

47,910 SF (Divisible) Retail Space
For Lease

2500 W. Commonwealth
Alhambra, CA 91803



34,610 SF
AVAILABLE

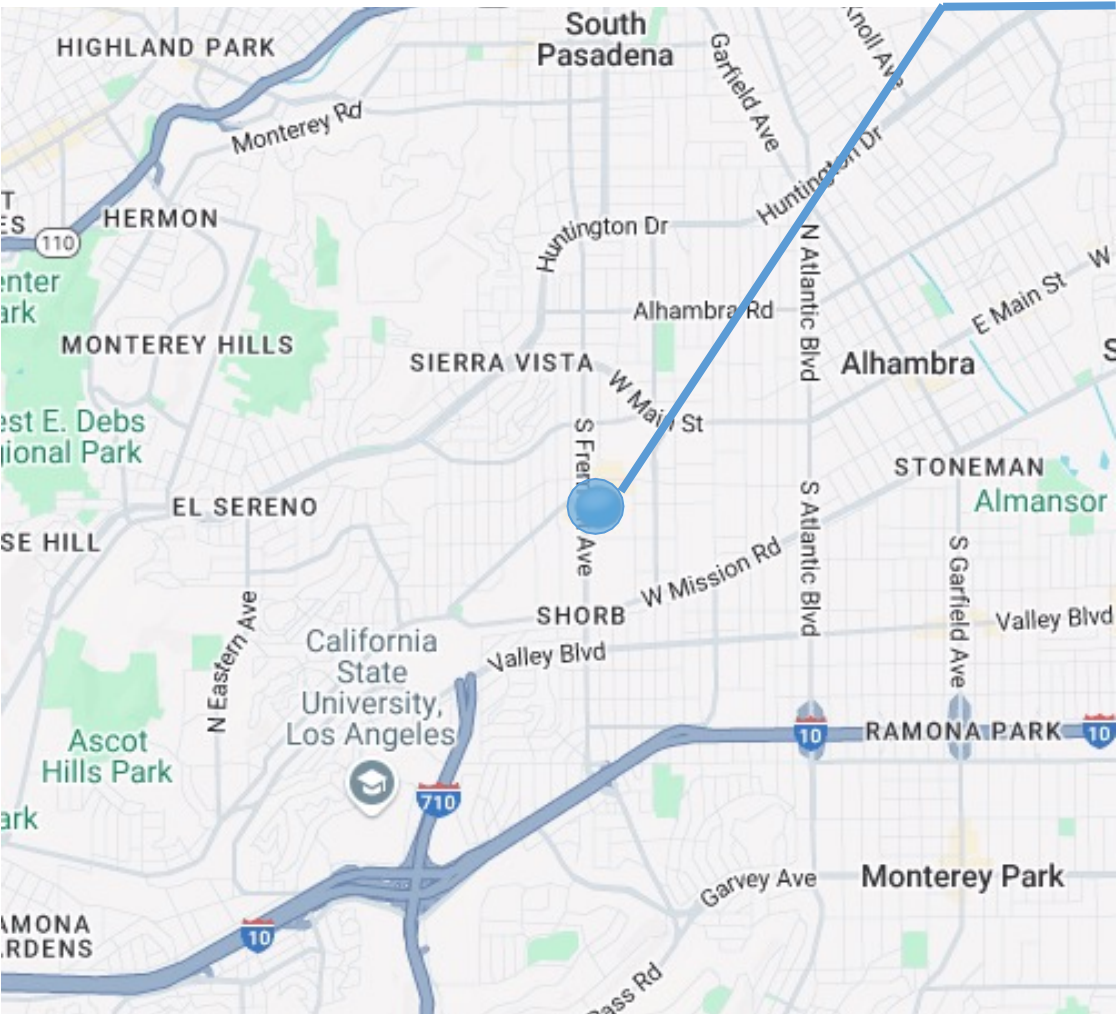
W COMMONWEALTH AVENUE

S FREMONT AVENUE



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Property Highlights:

- 47,910 SF Retail Box (currently split into two spaces of 34,6210 and 13,300 SF) in one of the premier locations in Metro Los Angeles
- Adjacent and nearby national anchor tenants include Costco, Target, Albertsons, PetSmart and Home Depot
- According to Placer Ai:
 - 7th Busiest Costco in the US (98% Percentile)
 - 4th Busiest Target in the US (99% Percentile)
 - 7th Busiest Albertsons in the US (98th Percentile)
 - 5th Busiest PetSmart in the US (99th Percentile)
 - 42nd Busiest Home Depot in the US (97th Percentile)
- Huge parking field
- Monument signage on Atlantic Ave and Commonwealth Ave

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	32,075	250,376	735,672
AHH Income	\$117,731	\$139,366	\$132,046



TERRY BORTNICK
888-301-1888 x 2
terry@axiomra.com
CA DRE License #01005344

CHARLIE BORTNICK
888-3-1-1888 x 7
charlie@axiomra.com
CA DRE License #02288778

axiomra.com

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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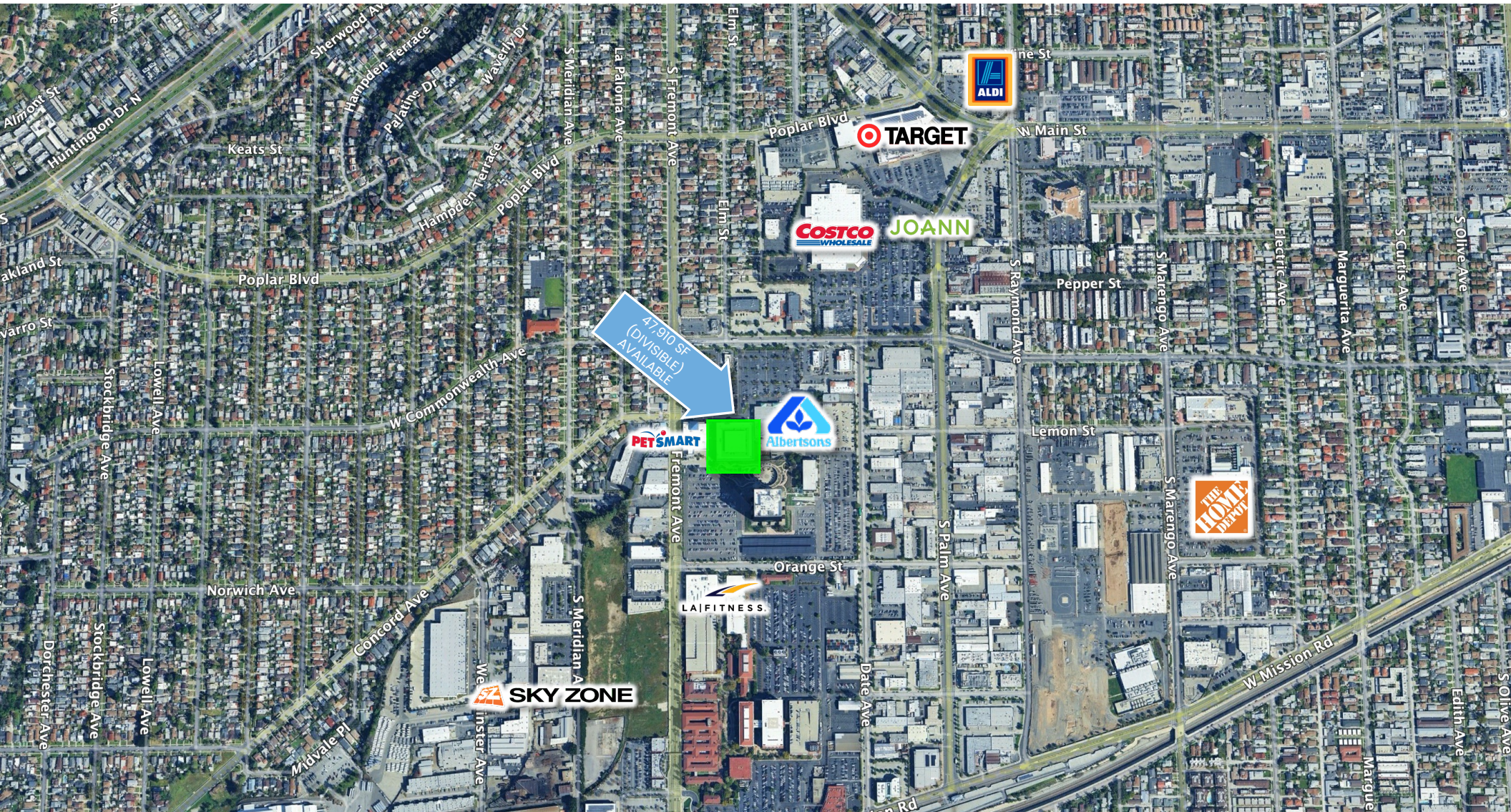
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Commonwealth Avenue Pylon
Sign



Fremont Avenue Pylon Sign



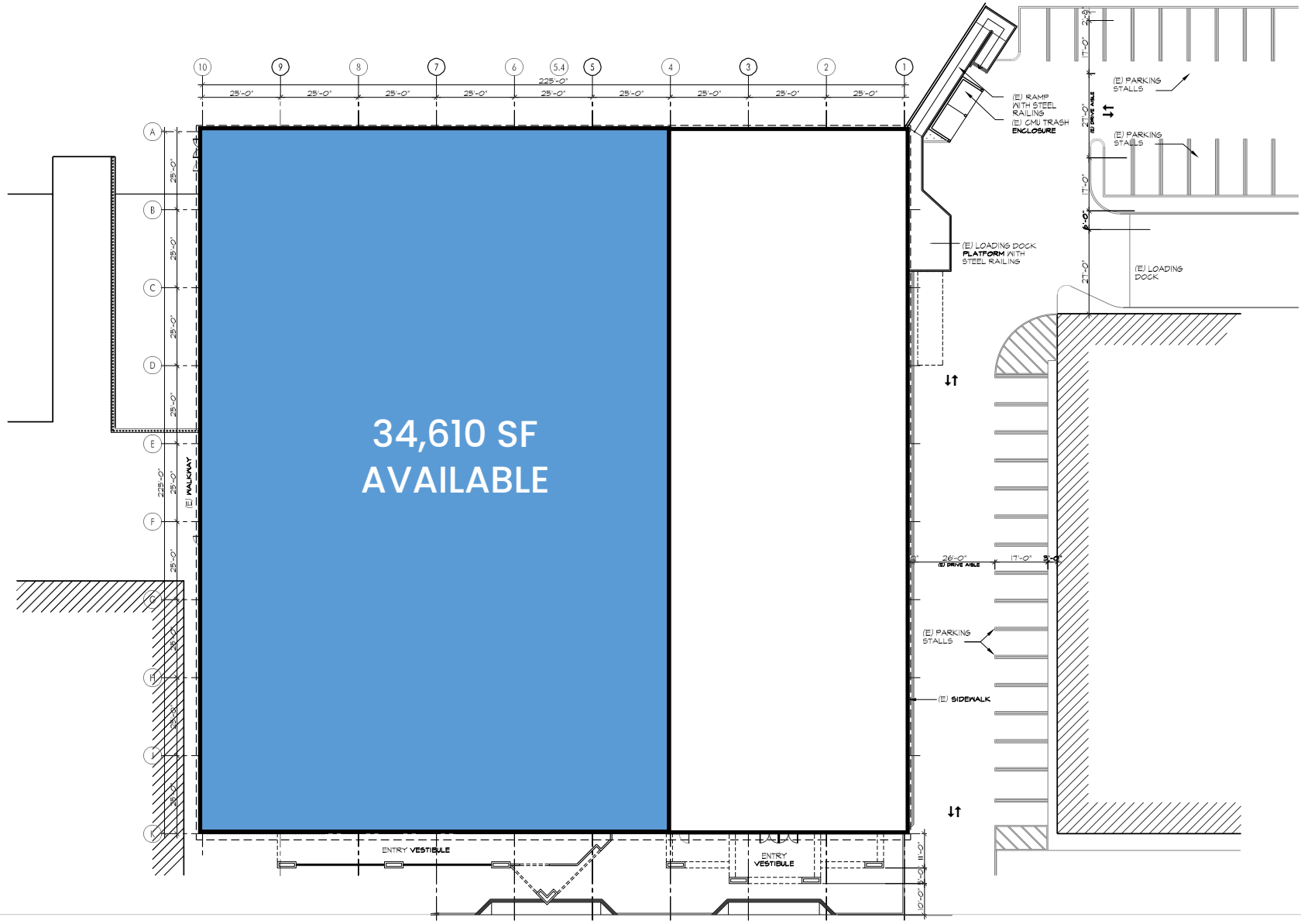
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www.axiomra.com
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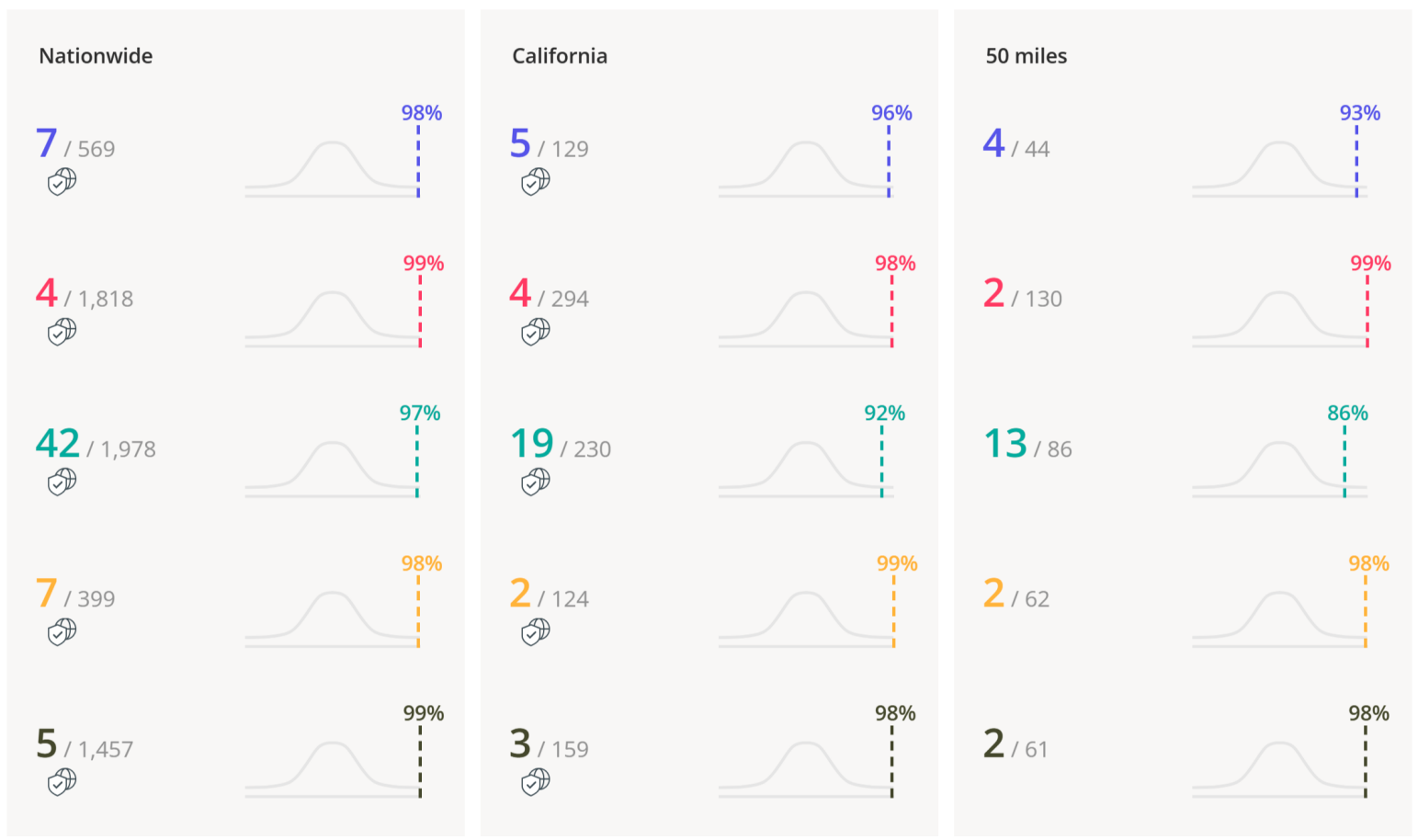
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Ranking Overview

- **Costco Wholesale**
2207 W Commonwealth # 428
- **Target**
2120 W Main St, Alhamb # 184
- **The Home Depot**
500 S Marengo Avenue # 6610
- **Albertsons**
2400 W Commonwealth # 2543
- **PetSmart**
2568 W Commonwealth # 0105



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