GARFIELD
CENTER

OFFICE/MEDICAL CONDOMINIUMS FOR SALE

320-330 S GARFIELD AVENUE
ALHAMBRA, CA 91801

SVN
RICH INVESTMENT
REAL ESTATE PARTNERS

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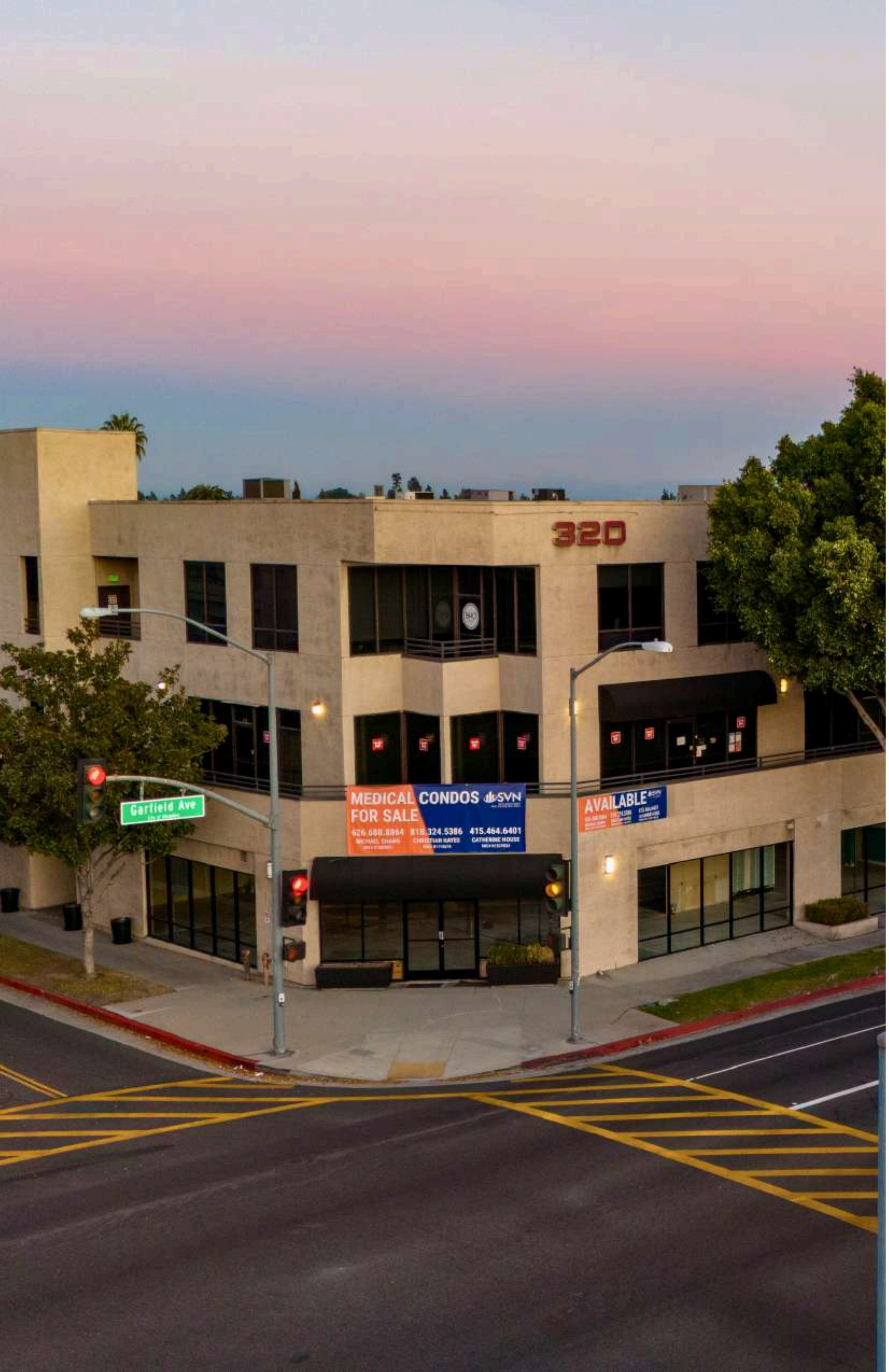


320-330
S Garfield Avenue

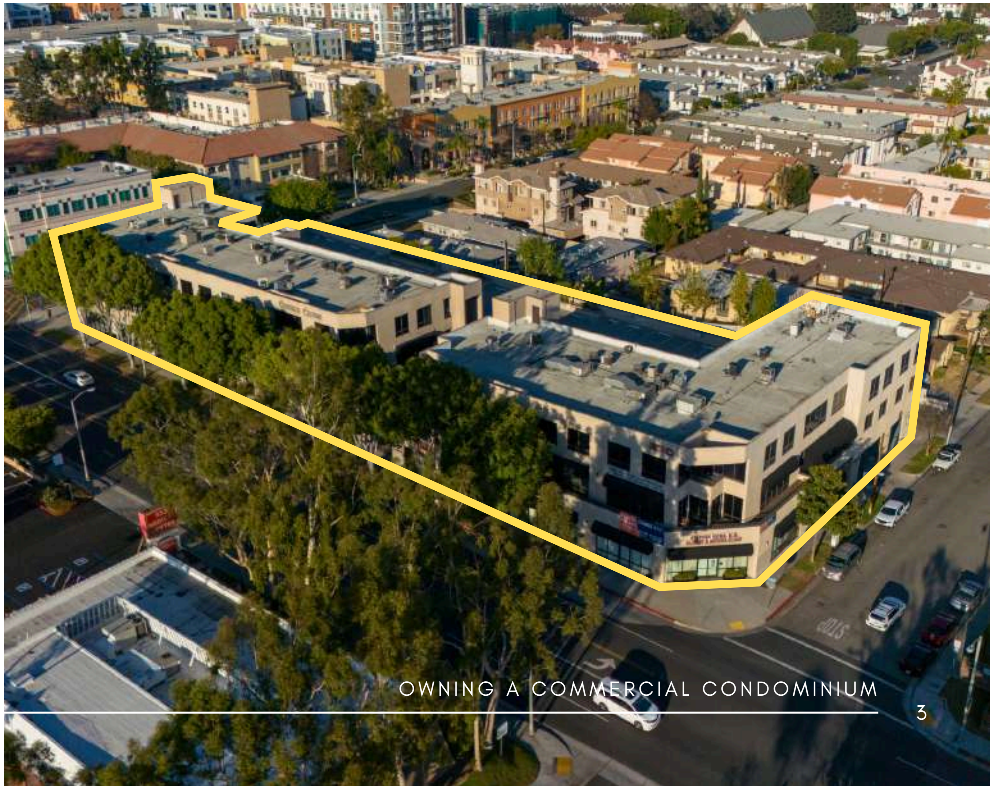
38 medical / office condominiums located in The Garfield Center. It comprises of 2 elevator served buildings with 3 levels of parking. Ideal for medical businesses due to its strategic location near three major hospitals. New owners can capitalize on up to 90% SBA financing available. Aggressively priced to sell in today's market at competitive pricing. This is an attractive opportunity in the West San Gabriel Valley market.

HIGHLIGHTS

- Abundant secured parking - 256 surface and subterranean parking on 3 levels
- Practical medical office suites with drop ceilings and multiple individual office configuration
- Low Association Dues of $8.58 PSF per year
- 24/7 secured access with tenant key and day porter
- Features a central lush courtyard area
- Located in Downtown Alhambra, blocks away from Main Street restaurant and retail amenities
- Off-campus medical space - Between San Gabriel Hospital and Garfield Medical Hospital
- Up to 90% Financing Available including Tenant Improvements
- Fixed monthly payment vs escalating rent

OWNING A COMMERCIAL CONDOMINIUM

- **Flexibility** - Units may be refinanced, rented out, or sold whenever the owner desires, with or without selling your practice
- **Own v. Rent** - Building equity through owning not renting your office space
- **Tax Benefits** - Tax advantages of owning office space via tax deductions
- **HOA** - Ability to control their operating costs through their owners' association
- **Protection** - Benefit of protection from rent increases
- **SBA Financing** - Favorable financing up to 90% LTV, at 3, 5, 10, or 25 year fixed rate options with waiver of SBA & banks fees for loans below One Million Dollars
- **Equity** - Equity growth by appreciation & paying down mortgage
- **Fee Simple** - Commercial condominium units have unique parcel numbers so buyers own their units in fee simple
- **Personalize** - Renovate your own suite to your own desire without Landlord approval



320-330 Garfield Avenue, Alhambra, CA 91801

GARFIELD CENTER

UP TO 90% FINANCING AVAILABLE

- Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at The Garfield Center with SBA 504 and 7a programs.
- Under the 504 program, a business owner makes a down payment of 10% of the value of their unit, and borrows up to 50% of the total value from a bank and 40% of the value from SBA. Interest rates through the SBA are historically lower than conventional loan rates. Monthly payments can be fixed for up to 25 years. The cost of equipment, improvements and renovations can also be included.
- SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

SBA 7A **LOAN SAMPLE**

SBA 7A LOAN SCENERO (85% LOAN TO VALUE) FOR SUITE 268		BORROWER AMOUNT PAYS
Project Amount:	$975,000	
Loan Amount:	$828,750	
Amortized: Bank DOT (Deed of Trust)	25 year term/ 25 year amortization	
Bank Interest Rate:	6.75% fixed for 25 years (life of the loan)	
Monthly Payment:		$5,725 (25-year fixed)
Cash Down Payment:		$146,250
ESTIMATED BANK FEES & REPORTS		
Bank Loan Fee:		None/ Waived
SBA Loan Fee:		None/ Waived
Loan Packaging Fee:		None/ Waived
Appraisal:		$3,000 - Estimated
Environmental		$1,000 - Estimated
Escrow/Title:		$2,500 - Estimated
Total Estimated Bank Fees & Reports:		
Total Cash Out-of-Pocket to Borrower (Downpayment & Fees)		**$152,750**

Please call for current rates. This is information is correct as of May 2024 and subject to U.S. Bank relationship.
90% financing also available. Different loan term lengths also available.
This flyer is for information purposes only and does not represent a commitment to lend.
Prepayment Penalty: 3 years (5/3/1); can pay down up to 25% of the loan during the initial 3 years without penalty. After 3 years, no penalty.
Collateral: 1st Deed of Trust on the property

U.S. BANK
Mark Raffield
Vice President, SBA Lending
Cell: 415-336-0465
Email: mark.raffield@usbank.com

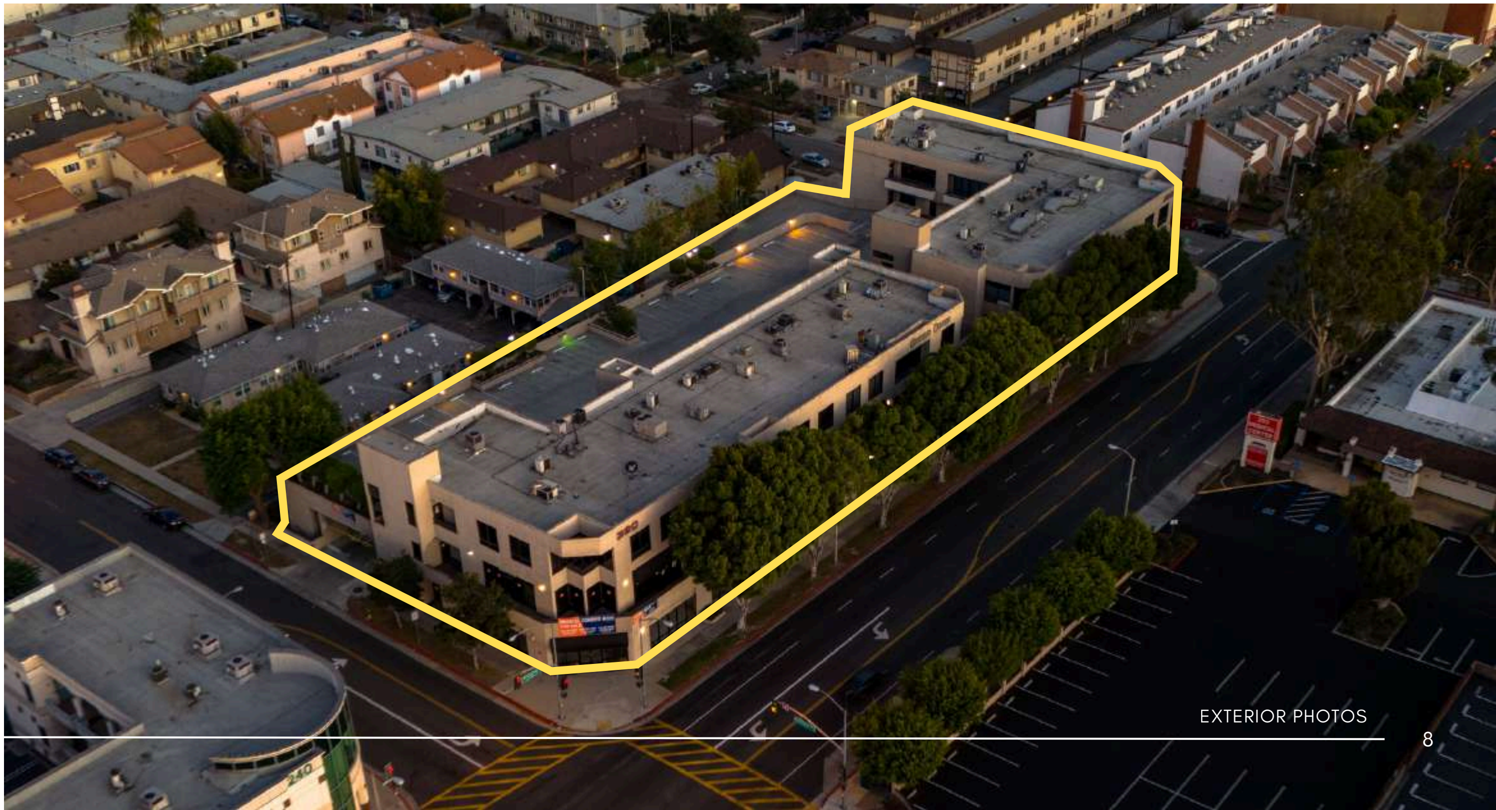
LEASE V OWN SUITE 268 COMPARISION

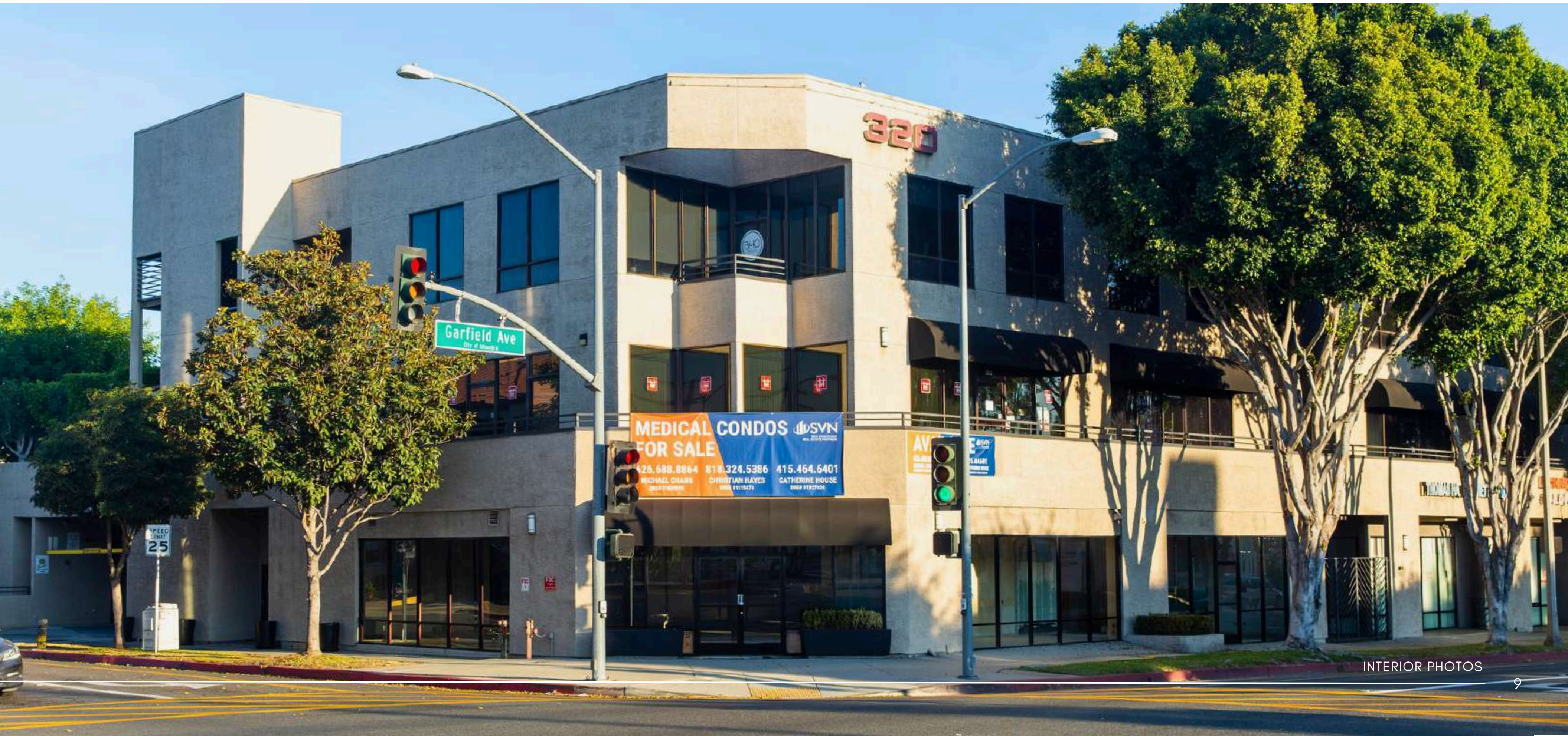
ASSUMPTIONS	Lease	Own
Square Feet	2,072	2,072
Lease Rate (Modified Gross)	3.25	
Purchase Price Per Square Foot		$ 471
Unit Purchase Price	N/A	$ 975,000
LTV		85%
Interest Rate		6.75%
Amortization (Years)		25
Real Estate Tax Rate		1.3063%
Monthly Association Fees @ $0.72 mo./sf		$ 1,481
Depreciable %		75%
Depreciation Schedule (Years)		39.00
Annual Depreciation Amount		$ 18,750
Property Appreciation Rate (Annual)		3%
Income Tax Rate		40%

ACTUAL COSTS	Lease	Own
Annual Lease Rent	$ 80,808	$ -
Tax Benefits From Rental Payments	$ (32,323)	$ -
Total Principal & Interest (Year 1)	$ -	$ 68,711
Less Principal Reduction (Year 1)	$ -	$ (13,173)
Real Estate Taxes (Annual)	$ -	$ 12,736
Association Fees (Annual)	$ -	$ 17,778
Depreciation Tax Benefit	$ -	$ (7,500)
Less: Property Appreciation	$ -	$ (29,250)
Tax Benefits From Interest/Taxes/HOA	$ -	$ (34,421)
TOTAL ANNUAL EXP. (AFTER TAX)	**$ 48,485**	**$ 14,881**

OPPORTUNITY HIGHLIGHTS

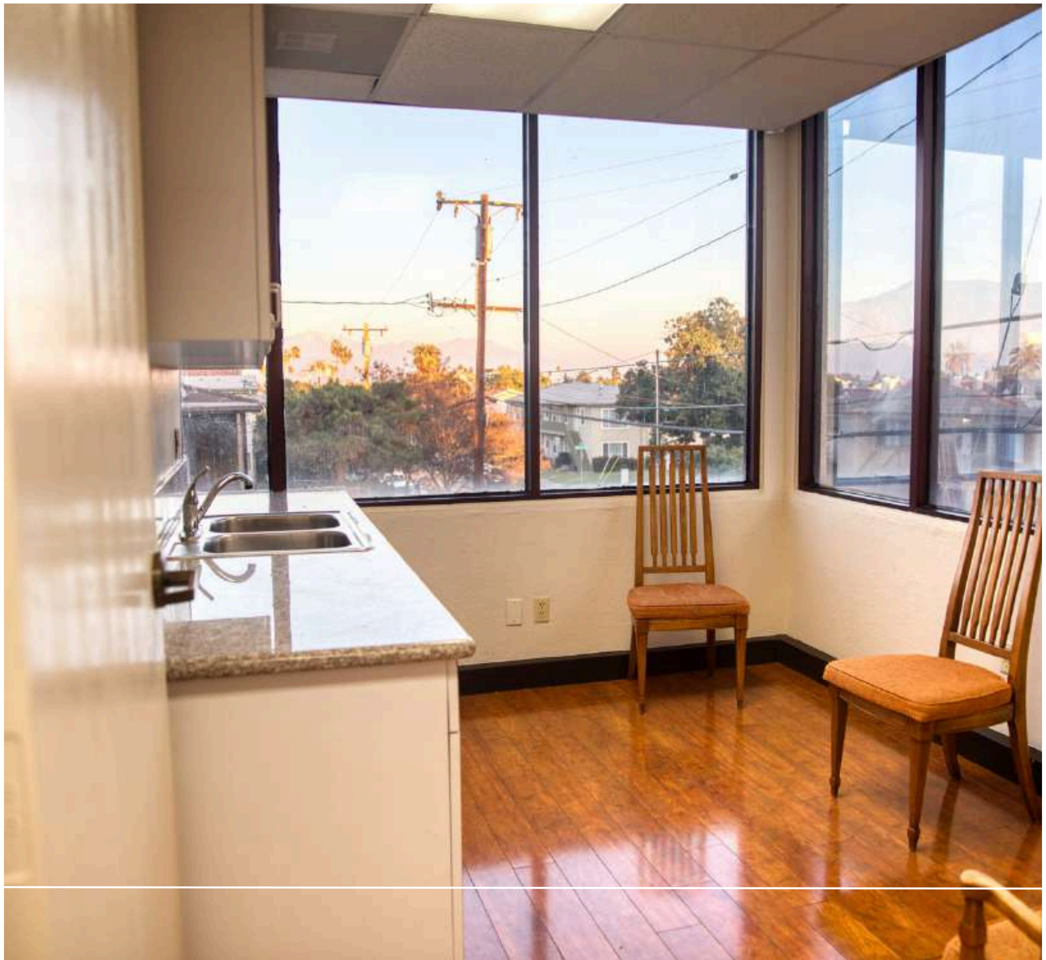
- WHY RENT WHEN YOU CAN OWN
- PROXIMITY TO RETAIL & RESTAURANT AMENITIES ON MAIN ST. ALHAMBRA
- FULLY BUILT-OUT MEDICAL SPACES
- THRIVING BUSINESS DISTRICT
- TAKE ADVANTAGE OF PROPERTY APPRECIATION & TAX DEDUCTIONS
- PRIME ALHAMBRA SAN GABRIEL VALLEY LOCATION

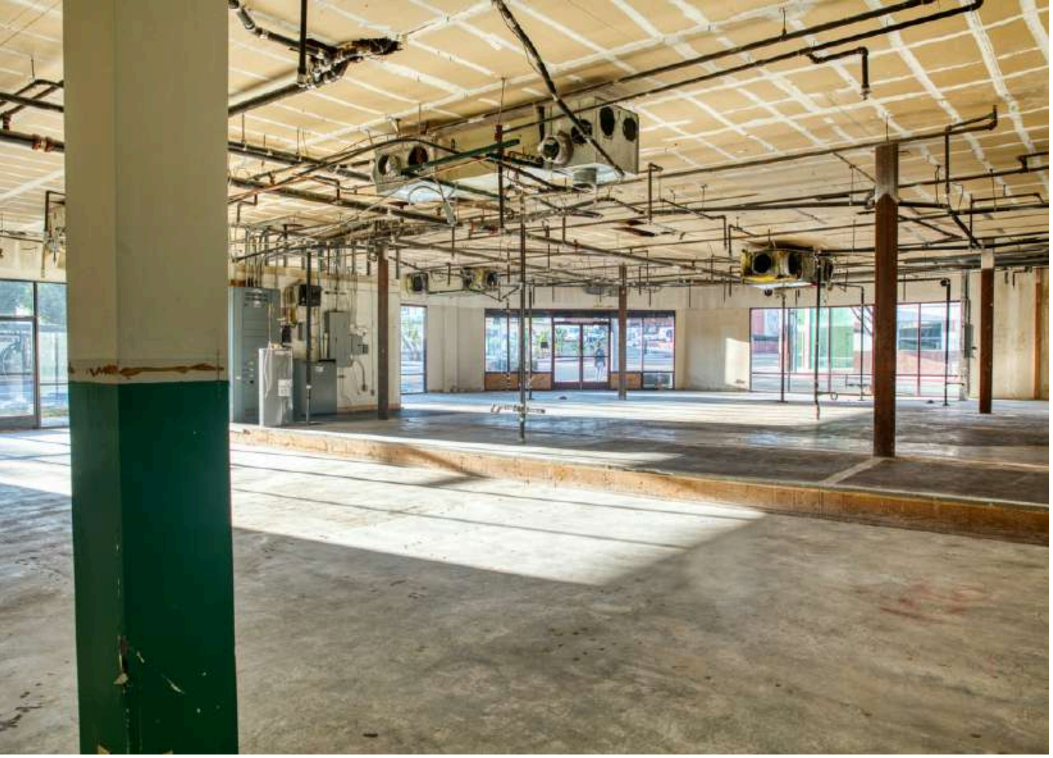


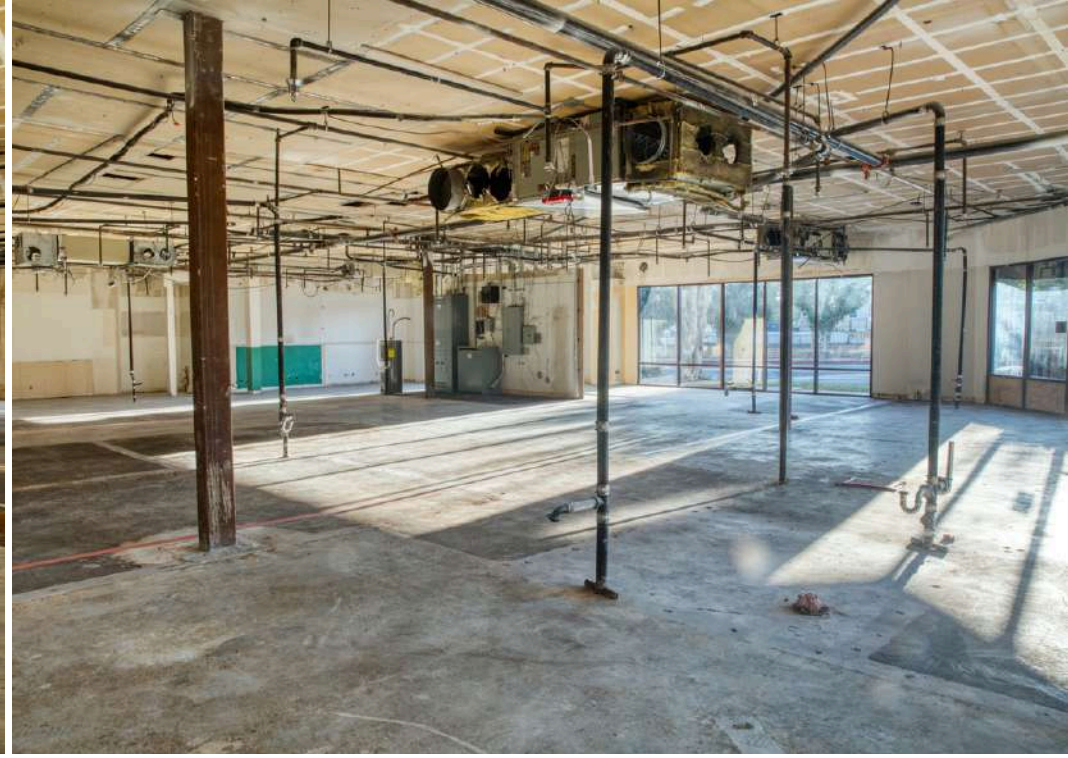


INTERIOR PHOTOS



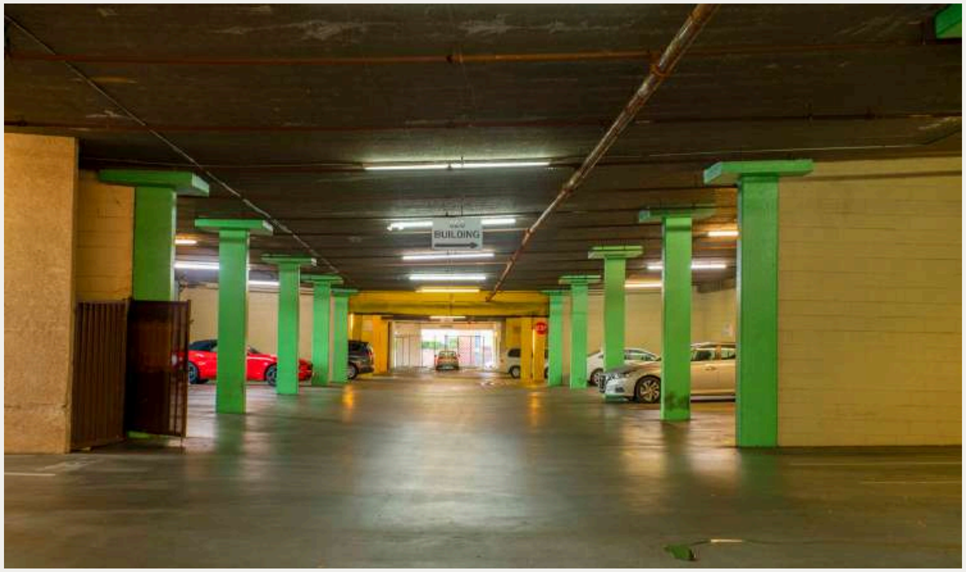






Exit

PARKING
±256 SPACES

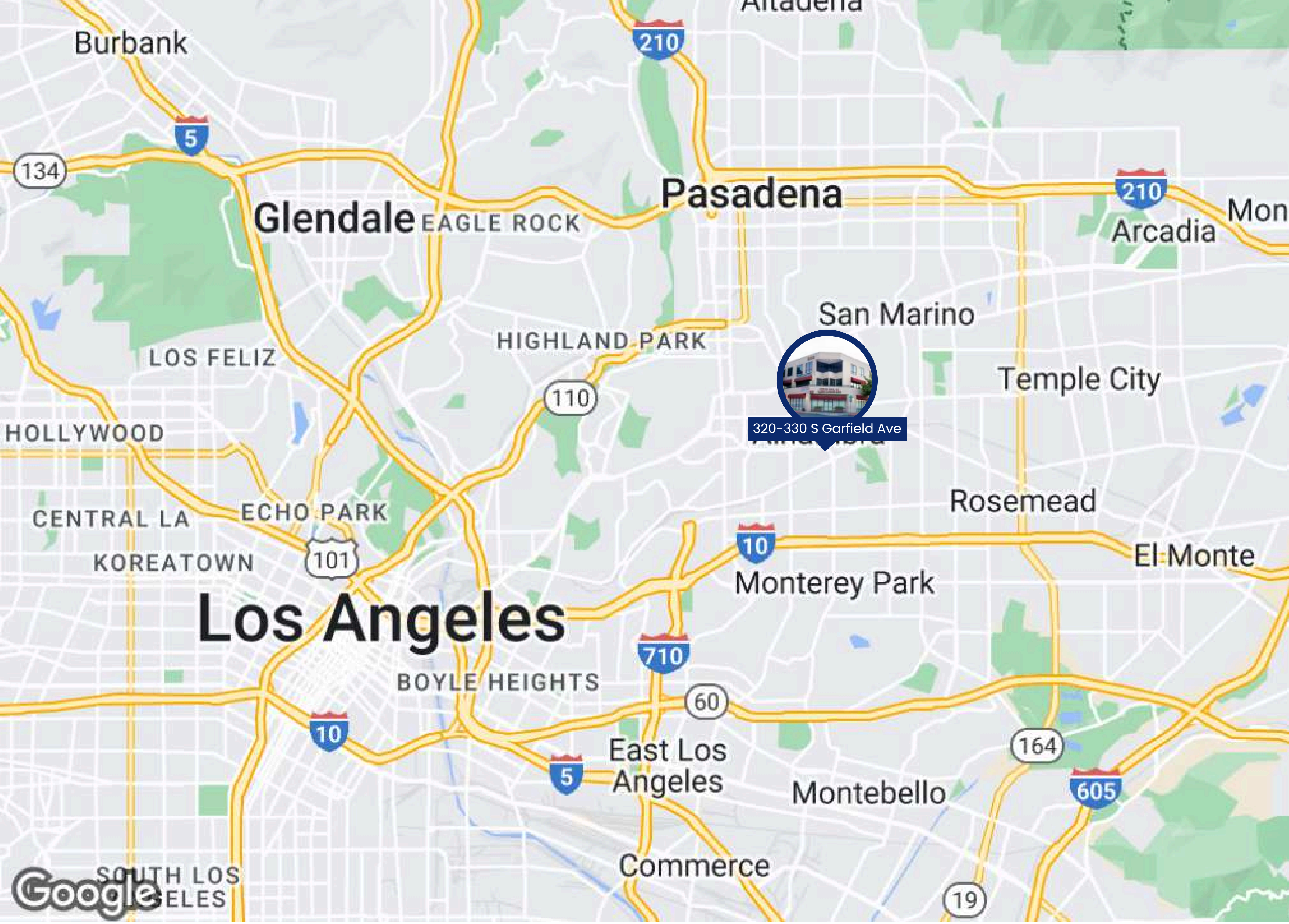


COMMONWEALTH PARKING ENTRANCE

BASEMENT LEVEL PARKING

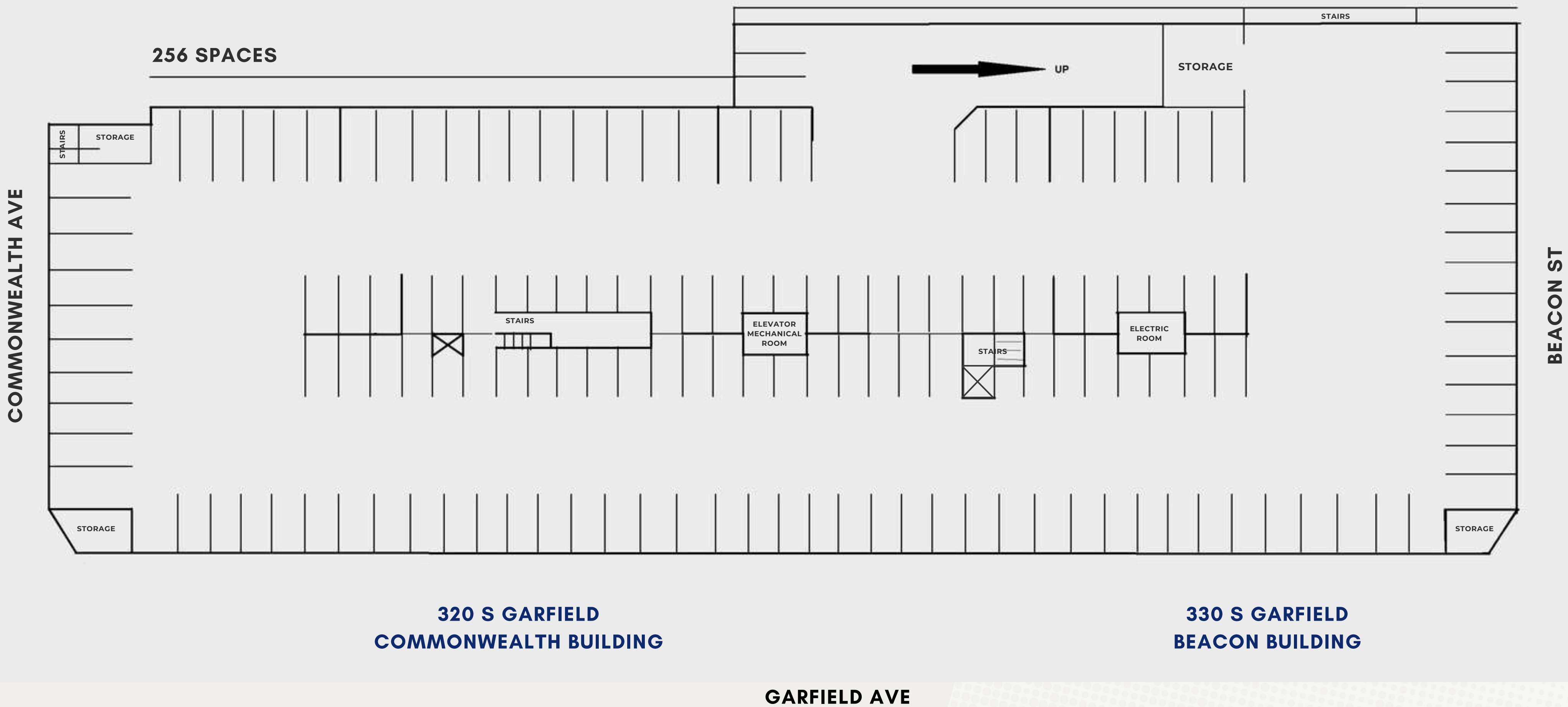
RAMP TO 2ND FLOOR PARKING

2ND FLOOR PARKING


Burbank
5
134
210
Pasadena
210
Arcadia
Glendale
EAGLE ROCK
San Marino
HIGHLAND PARK
LOS FELIZ
110
Temple City
320-330 S Garfield Ave
HOLLYWOOD
Rosemead
CENTRAL LA
ECHO PARK
10
El Monte
KOREATOWN
101
Monterey Park
Los Angeles
710
BOYLE HEIGHTS
60
10
164
East Los Angeles
5
Montebello
605
Commerce
19
Google


KOSUKE RAMEN
85°C Bakery Cafe
Bobacraft
Lunasia
Pokestuf
E Main St
W Main St
S Garfield Ave
BLAZE PIZZA
Applebee's
SPROUTS FARMERS MARKET
all that Shabu
Habit
Yang's Kitchen
The Boiling Crab
GEN KOREAN BBQ HOUSE
BROOKDALE SENIOR LIVING
320-330 S Garfield Ave
ALHAMBRA CITY HALL
Pacific Orthopaedic Associates
ALHAMBRA URGENT CARE
E Mission Rd
W Mission Rd
COSTCO WHOLESALE
FREMONT PLAZA
BIG LOTS!
PETSMART
TACO BELL
Garfield Medical Center
AHMC Healthcare

BASEMENT



FLOOR PLANS NOT TO SCALE

COMMONWEALTH BUILDING FIRST FLOOR

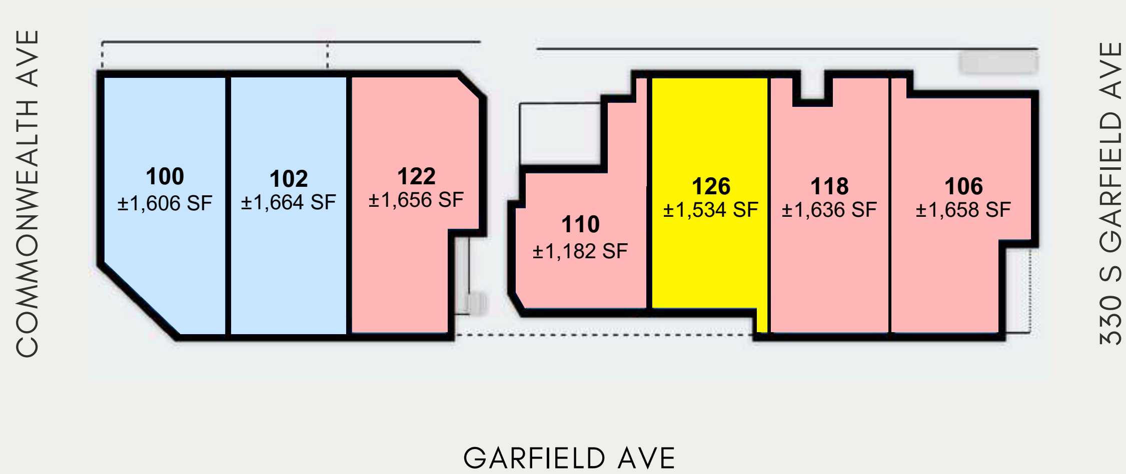
AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
100	±1,606	$ 520	$ 835,000	Shell Condition
102	±1,664	$ 499	$ 830,000	Shell Condition
106	±1,658	$ 452	$ 750,000	Sold
110	±1,182	$ 440	$ 620,000	Sold
118	±1,636	$ 445	$ 728,480	Sold
122	±1,656	$ 480	$ 795,000	Sold
126	±1,534	$ 455	$ 698,000	Under Contract

Available Sold Under Contract

FLOOR PLAN

COMMONWEALTH BUILDING
320 S GARFIELD AVE



FLOOR PLANS NOT TO SCALE

COMMONWEALTH BUILDING SECOND FLOOR

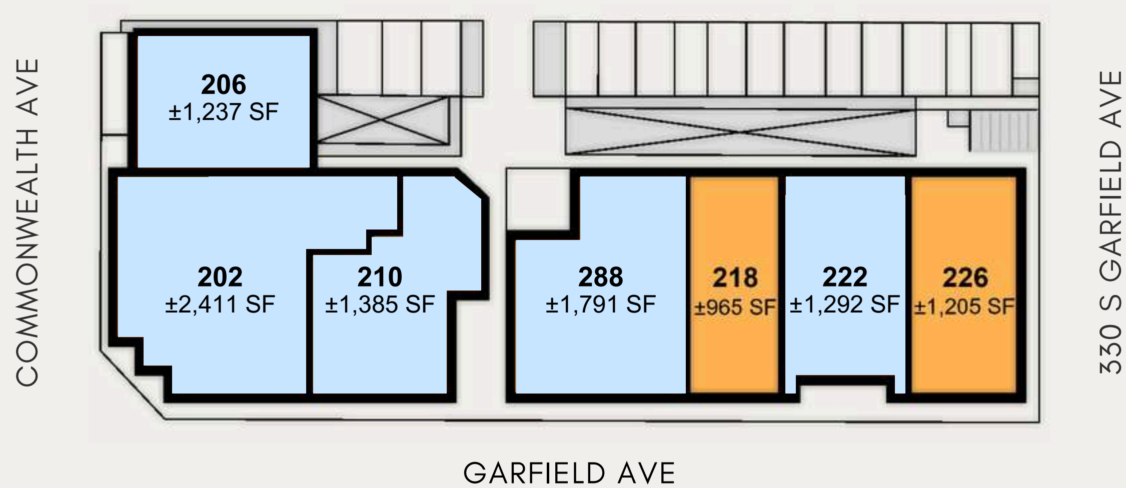
AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
202	±2,411	$ 456	$ 1,100,000	Vacant
206	±1,237	$ 453	$ 560,000	Vacant
210	±1,385	$ 451	$ 625,000	Vacant
218	±965	$ 475	$ 458,000	-
222	±1,292	$ 461	$ 595,000	Vacant
226	±1,205	$ 457	$ 550,000	-
288	±1,791	$ 461	$ 825,000	Vacant

Available Sold Under Contract

FLOOR PLAN

COMMONWEALTH BUILDING
320 S GARFIELD AVE



FLOOR PLANS NOT TO SCALE

COMMONWEALTH BUILDING THIRD FLOOR

AVAILABILITY

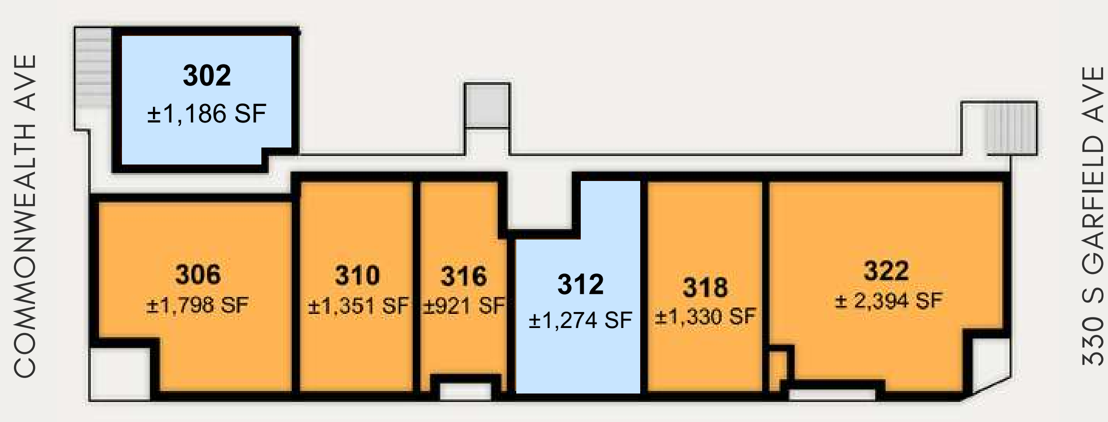
UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
302	±1,186	$ 454	$ 538,000	60-day notice
306	±1,798	$ 456	$ 820,000	Occupied dental
310	±1,351	$ 463	$ 625,000	-
312	±1,274	$ 459	$ 585,000	Vacant
316	±921	$ 494	$ 455,000	-
318	±1,330	$ 470	$ 625,000	-
322	± 2,394	$ 457	$ 1,095,000	-

Available Sold Under Contract

FLOOR PLAN

COMMONWEALTH BUILDING

320 S GARFIELD AVE



FLOOR PLANS NOT TO SCALE

BEACON BUILDING FIRST FLOOR

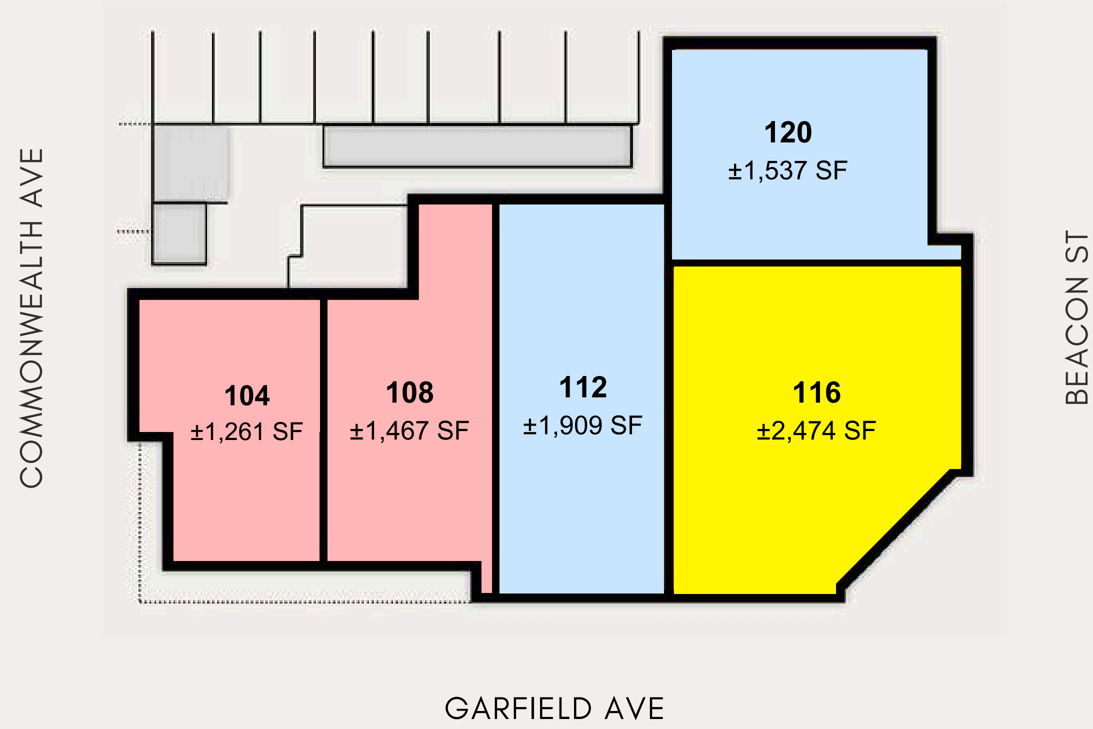
AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
104	±1,261	$ 444	$ 560,000	Sold
108	±1,467	$ 511	$ 750,000	Sold
112	±1,909	$ 511	$ 975,000	Vacant
116	±2,474	$ 414	$ 1,025,000	Under Contract
120	±1,537	$ 446	$ 685,000	Vacant

Available Sold Under Contract

FLOOR PLAN

BEACON BUILDING
330 S GARFIELD AVE



FLOOR PLANS NOT TO SCALE

BEACON BUILDING SECOND FLOOR

AVAILABILITY

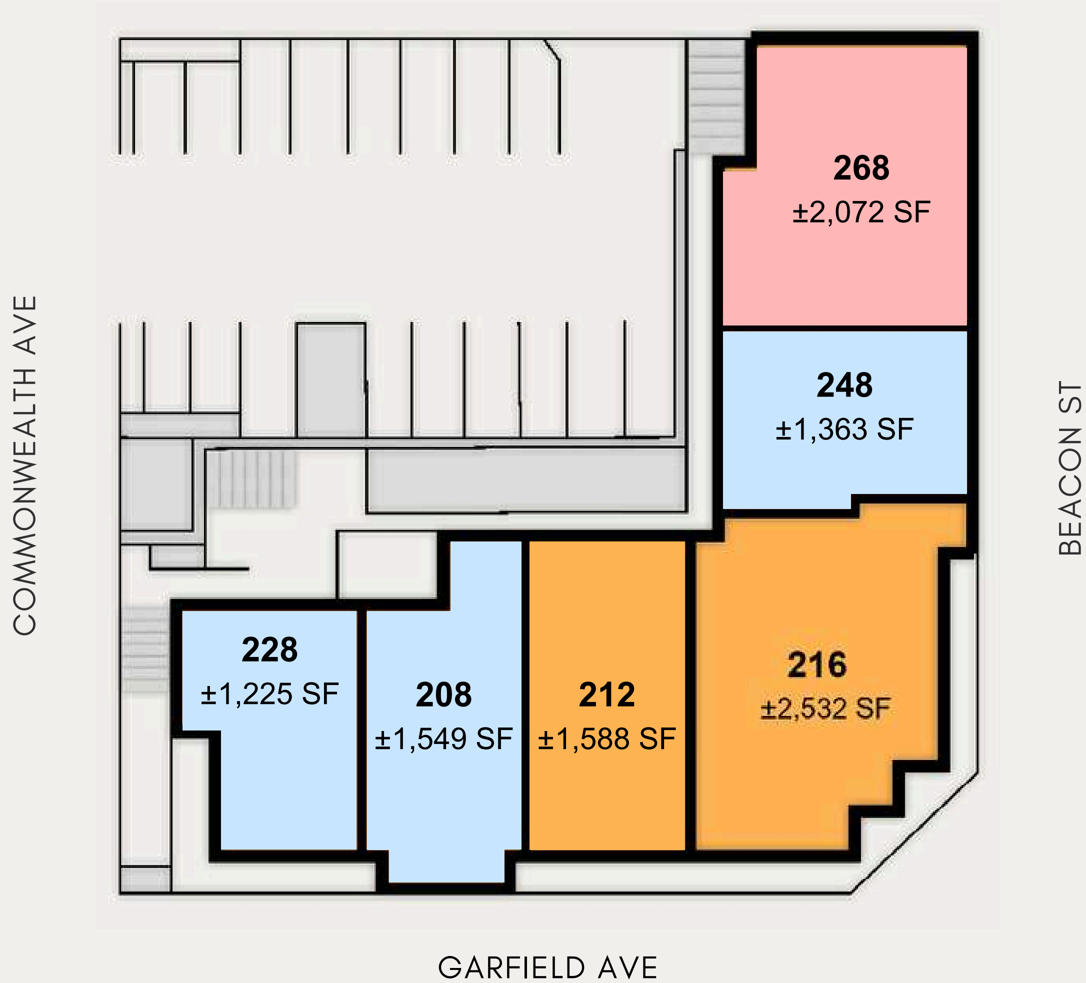
UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
208	±1,549	$ 468	$ 725,000	Lage corner balcony
212	±1,588	$ 456	$ 725,000	Occupied dental
216	±2,532	$ 454	$ 1,150,000	Dental Unit w/corner balcony
228	±1,225	$ 447	$ 548,000	Vacant
248	±1,363	$ 458	$ 625,000	Vacant
268	±2,072	$ 471	$ 975,000	Sold

Available Sold Under Contract

FLOOR PLAN

BEACON BUILDING

330 S GARFIELD AVE



FLOOR PLANS NOT TO SCALE

BEACON BUILDING THIRD FLOOR

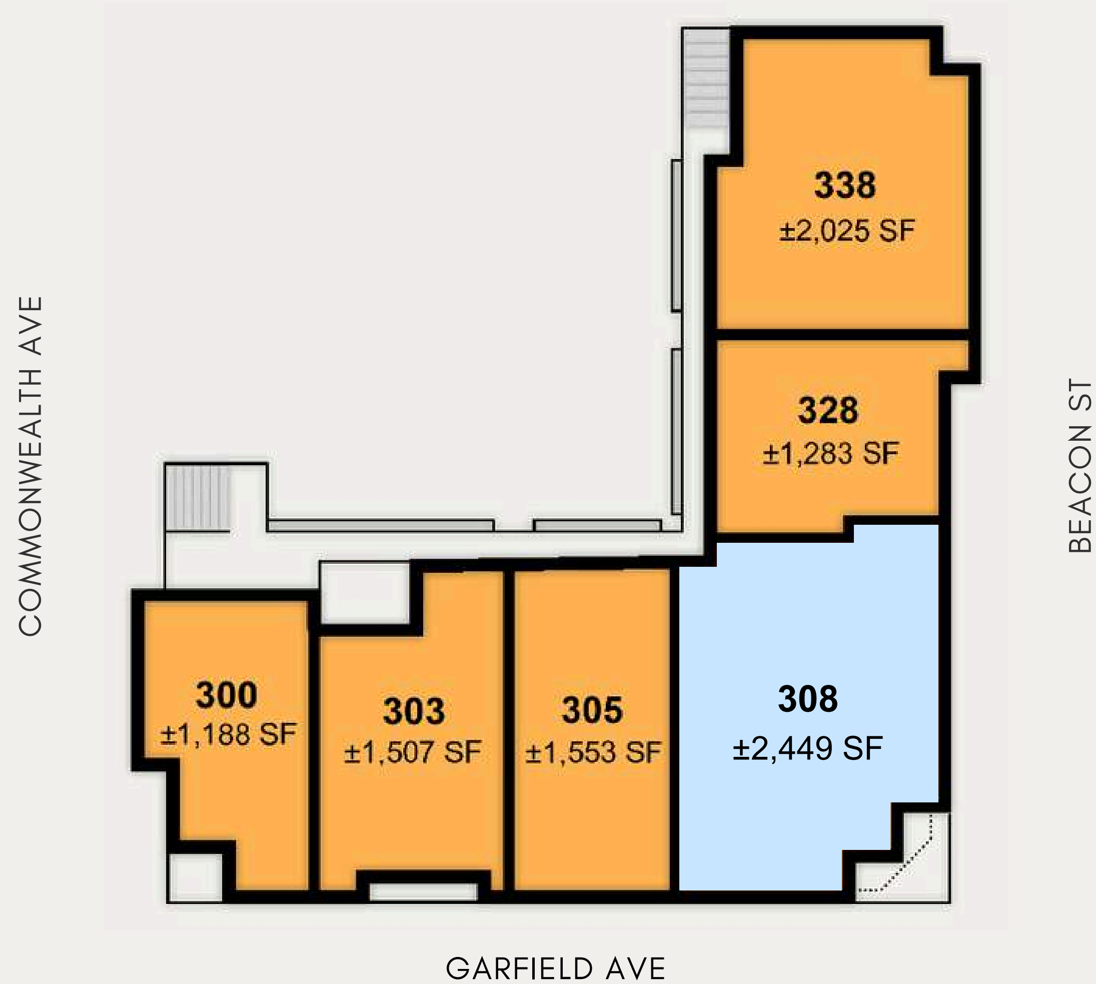
AVAILABILITY

UNIT	RENTABLE SF	ASKING PRICE/SF	ASKING/ CLOSED PRICE	NOTES
300	±1,188	$ 492	$ 585,000	Corner balcony
303	±1,507	$ 504	$ 759,000	Large balcony
305	±1,553	$ 483	$ 750,000	-
308	±2,449	$ 425	$ 1,040,740	Vacant w/ balcony
328	±1,283	$ 425	$ 545,439	-
338	±2,025	$ 425	$ 860,446	Small corner balcony

Available Sold Under Contract

FLOOR PLAN

BEACON BUILDING
330 S GARFIELD AVE



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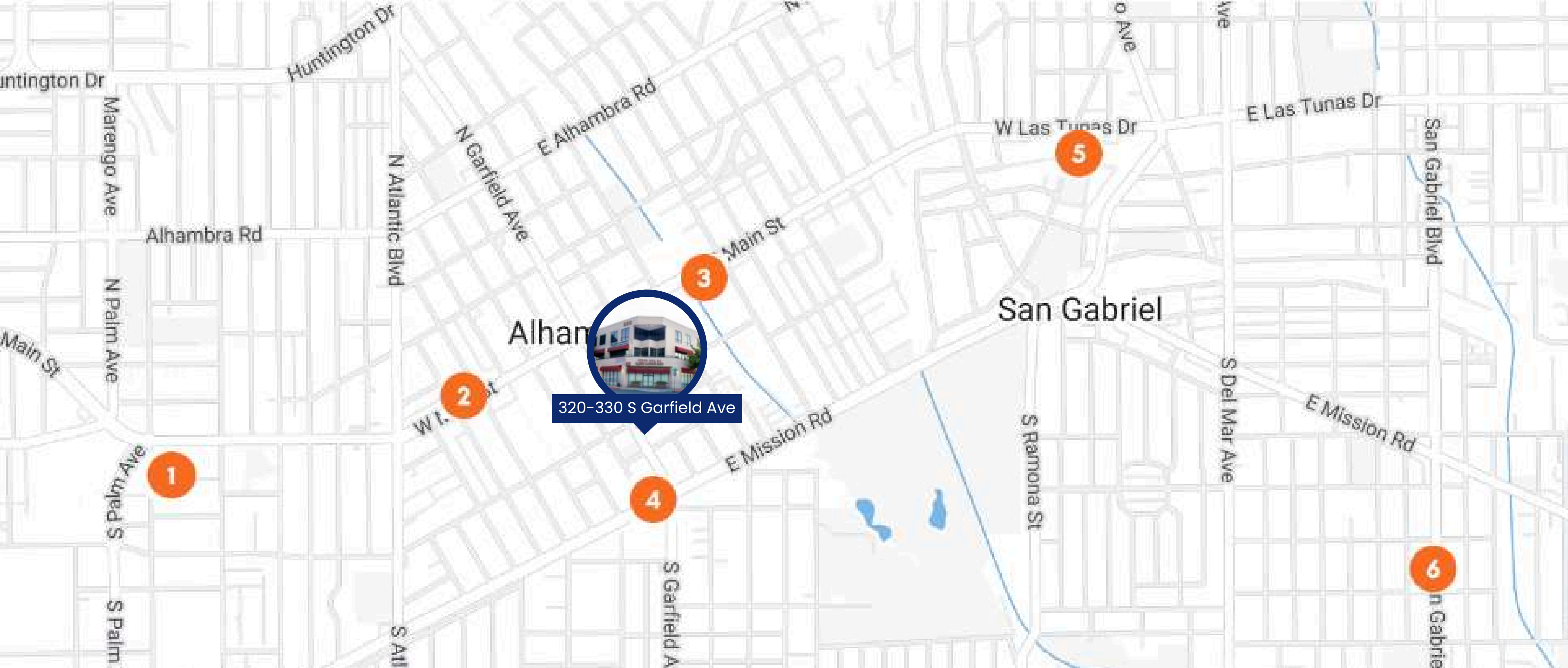


TOP MEDICAL EMPLOYERS

Alhambra Hospital Medical Center

Comprehensive medical center with dedicated professionals and various specialties.

No. of Employees: 700 employees

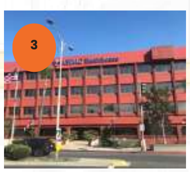
Distance to Garfield Center: 1.1 mi

Alhambra Urgent Care

Prompt care for non-life-threatening conditions at a convenient location.

No. of Employees: -

Distance to Garfield Center: 0.4 mi

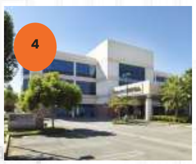


AHMC Healthcare

Providing primary and specialty care with a focus on patient-centered services.

No. of Employees: Over 6,500 employees

Distance to Garfield Center: 0.4 mi



Pacific Orthopaedic Medical Center

Specializing in advanced orthopedic treatments with expert surgeons.

No. of Employees: Over 70 employees

Distance to Garfield Center: 0.2 mi

San Gabriel Valley Medical Center

Leading institution for advanced diagnostics and patient-centered care.

No. of Employees: Over 1,000 employees

Distance to Garfield Center: 1.2 mi

Diagnostic Medical Group

Specializing in accurate diagnostic imaging with experienced radiologists.

No. of Employees: Over 1,000 employees

Distance to Garfield Center: 1.9 mi

Map data ©2024 Google

MAIN STREET

MAIN STREET

ALHAMBRA PLACE

RENAISSANCE PLAZA

FIRST STREET

SALES COMPARABLES

	PROPERTY	UNIT	DISTANCE TO SUBJECT	CITY	PRICE	PRICE PSF	SQ. FT.	SOLD	TYPE
1	1101 W. Valley Blvd.	104	1.1 mi	Alhambra	$520,000	$471.00	1,105	3/2/22	Office Condo
	1101 W. Valley Blvd.	207	1.1 mi	Alhambra	$575,000	$474.00	1,213	12/20/21	Office Condo
2	246 S De Lacey Ave.	104	3,8 mi	Pasadena	$580,000	$805.56	720	7/25/24	Office Condo
3	306 N. Garfield Ave.	8	1.8 mi	Monterey Park	$365,000	$666.00	548	7/19/22	Office Condo
4	300 S. Garfield Ave.	201	2.2 mi	Monterey Park	$350,000	$557.00	628	1/3/22	Office Condo
5	125-129 N. Raymond Ave.	508	4.1 mi	Pasadena	$810,000	$757.00	1,070	4/26/23	Office Condo
6	178 S. Euclid Ave.	150	3.7 mi	Pasadena	$800,000	$851.00	940	12/21/22	Ofiice Condo
7	656-674 Lincoln Ave.	674	4.8 mi	Pasadena	$800,000	$926.00	864	8/3/23	Office Condo
8	360 E. Las Tunas Dr.	101	1.8 mi	San Gabriel	$1,000,000	$893.00	1,120	2/27/23	Office Condo
9	418 E. Las Tunas Dr.	2B	1.9 mi	San Gabriel	$585,000	$642.86	910	5/17/24	Office Condo
		3F	1.9 mi	San Gabriel	$420,000	$525.00	800	6/5/23	Office Condo
10	420 E. Las Tunas Dr.	3D	1.8 mi	San Gabriel	$710,000	$546.00	1,300	10/3/22	Office Condo
11	130 S. Mission Dr.	102	1 mi	San Gabriel	$500,000	$588.00	850	12/1/21	Office Condo
12	7232 Rosemead Blvd.	102	3.9 mi	San Gabriel	$550,000	$859.00	640	5/25/21	Office Condo
		203	3.9 mi	San Gabriel	$700,000	$525.53	1,332	7/11/24	Office Condo
13	812 Fremont Ave.	205	2.3 mi	South Pasadena	$997,000	$680.00	1,466	9/29/23	Office Condo
14	1401 Mission St.	104	2.3 mi	South Pasadena	$768,000	$914.00	840	6/30/21	Office Condo
15	320 S Garfield Ave.	106	0 mi	Alhambra	$750,000	$452.35	1,658	12/25/24	Office Condo
		110	0 mi	Alhambra	$620,000	$439.93	1,182	9/25/24	Office Condo
		118	0 mi	Alhambra	$728,480	$445.28	1,636	2/20/25	Office Condo
	AVERAGE				**$656,424**	**$650.93**	**1,041**		

HIGHLIGHTED

SALES COMPARABLES

1101 W. Valley Blvd. Suite 104

Price	$520,000
Price PSF	$471
Distance to Subject	1.1 mi
SQ. FT	1,105
Sold	3/2/2022

306 N. Garfield Ave. Suite 8

Price	$365000
Price PSF	$666
Distance to Subject	1.8 mi
SQ. FT	548
Sold	7/19/2022

300 S. Garfield Ave. Suite 201

Price	$350,000
Price PSF	$557
Distance to Subject	2.2 mi
SQ. FT	628
Sold	1/3/2022

125-129 N. Raymond Ave. Suite 508

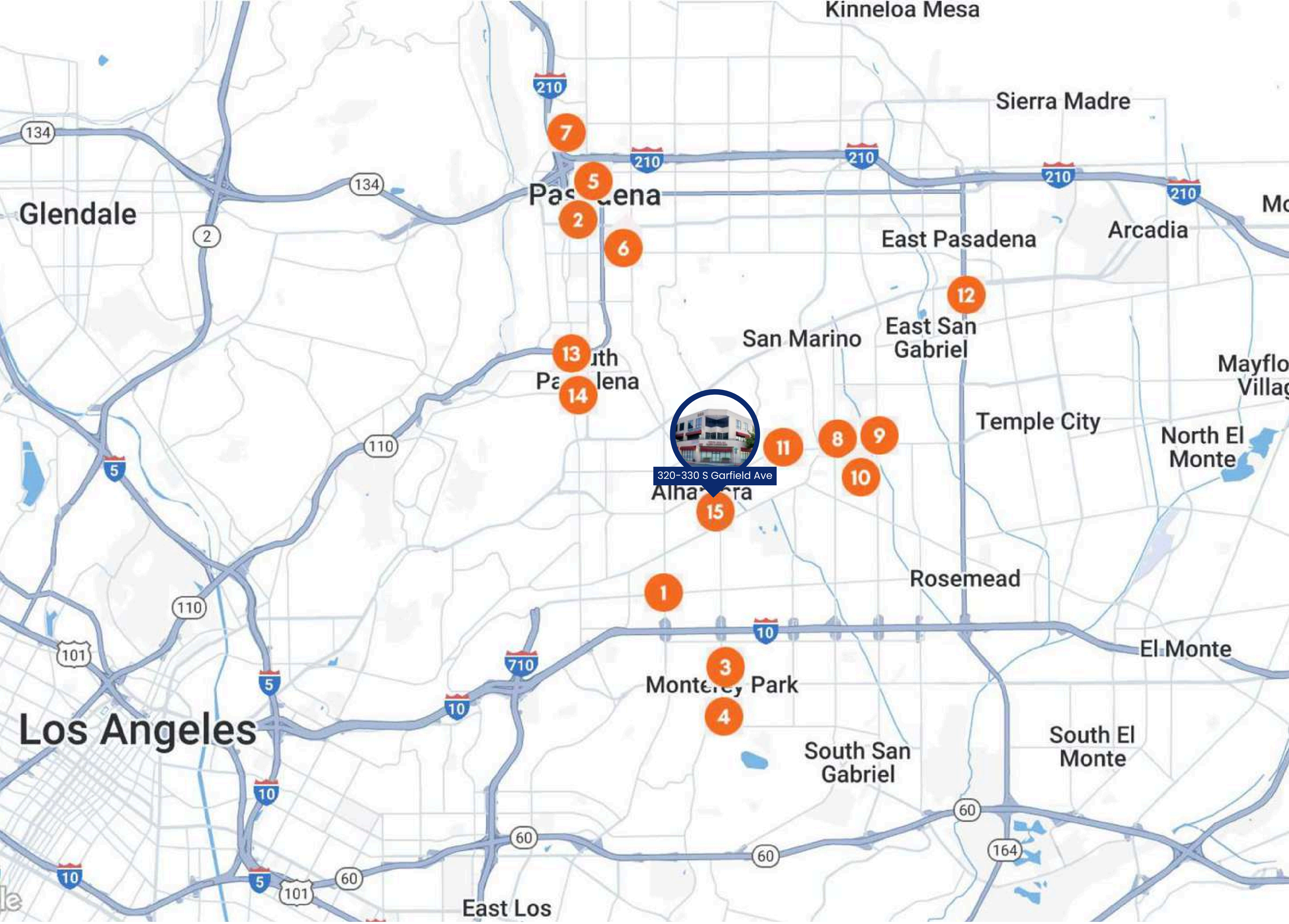
Price	$810,000
Price PSF	$757
Distance to Subject	4.1 mi
SQ. FT	1,070
Sold	4/26/2023

360 E. Las Tunas Dr. Suite 101

Price	$1,000,000
Price PSF	$893
Distance to Subject	1.8 mi
SQ. FT	1,120
Sold	2/27/2023

812 Fremont Ave. Suite 205

Price	$997,000
Price PSF	$680
Distance to Subject	2.3 mi
SQ. FT	1,466
Sold	9/29/2023


320-330 S Garfield Ave
Kinneloa Mesa
Sierra Madre
Glendale
Pasadena
East Pasadena
Arcadia
San Marino
East San Gabriel
South Pasadena
Temple City
North El Monte
Alhambra
Rosemead
El Monte
Monterey Park
Los Angeles
South San Gabriel
South El Monte
East Los
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