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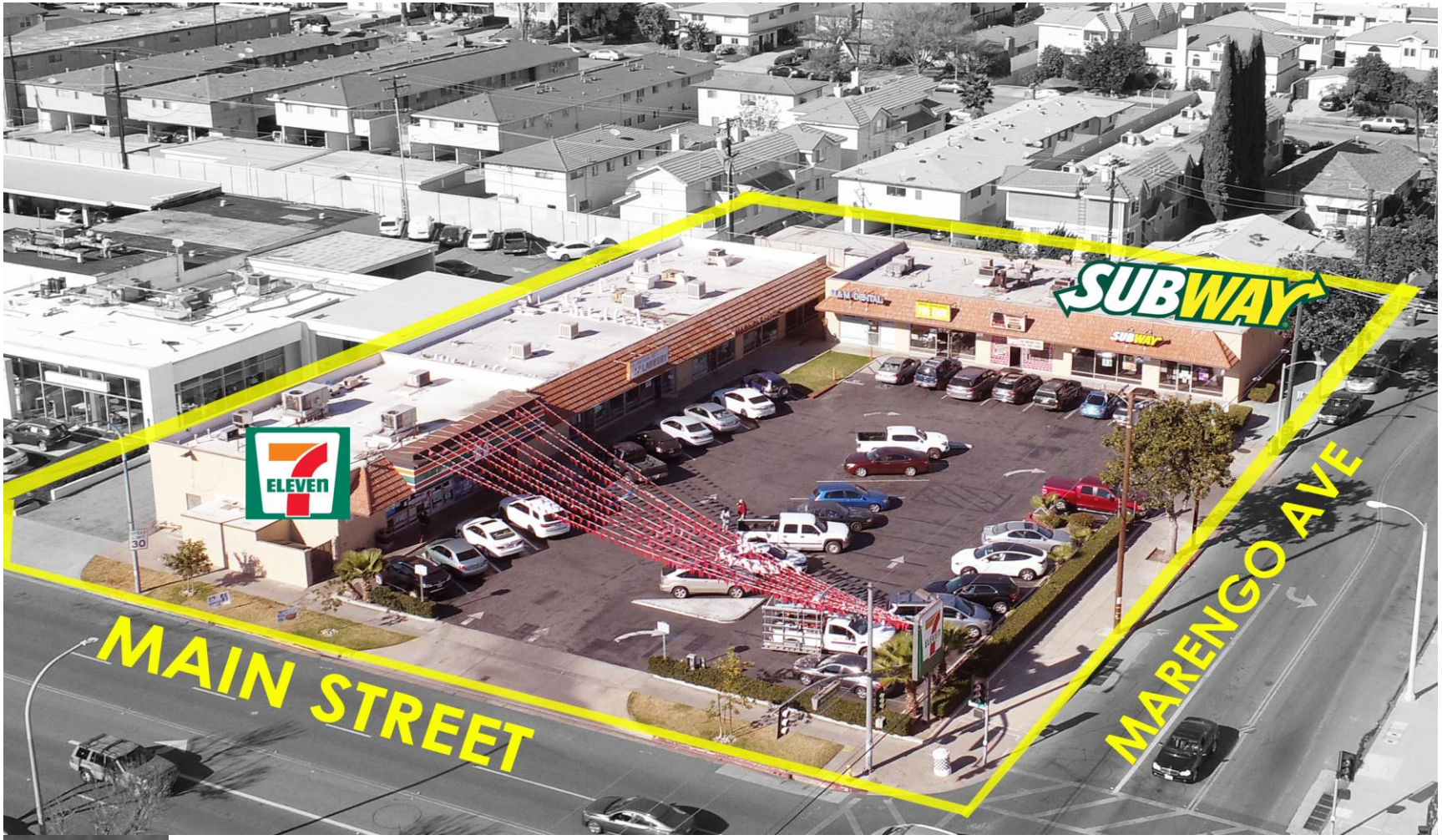
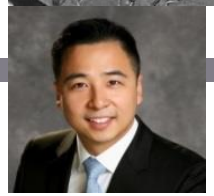
# FOR SALE

## 7-Eleven Plaza 1701-1723 W Main St
## Alhambra, CA 91801



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# OFFERING

## 1701-1723 W Main St, Alhambra

| | |
|---|---|
| PRICE: | $5,750,000 |
| SIZE: | 10,600 SQFT |
| Units: | 9 |
| Lot Size: | 31,042 SQFT |
| $/SQFT: | $542/SQFT |
| Parking: | 35 |

- 9 Units Strip mall in Alhambra Auto Row
- Surrounded by major auto dealerships and dense residential area
- Prime corner next to Nissan Dealership
- Anchored by 2 long term tenants: **7-Eleven and Subway**
- 7-Eleven & Laundromat generates high traffic
- 3 vacant units presents opportunity to reposition and achieve **proforma NOI of $303,187 or 5.3% CAP rate**
- **Current NOI: $170,342**
- Zoning: **ALCPD** (Alhambra Commercial Planned Development)
- 24,000 daily traffic count on Main st
- Nearby Costco and Target

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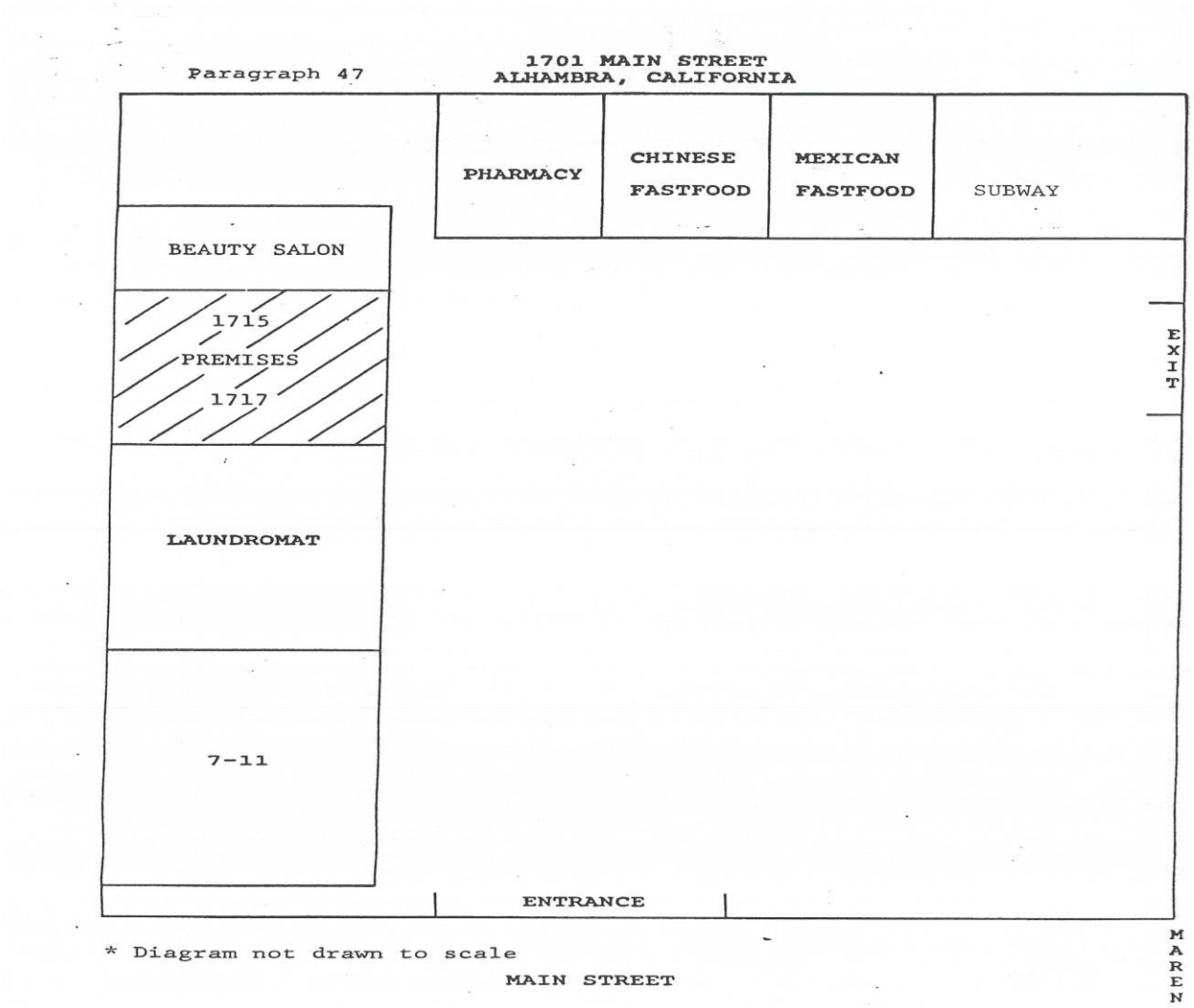
# FLOORPLAN



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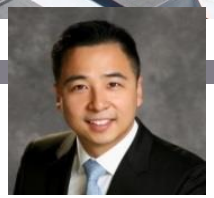
# AERIAL



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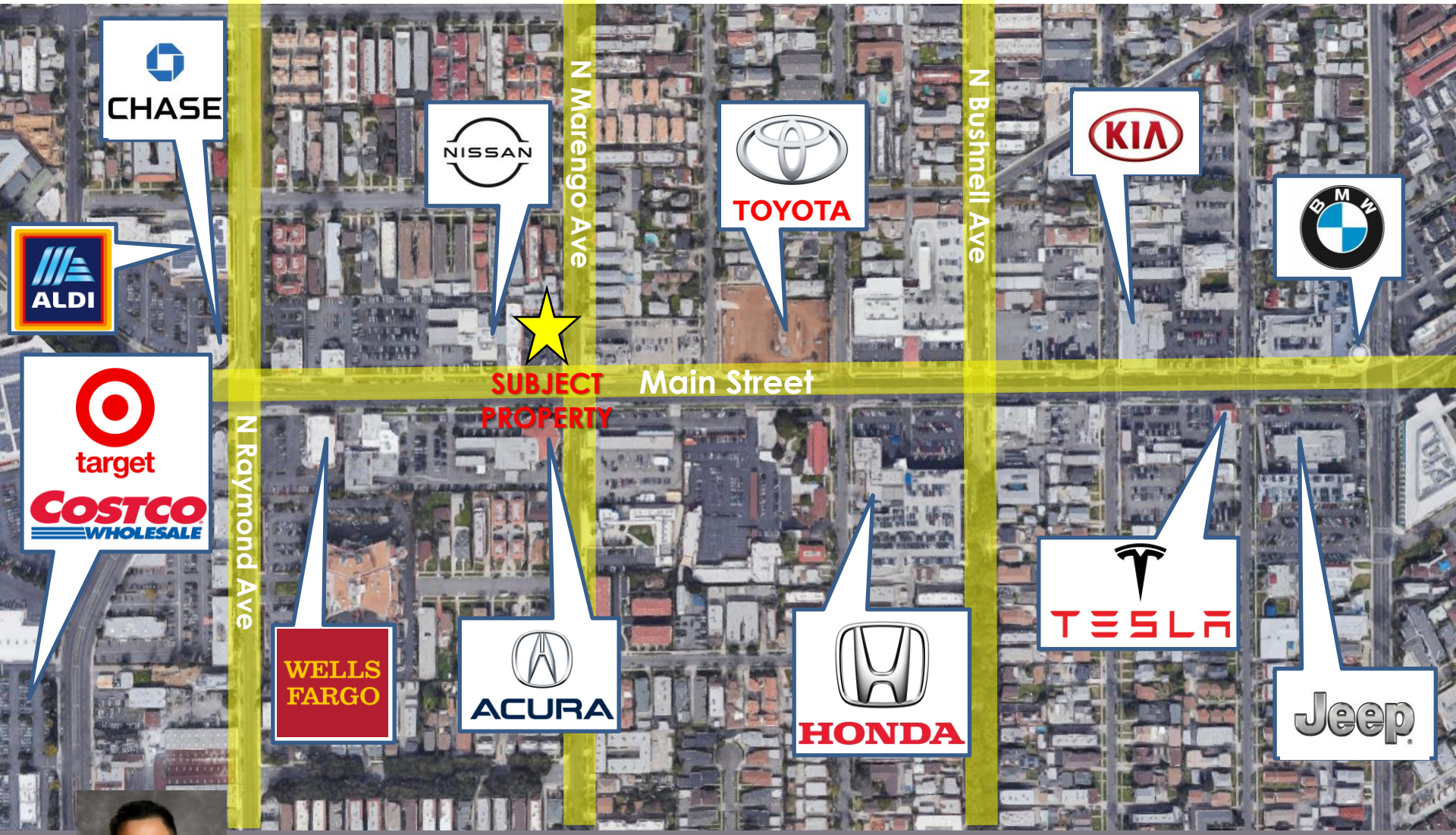
# NEARBY



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# PHOTOS

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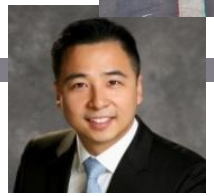
# PARKING LOT



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# PROFORMA

| Unit | Tenant | Leaseable SF | Current Base Rent | Base Rent / SF | NNN | Type | Expires | options | Total Rent |
|---|---|---|---|---|---|---|---|---|---|
| 1701 | Subway | 1,200 | $2,786.59 | $2.32 | $852.00 | NNN | 2/28/2025 | One (5 year) | $3,639 |
| 1701- B | Future ATM | 360 | $900.00 | $2.50 | | Gross | | | $900 |
| 1703 | Palace Burgers | 640 | $1,472.00 | $2.30 | $454.40 | NNN | Mo to Mo | | $1,926 |
| 1705 | Future restaurnt tenant | 800 | $2,400.00 | $3.00 | $568.00 | NNN | | | $2,968 |
| 1711 | Dr. Jin Zhang (Dentist) | 800 | $1,665.75 | $2.08 | $568.00 | NNN | Mo to Mo | | $2,234 |
| 1713 | Future retail tenant | 800 | $1,400.00 | $1.75 | $568.00 | NNN | | | $1,968 |
| 1715-1717 | Future retail tenant | 1,600 | $3,200.00 | $2.00 | $1,136.00 | NNN | | | $4,336 |
| 1719 | Laundromat | 2,000 | $4,557.48 | $2.28 | $1,420.00 | NNN | 3/31/2022 | One (5 year) | $5,977 |
| 1723 | Southland/7-Eleven | 2,400 | $7,728.00 | $3.22 | $1,704.00 | NNN | 3/31/2027 | None | $9,432 |
| | Total - SF | 10,600 | | | | | | | |
| | **Total - Monthly** | | **$26,110** | | **$7,270.40** | | | **$0** | **$33,380** |
| | **Total - Annually** | | **$313,318** | | **$87,245** | | | | |
| | **Gross Operating Income:** | | **$400,563** | | | | | | |

| | | | |
|---|---|---|---|
| **Expenses** | Property Taxes | $71,875 | 18% |
| | Insurance | $8,529 | 2% |
| | Utilities | $4,128 | 1% |
| | Trash Disposal | $0 | 0% tenant pays |
| | Repairs | $4,200 | 1% |
| | Maintenance | $2,000 | 0% |
| | Total Expenses | $90,732 | |
| | **Net Operating Income** | **$309,831** | |
| | **Sales Price:** | **$5,750,000** | |
| | **Cap Rate:** | **5.4%** | |
| | **Price/SF:** | **$542.45** | |

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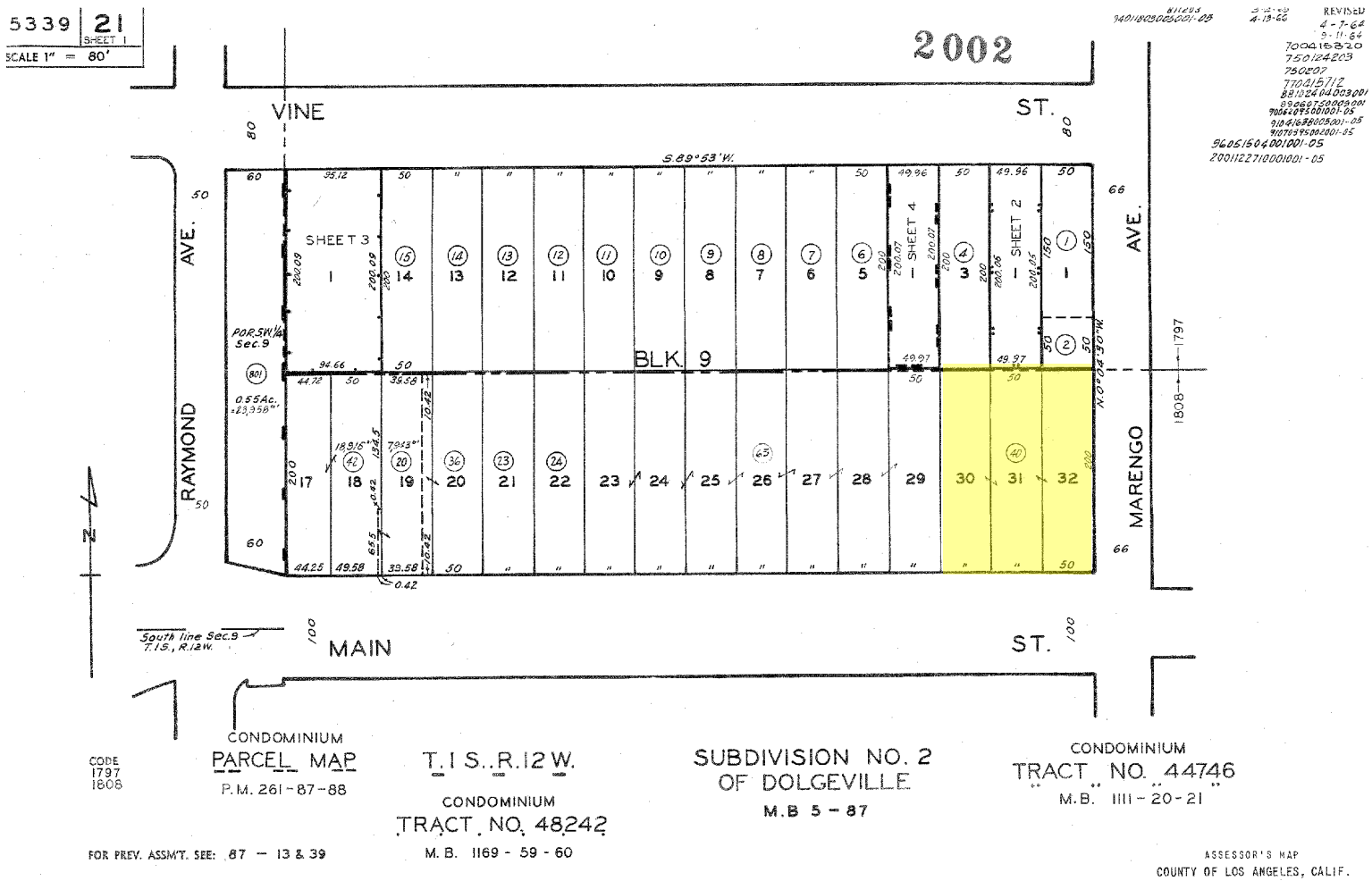
# PLAT MAP



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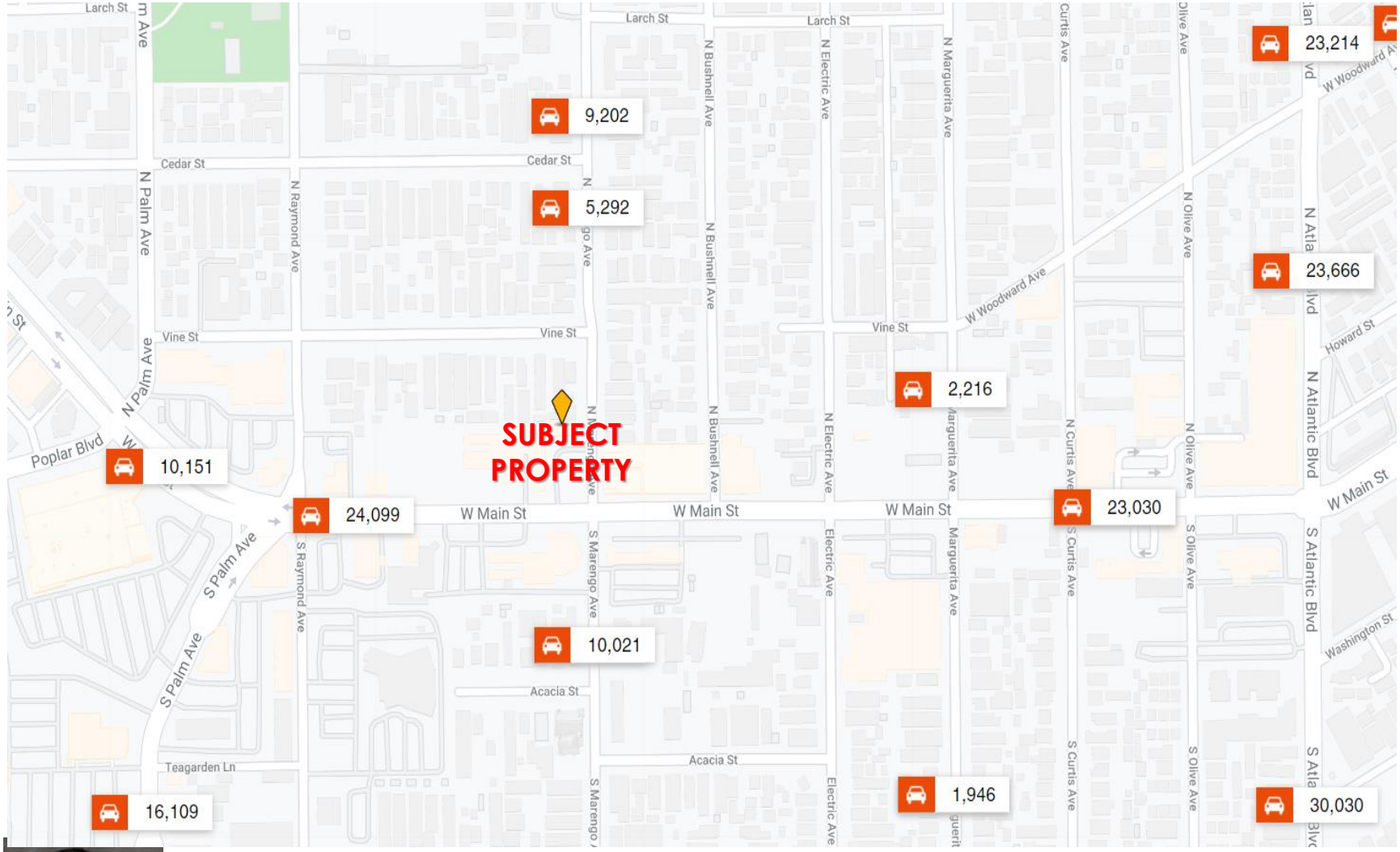
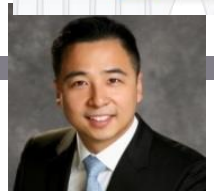
# MAP/TRAFFIC COUNT

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# DEMOGRAPHICS

| Radius | 2 mile | 5 mile | 10 mile |
|---|---|---|---|
| **Population** | | | |
| 2010 Population | 126,522 | 729,541 | 2,622,724 |
| 2021 Population | 126,745 | 717,437 | 2,652,527 |
| 2026 Population Projection | 125,516 | 707,972 | 2,631,561 |
| Annual Growth 2010-2021 | 0.0% | -0.2% | 0.1% |
| Annual Growth 2021-2026 | -0.2% | -0.3% | -0.2% |
| **Population By Race** | | | |
| White | 61,924 | 429,899 | 1,865,451 |
| Black | 2,404 | 18,443 | 107,711 |
| American Indian/Alaskan Native | 1,636 | 10,523 | 45,892 |
| Asian | 57,348 | 240,306 | 561,775 |
| Hawaiian & Pacific Islander | 225 | 1,234 | 5,193 |
| Two or More Races | 3,207 | 17,032 | 66,505 |
| Hispanic Origin | 50,141 | 364,335 | 1,564,444 |

| Radius | 2 mile | 5 mile | 10 mile |
|---|---|---|---|
| **Households** | | | |
| 2010 Households | 44,100 | 235,304 | 829,230 |
| 2021 Households | 44,093 | 231,006 | 842,096 |
| 2026 Household Projection | 43,652 | 227,889 | 836,073 |
| Annual Growth 2010-2021 | 0.2% | 0.2% | 0.4% |
| Annual Growth 2021-2026 | -0.2% | -0.3% | -0.1% |
| Avg Household Size | 2.80 | 3.00 | 3.00 |
| Avg Household Vehicles | 2.00 | 2.00 | 2.00 |
| **Household Income** | | | |
| < $25,000 | 7,935 | 41,861 | 178,820 |
| $25,000 - 50,000 | 7,536 | 42,652 | 170,034 |
| $50,000 - 75,000 | 7,239 | 38,508 | 140,327 |
| $75,000 - 100,000 | 5,098 | 27,429 | 97,271 |
| $100,000 - 125,000 | 4,803 | 22,868 | 78,132 |
| $125,000 - 150,000 | 3,097 | 15,397 | 47,735 |
| $150,000 - 200,000 | 3,318 | 18,297 | 57,640 |
| $200,000+ | 5,068 | 23,995 | 72,137 |
| Avg Household Income | $99,937 | $96,550 | $87,701 |
| Median Household Income | $72,483 | $69,918 | $62,290 |

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# OUR COMPANY

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.

**Stephen Chan**
**President and Founder**
DRE# 00676562

**Raymond Ho**
**Vice President**
DRE# 01868322


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