

3116 W. Main Street

✚ FOR LEASE



**MED
WEST**
REALTY

Lic # 02161402

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**3116 W. Main Street,
Alhambra, CA**



3116 W. MAIN STREET

The Bell Tower Building is strategically located at 3116 W. Main Street in the heart of Alhambra, offering businesses a prominent and highly accessible location at the gateway to the western San Gabriel Valley. Ideally suited for medical, professional office, retail, wellness, and a variety of service-oriented businesses, the property provides exceptional visibility and convenient access to the I-10 San Bernardino Freeway, allowing customers, clients, and patients to easily reach the property from Alhambra, South Pasadena, Pasadena, San Gabriel, and the surrounding communities.

Positioned near Alhambra Hospital Medical Center and Garfield Medical Center, the property also benefits from its proximity to South Pasadena's Mission Street business district, Old Pasadena, California State University, Los Angeles (Cal State LA), and a diverse collection of retail, dining, and neighborhood amenities. This central location provides businesses with access to a dense residential population, a strong daytime workforce, and one of the region's most established commercial corridors.



PROMINENT LOCATION & ACCESSIBILITY

- Prime frontage on W. Main Street with excellent visibility and signage opportunities
- Convenient access to the I-10 Freeway serving Alhambra, South Pasadena, Pasadena, and the western San Gabriel Valley
- Established commercial corridor surrounded by retail, dining, professional services, and neighborhood amenities



FLEXIBLE LEASING OPPORTUNITIES

- Suites available from 1,211 RSF to 1,700 RSF
- Up to 2,911 RSF available by combining Suites B & C
- Ideal for medical, professional office, wellness, retail, and service-oriented businesses
- Flexible floor plans ready to accommodate tenant-specific layouts



BUILDING IMPROVEMENTS

- New electrical, HVAC, and plumbing systems
- White-box suites ready for tenant improvements
- Flexible suite configurations for single or multi-suite users
- Distinctive Spanish-style architecture with iconic bell tower
- Convenient on-site and street parking

Estimate 15 Min Drive

POPULATION ESTIMATES

1,880,407

>17 373,566

18-44 752,694

AVERAGE HOUSEHOLD INCOME

\$109,512.77

45-64 471,964

65+ 282,183

Data Source:  **Placer.ai**

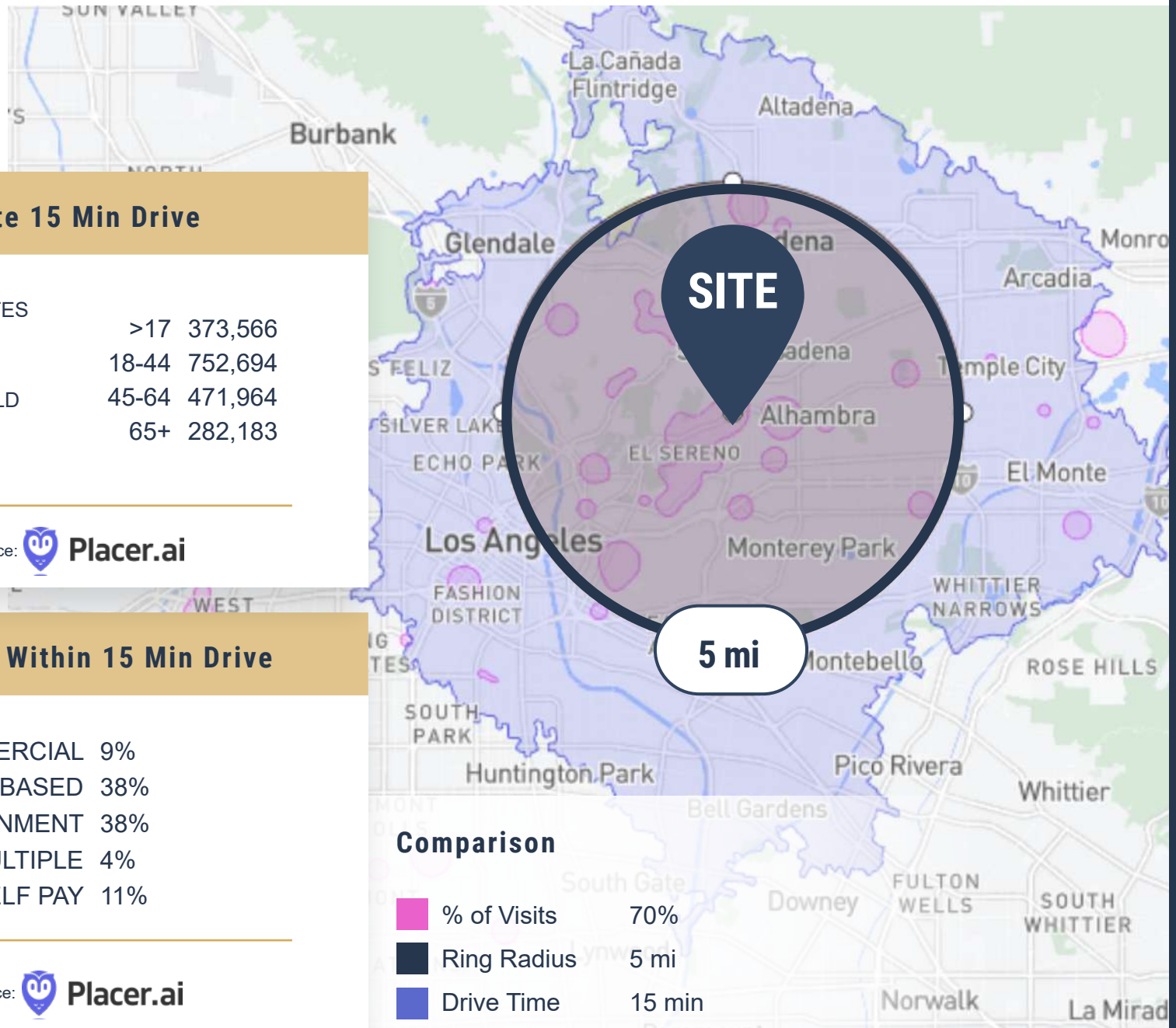
PAYOR MIX Within 15 Min Drive

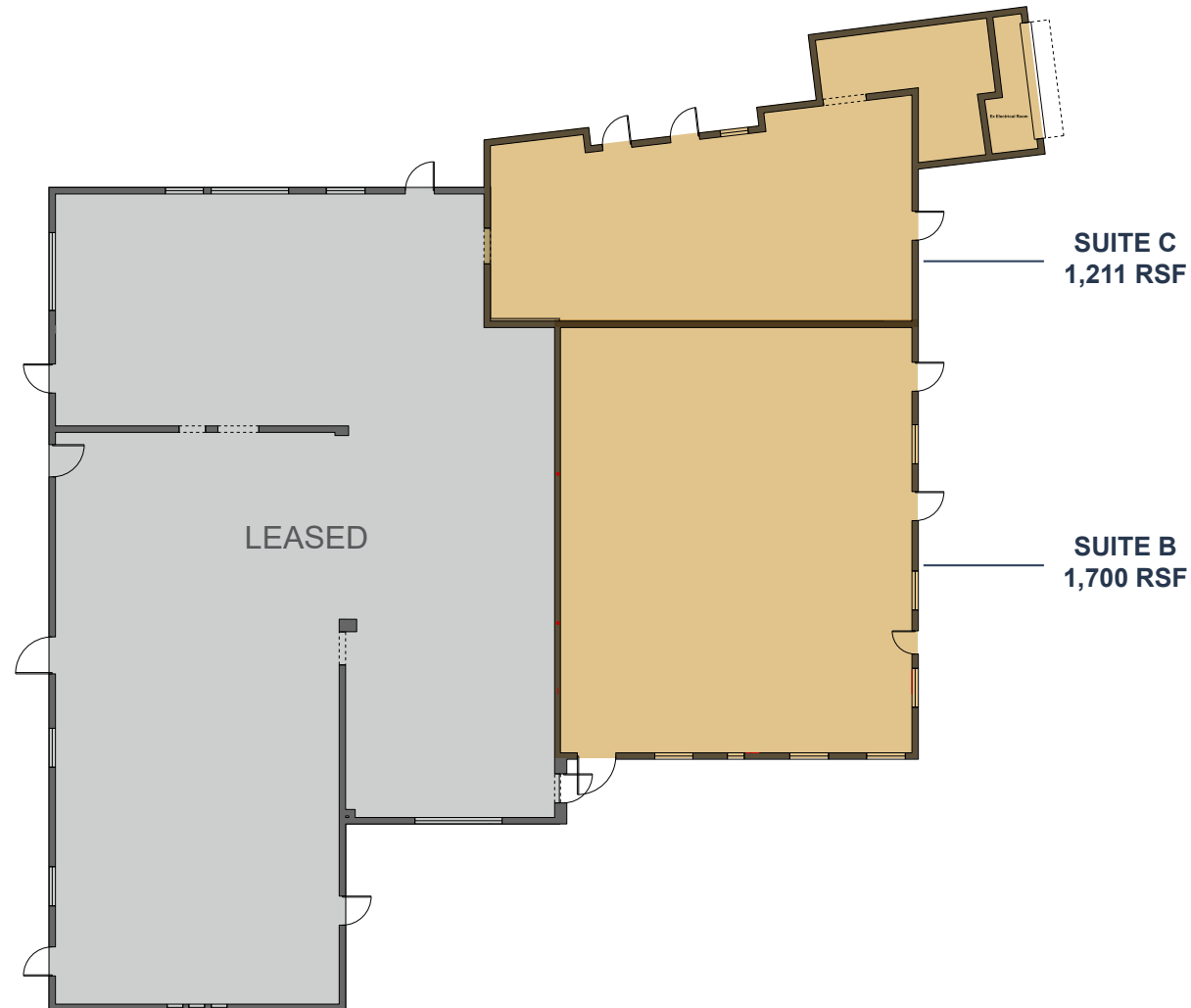
COMMERCIAL	9%
EMPLOYER BASED	38%
GOVERNMENT	38%
MULTIPLE	4%
SELF PAY	11%

Data Source:  **Placer.ai**

Comparison

	% of Visits	70%
	Ring Radius	5 mi
	Drive Time	15 min





AVAILABLE SUITES

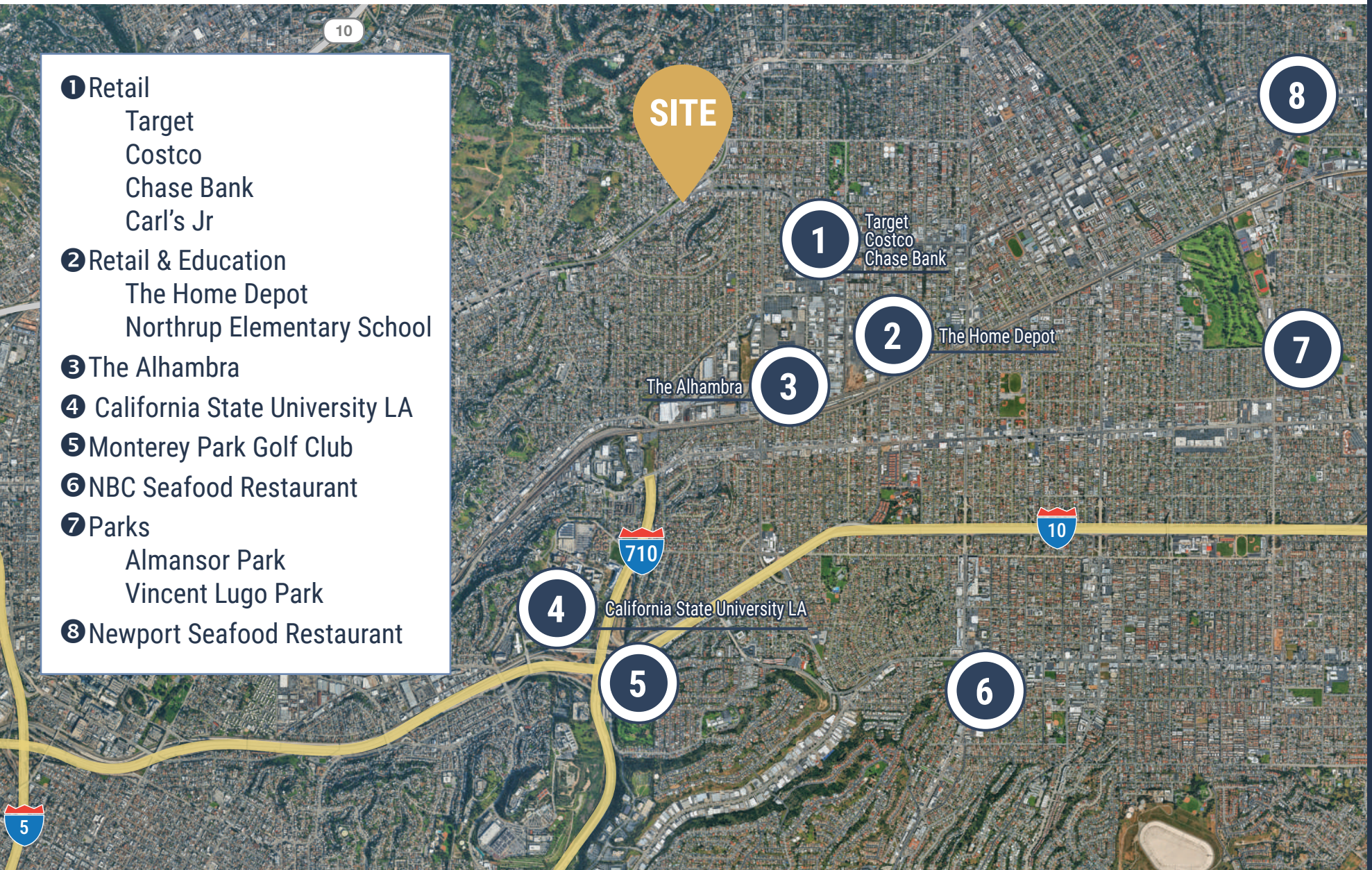
SUITE	RSF
B	1,700
C	1,211

*Contiguous up to 2,911 RSF



AMENITIES AROUND THE PROPERTY

7





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