

Prime Corner For Sale

GE PROPERTY

佳富地產



Stephen Chan
Stephen@geproperty.com

Raymond Ho
Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Property Summary

GE PROPERTY

佳 富 地 產

Address:	2 East Valley Blvd, Alhambra CA 91801
Year Built:	1984
Building:	14,843 SF
Land:	0.32 AC (13,960 SQFT)
Asking Price:	\$4,980,000
\$ Per SF:	\$335 per SF

Description:

This is one of the busiest corners in Alhambra. The 2-story building is across the street from Pacific Square, The Hat, Regent Plaza and New Omni Bank. The building interior has been partially renovated. Updates include a bathroom renovation, NEW air conditioner, ceiling and fresh paint. Each unit has views with floor to ceiling glass windows. There is ample parking on 2 levels.

The area businesses have many restaurants, dessert spots, coffee/tea locations, banking, CPA, real estate and medical offices. Tenants like UCLA, Blue Cross, Quest Diagnostics, Garden Café, Bacalli are nearby.

Stephen Chan

Stephen@geproperty.com

Raymond Ho

Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

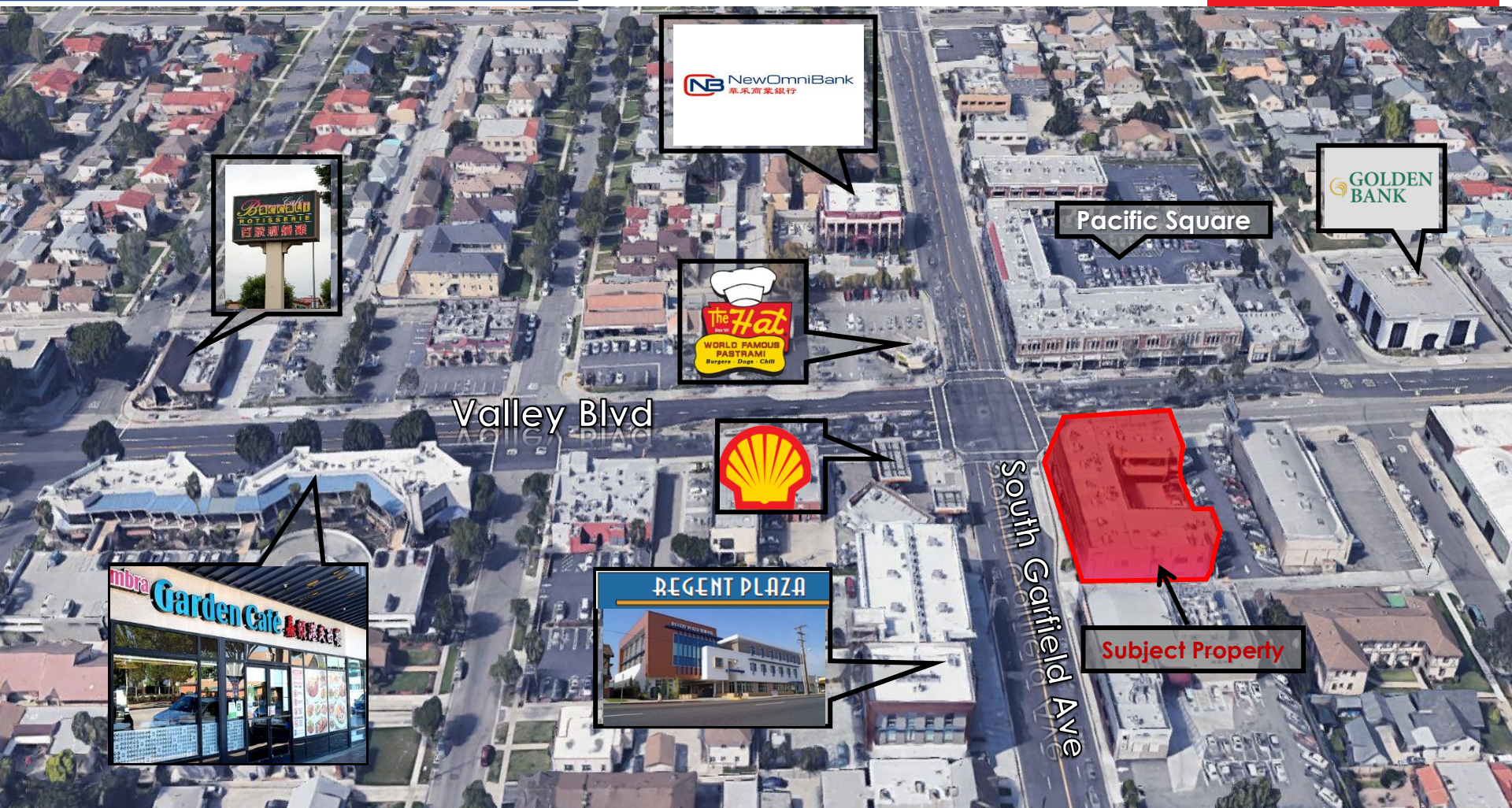
Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Aerial View

GE PROPERTY

佳富地產



Stephen Chan

Stephen@geproperty.com

Raymond Ho

Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

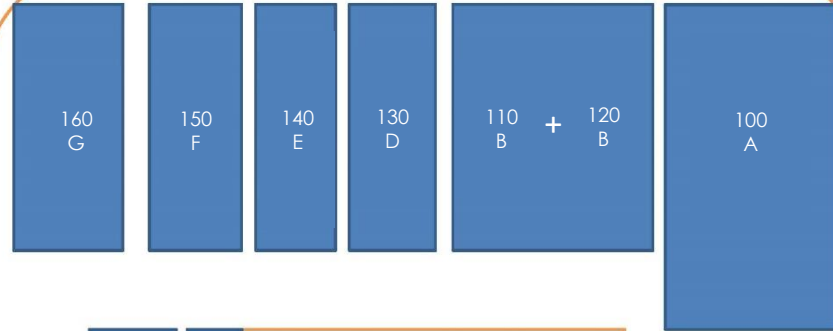
WWW.GEPROPERTY.COM

Floor Plan

GE PROPERTY

佳富地產

Garfield Blvd.



Valley Blvd.

PARKING

Lobby & Stairs

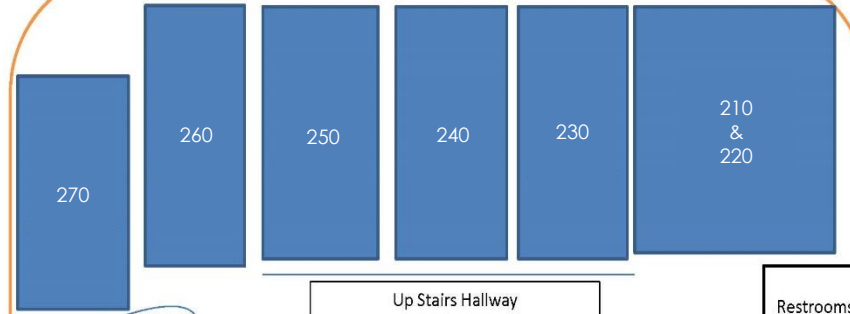
Driveway Entrance

Trash Enclosure

Parking

1st Floor

Garfield Blvd.



Valley Blvd.

2nd Floor

Stephen Chan

Stephen@geproperty.com

Raymond Ho

Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Photo (Exterior)

GE PROPERTY
佳富地產



Stephen Chan
Stephen@geproperty.com

Raymond Ho
Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Property Address	Bldg SF	Land SF	Sold Price	Price Per SF	Sold Date	Pictures
105 E Valley Blvd. Alhambra, CA 91801	12,200	18,744	\$5,750,000	\$471	11/22/2017	
230-236 W Main St. Alhambra, CA 91801	14,150	17,424	\$4,900,000	\$346	6/1/2018	
43 E Valley blvd, Alhambra	2,670	7,260	\$1,980,000	\$741	6/13/2023	
1300 E Valley Blvd. Alhambra, CA 91801	3,788	57,935	\$3,975,000	\$1,049	11/22/2019	
121-129 W Main St. Alhambra, CA 91801	9,800	10,406	\$3,700,000	\$377	5/31/2019	
30 W Valley Blvd. Alhambra, CA 91801	6,386	13,068	\$3,500,000	\$548	2/28/2020	
1212 S Atlantic Blvd. Alhambra, CA 91803	10,550	20,473	\$3,245,000	\$307	10/31/2018	
Subject Property: 2 E Valley Blvd. Alhambra, CA 91801	14,843	N/A	\$4,980,000	\$335	N/A	

Stephen Chan
Stephen@geproperty.com

Raymond Ho
Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

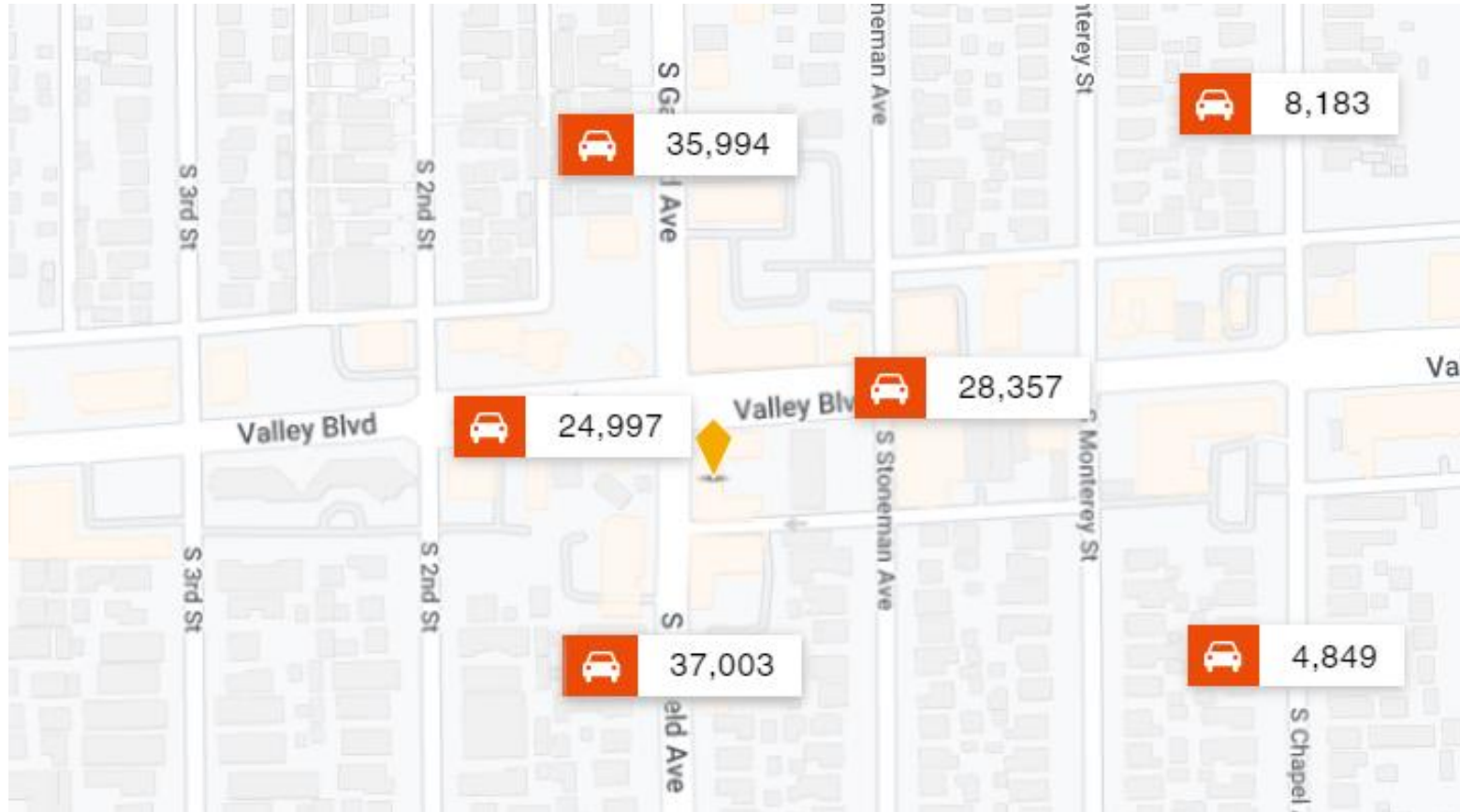
Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Traffic

GE PROPERTY

佳富地產



Stephen Chan

Stephen@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Raymond Ho

Raymond@geproperty.com

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

Demographic

Radius	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	42,239	273,881	713,625
2020 Estimate	42,302	274,550	716,651
2010 Census	41,698	272,087	716,958
Growth 2020-2025	(0.15%)	(0.24%)	(0.42%)
Growth 2010-2020	1.45%	0.91%	(0.04%)
2020 Population Hispanic Origin	10,604	96,113	373,839
2020 Population by Race:			
White	11,471	110,461	427,239
Black	423	3,543	13,166
Am. Indian & Alaskan	348	3,119	10,485
Asian	29,363	151,439	249,317
Hawaiian & Pacific Island	54	456	1,213
Other	643	5,532	15,231
U.S. Armed Forces:	16	96	140
Households:			
2025 Projection	13,718	87,966	225,347
2020 Estimate	13,743	88,196	226,257
2010 Census	13,573	87,499	226,204
Growth 2020 - 2025	(0.18%)	(0.26%)	(0.40%)
Growth 2010 - 2020	1.25%	0.80%	0.02%
Owner Occupied	5,106	42,602	104,669
Renter Occupied	8,637	45,594	121,588
2020 Avg Household Income	\$73,646	\$88,843	\$88,038
2020 Med Household Income	\$55,302	\$64,677	\$64,297
2020 Households by Household Inc:			
<\$25,000	3,368	17,764	45,340
\$25,000 - \$50,000	2,891	17,333	45,475
\$50,000 - \$75,000	2,504	14,757	37,936
\$75,000 - \$100,000	1,468	10,583	28,420
\$100,000 - \$125,000	1,366	9,084	21,578
\$125,000 - \$150,000	901	5,299	13,569
\$150,000 - \$200,000	684	5,972	15,434
\$200,000+	562	7,403	18,505

Stephen Chan

Stephen@geproperty.com

Raymond Ho

Raymond@geproperty.com

2 E VALLEY BLVD. ALHAMBRA, CA 91801

Tel: 626-458-9000 | 407 W. VALLEY BLVD, SUITE 4, ALHAMBRA, CA 91803

WWW.GEPROPERTY.COM

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.

G.E. 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.

CORPORATE HEADQUARTERS

407 West Valley Boulevard, Suite 4
Alhambra, California 91803

Telephone: 626-458-9000
Fax: 626-282-9777
Website: www.geproperty.com
DRE# 01841262



GE PROPERTY

佳 富 地 產



Stephen Chan
President and Founder
DRE# 00676562



Raymond Ho
Vice President
DRE# 01868322

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GE Property Development, Inc. and should not be made available to any other person or entity without the written consent of GE Property Development, Inc. This brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GE Property Development, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, GE Property Development, Inc. has not verified, and will not verify, any of the information contained herein, nor has GE Property Development, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

© 2020 GE Property Development, Inc. All rights reserved.

NON-ENDORSEMENT NOTICE

GE Property Development, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said of GE Property Development, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GE Property Development, Inc., and is solely included for the purpose of providing information about this project to our customer.