

RETAIL & OFFICE INVESTMENT OPPORTUNITY



PRESENTED BY YUNG CHEN



OFFERED AT \$6,180,000

1221 - 1245 W. VALLEY BLVD., ALHAMBRA, CA 91803

INVESTMENT HIGHLIGHTS

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WORLD PLAZA

Well-maintained retail and professional office plaza located along the highly desirable Valley Boulevard corridor in Alhambra. World Plaza offers strong street visibility, convenient access, and ample on-site parking, making it attractive to both tenants and customers.



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PROPERTY FACTS



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**5350-023-019 &
5350-023-020**
APN

1985
YEAR BUILT

17,969 SF
BUILDING SIZE

39,719
LOT SIZE

ALCPD
ZONING

27
UNITS



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EXTERIOR PHOTOS

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RENT ROLL



P R E S E N T E D B Y Y U N G C H E N

Tenant Name	Lease Term	Monthly Rent	Security Deposit
101 7 Days Hair Salon08	08/01/23 - 07/31/28	\$2,450.00	\$4,900
102 Highland Chiropractic	11/01/01 - 10/30/04	\$1,980.00	\$1,329.40
103 International Chinese Affairs, Inc	06/01/11 - 06/01/14	\$1,630.00	\$2,460.00
104 Blue Valley Insurance	02/01/06 - 01/01/07	\$1,630.00	\$2,900.00
105 Genuine Taste Kitchen	09/01/23 - 09/30/28	\$2,346.00	\$4,470.00
106 Crystall Wellness SPA	11/28/23 - 11/30/28	\$1,850.00	\$4,500.00
107 Crystal Wellness SPA		\$1,550.00	
108 First Mortgage	06/01/92 - 04/30/26	\$1,250.00	\$1,620.00
109 Vocational Training	04/01/23 - 03/31/28	\$2,185.00	\$3,000.00
116 Phoenix International	07/01/25 - 06/30/28	\$1,406.08	\$2,500.00
117 Vocational Training	05/01/22 - 06/30/28	\$1,462.00	\$1,462.00
118 Ming Li Hair Salon	06/01/06 - 05/31/11	\$1,420.00	\$2,400.00
119 GoldenCityTaxService	05/01/21 - 04/30/23	\$1,350.00	\$2,400.00
120 World Fishing Tackle	08/01/20 - 07/31/21	\$1,250.00	\$1,200.00
121 Law Firm	03/01/25 - 02/28/28	\$1,380.00	\$2,760.00
122 Immigration Services	08/01/09 - 07/31/10	\$1,250.00	\$1,800.00
201 Holy7th	08/01/16 - 07/30/19	\$550.00	\$500.00
202 Holy7th	08/01/16 - 07/30/19	\$550.00	\$500.00
203 Evolving Communities LLC	05/15/26 - 06/30/26	\$580.00	\$1,160.00
204 2EZDRIP LLC	03/01/26 - 02/28/27	\$580.00	\$1,160.00
205 2EZDRIP LLC	03/01/26 - 02/28/27	\$580.00	\$1,160.00
206 Aspen Rise, LLC	02/01/26 - 01/31/27	\$580.00	\$1,160.00
207 Acupuncture	03/01/19 - 02/28/20	\$580.00	\$500.00
208 Tattoo Art Studio	02/23/26 - 02/28/27	\$580.00	\$1,160.00

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RENT ROLL & EXPENSES



P R E S E N T E D B Y Y U N G C H E N

Tenant Name	Lease Term	Monthly Rent	Security Deposit
209 Law Firm	06/01/24 - 05/31/27	\$580.00	\$1,160.00
210 XinHua Trading and logistics	10/01/21 - 09/30/22	\$580.00	\$1,050.00
211 In and Out Logistics	11/01/18 - 12/31/18	\$580.00	\$500.00
Gross Income		\$32,709.08	\$49,711.40

Approx. Operating Expenses	Monthly	Yearly
New Tax (\$6,180,000. x1.5% =\$92,700.)	\$5,926.52	\$71,118.24
Insurance	\$700.00	\$8,400.00
Landscaping	\$145.00	\$1,740.00
Utility_Water	\$560.00	\$6,720.00
Electric	\$250.00	\$3,000.00
Trash	\$330.00	\$3,960.00
Janitorial	\$450.00	\$5,400.00
A/C Maintenance350.00\$	\$350.00	\$4,200.00
Misc Repairs	\$550.00	\$6,600.00
Approx. Operating Expenses Total	\$9,261.52	\$111,138.24

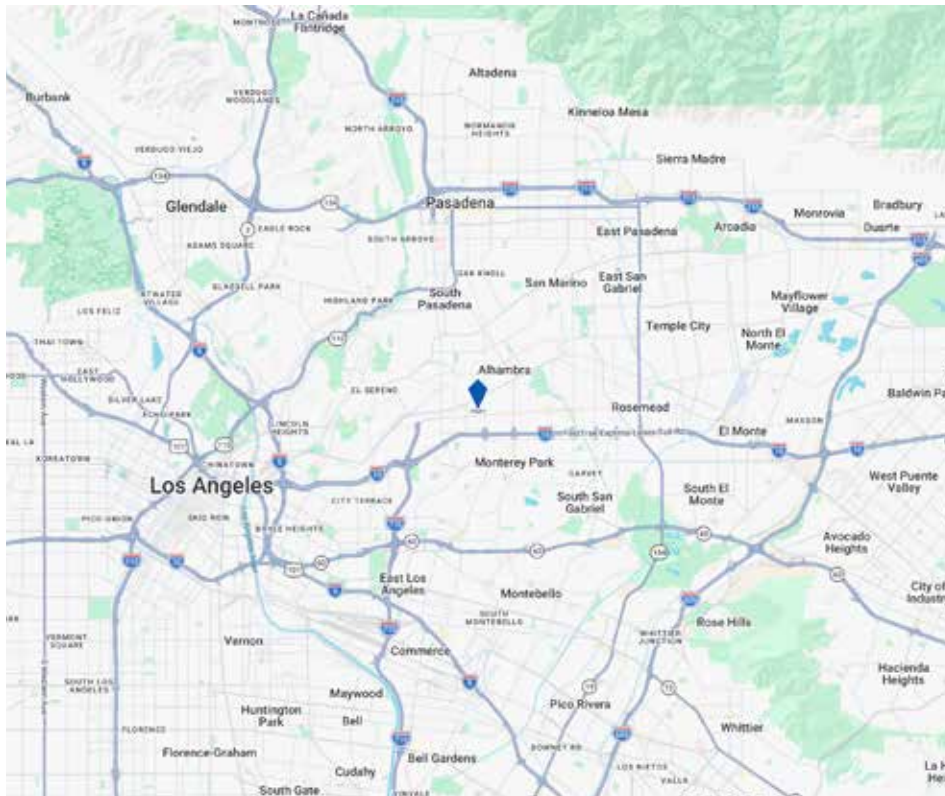
** Information Deem ed Reliable, Although Not Guaranteed.

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LOCATION & TRAFFIC COUNT



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Transit / Subway

South Pasadena	9 min drive	3.9 mi
Atlantic	8 min drive	3.7 mi
East La Civic Center	9 min drive	5.6 mi
Maravilla Station	9 min drive	4.6 mi
Highland Park Station	7 min drive	5.1 mi

Commuter Rail

Cal State La Metrolink Station	13 min drive	11.0 mi
Montebello/Commerce	13 min drive	6.2 mi
El Monte	11 min drive	7.1 mi
Union Station	12 min drive	7.2 mi
Los Angeles	10 min drive	7.1 mi

Airport

Bob Hope	29 min drive	21.7 mi
Long Beach	31 min drive	21.8 mi

Nearby Major Retailers



70/100
MODERATELY WALKABLE

50/100
SOME PUBLIC TRANSIT

100/100
EXCEPTIONALLY DRIVABLE

40/100
FAIRLY BIKEABLE

OFFERING MEMORANDUM

1221 - 1245 W. VALLEY BLVD
ALHAMBRA
CALIFORNIA
91803



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