 MILE 32,845
2 MILE 135,795
3 MILE 261,994



Avg. Household Income

1 MILE \$106,405
2 MILE \$115,374
3 MILE \$125,737



Daytime Population

1 MILE 14,322
2 MILE 40,388
3 MILE 77,147



Avg. Median Income

1 MILE \$80,668
2 MILE \$85,080
3 MILE \$92,166



TRAFFIC COUNTS

Valley Blvd: 54,450 CPD
Atlantic Blvd: 78,544 CPD



WALK SCORE

78

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RETAIL AERIAL



24,000 Students

Rosemead Place Shopping Center

1965
2025

epstein & associates

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