



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES



388 E VALLEY BLVD
ALHAMBRA, CALIFORNIA

OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

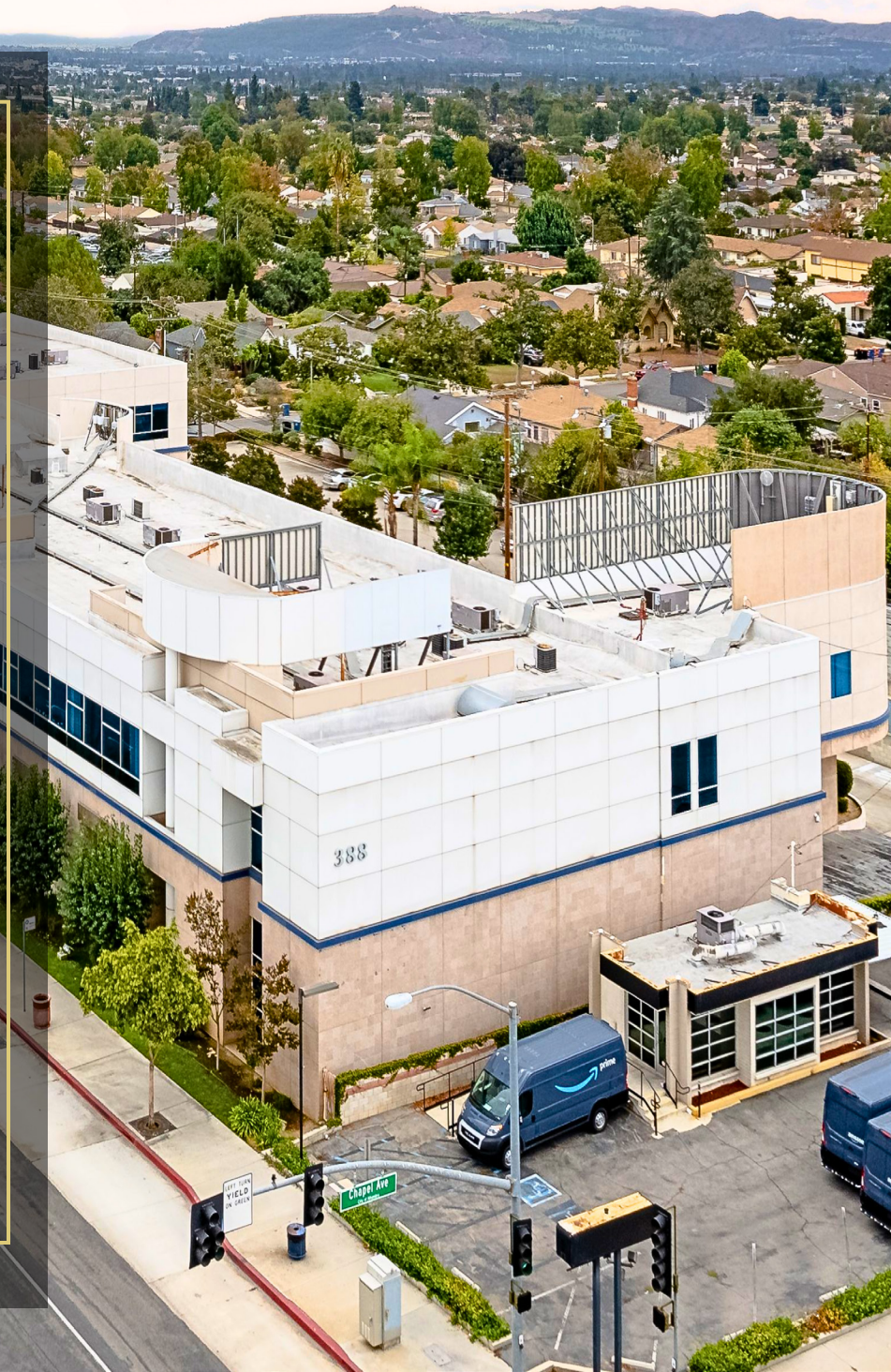
EMPIRE FINANCIAL CENTER 388 E VALLEY BLVD, ALHAMBRA

Empire Financial Center defines a prominent office workplace. Located in Alhambra with easy access to the 10 and 710 freeway and only 1.5 miles to downtown Alhambra, Empire Financial Center is an ideal location for any type of office user.

The building offers both dedicated subterranean and surface parking options, ensuring ample space for tenants and visitors alike. Additionally, Empire Financial Center features highly visible monument signage along Valley Blvd, giving businesses a valuable opportunity to increase their brand exposure in a bustling area.

With flexible office spaces suitable for various professional and creative uses, the property caters to a diverse range of tenants. Its proximity to downtown Alhambra ensures easy access to a vibrant mix of dining, shopping, and services, enhancing the overall appeal for employees and clients.

Empire Financial Center combines visibility, convenience, and professional appeal in one exceptional location!



PROPERTY HIGHLIGHTS



ASKING RATE

\$2.33 per SF “NNN”

TERM:

Negotiable

SIZES:

Approx. 1,000 - 3,000 SF

AVAILABILITY:

Immediately

ADDITIONAL HIGHLIGHTS:

- Monument signage available on Valley Blvd with over 30,000 Cars Per Day.
- Professionally managed and maintained office property with property management onsite.
- Each suite has its own private restroom.
- Suites boast high ceilings throughout.
- Located 5 min away from Downtown Alhambra.
- Flexible office layouts ideal for immediate occupancy.
- Very walkable (82) with easy access to restaurants, banks and shopping.
- Immediate access to the 10 FWY with convenient access to 710 FWY.

AVAILABLE SPACES

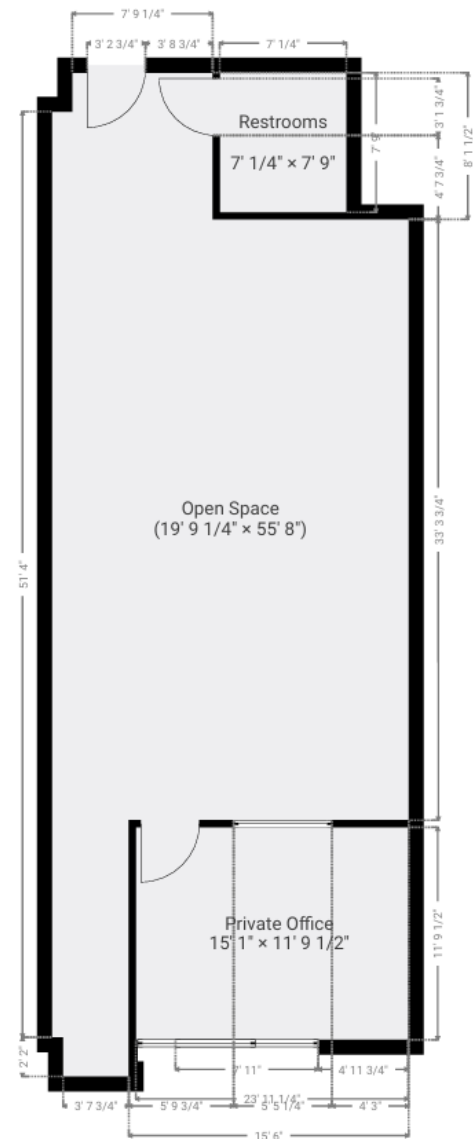
Floor	Unit #	Sq. Ft.	Demisable	Contig. space	Availability	Asking Rent
1st	102	1,040	No	No	Immediately	Negotiable
1st	104	1,310	No	No	Immediately	Negotiable
1st	120	2,000	No	No	Immediately	Negotiable
1st	125	1,416	No	No	Immediately	Negotiable
2nd	206	1,310	No	No	Immediately	Negotiable
2nd	212	1,310	No	No	Immediately	Negotiable
2nd	219	3,114	No	No	Immediately	Negotiable
2nd	225	1,137	No	No	Immediately	Negotiable



AVAILABLE SPACES

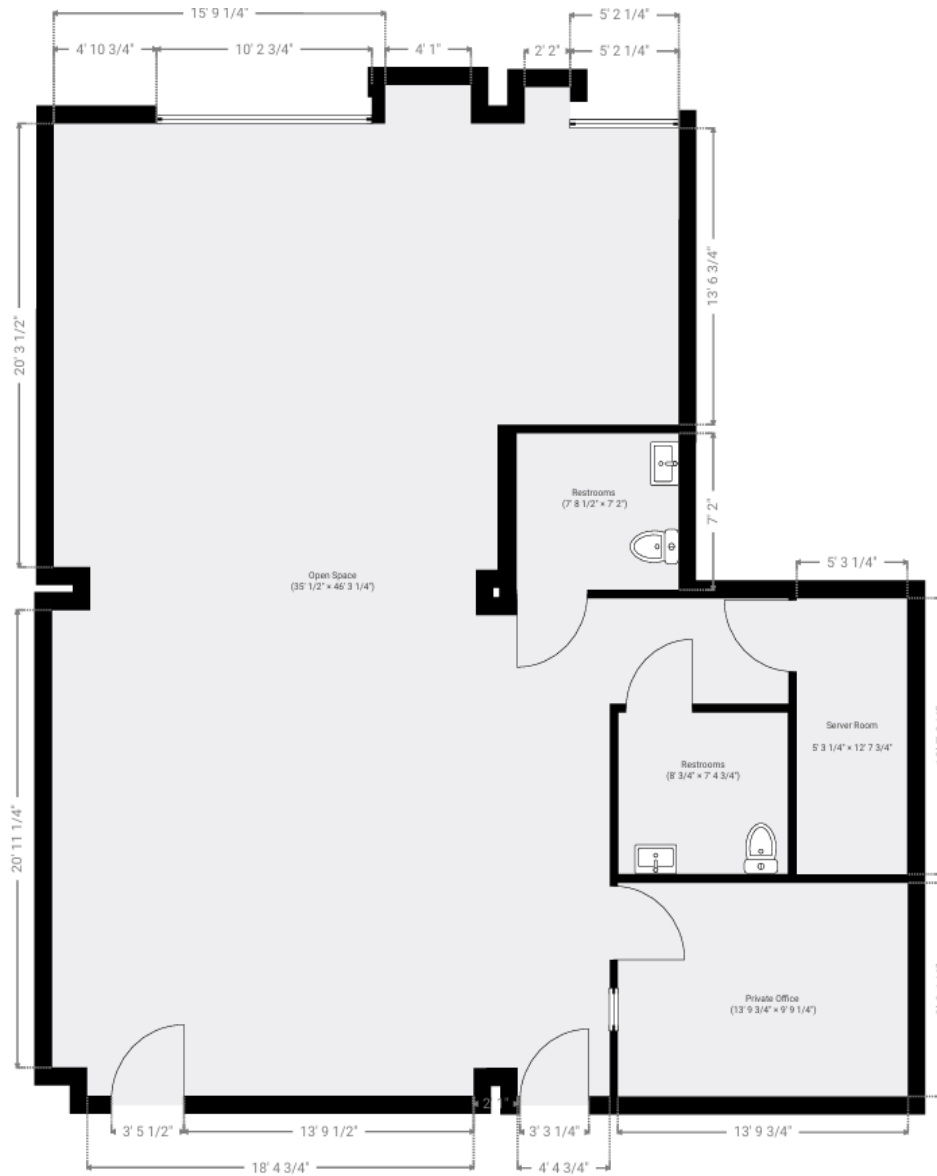


UNIT 102
1,040 SF

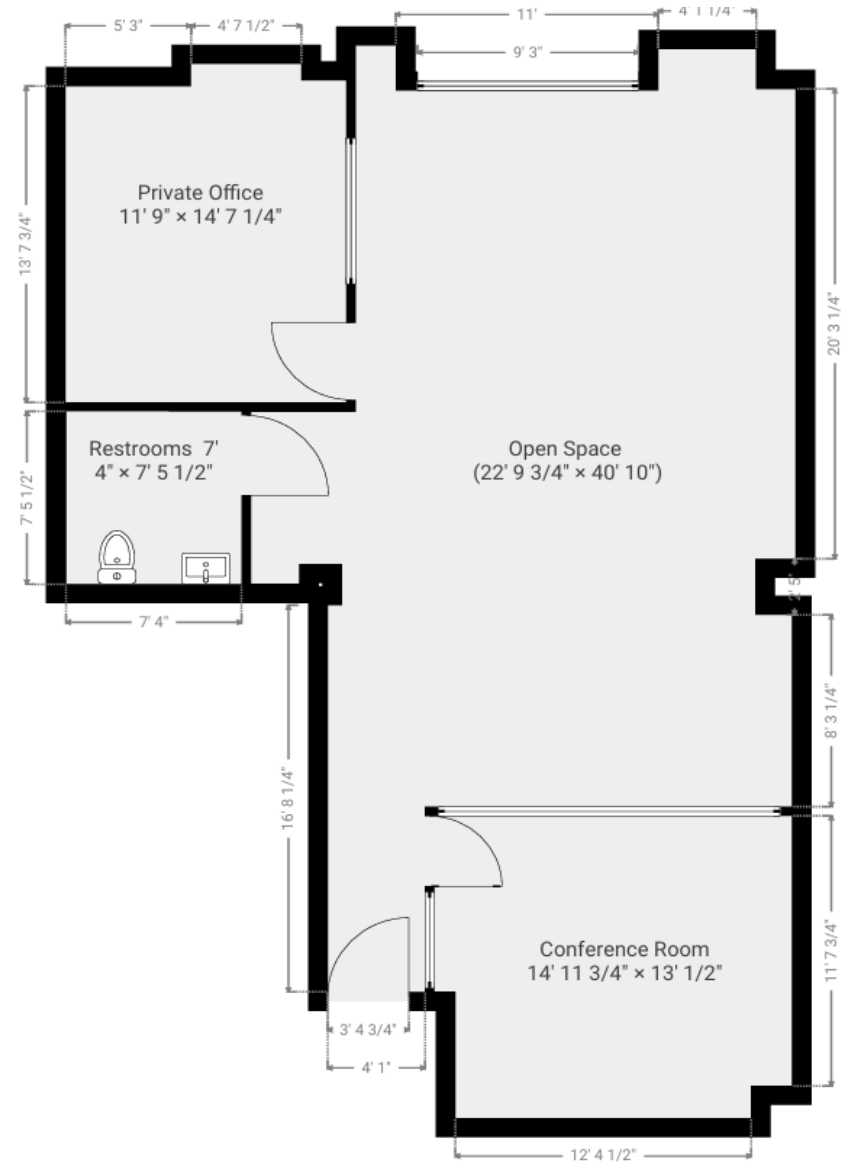


UNIT 104
1,310 SF

AVAILABLE SPACES

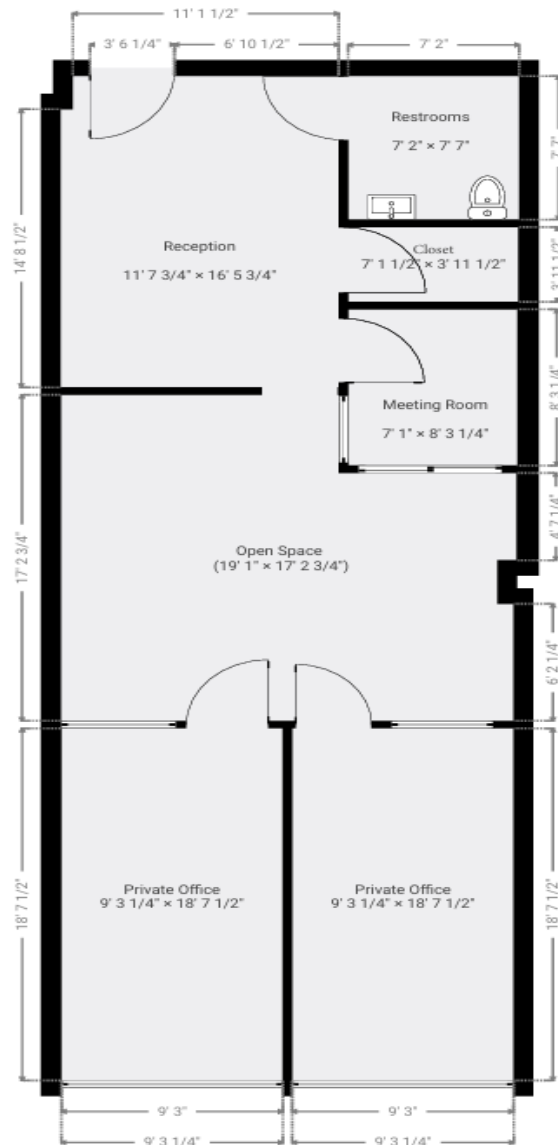


UNIT 120
2,000 SF

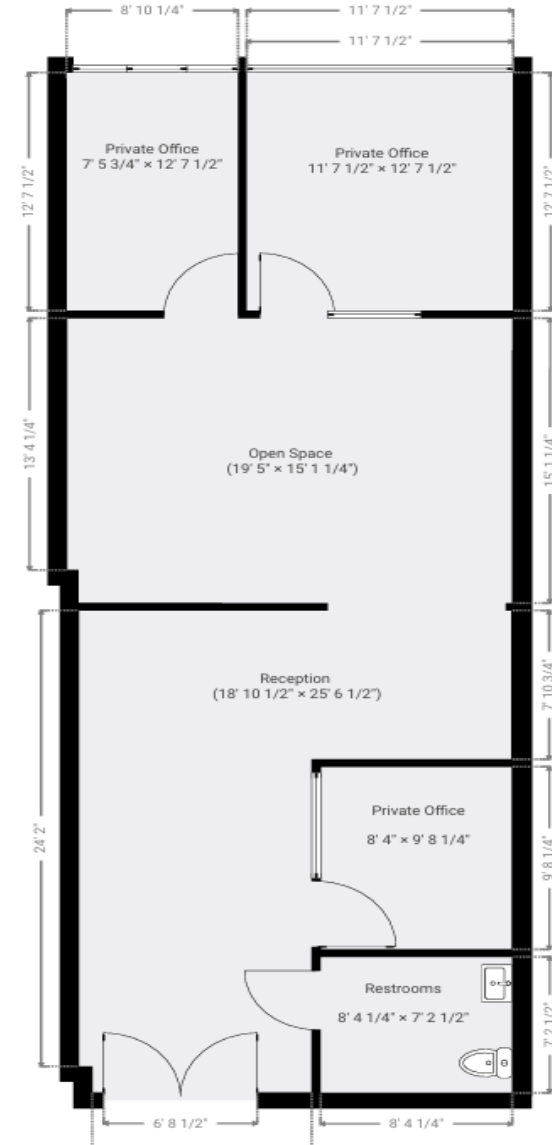


UNIT 125
1,416 SF

AVAILABLE SPACES

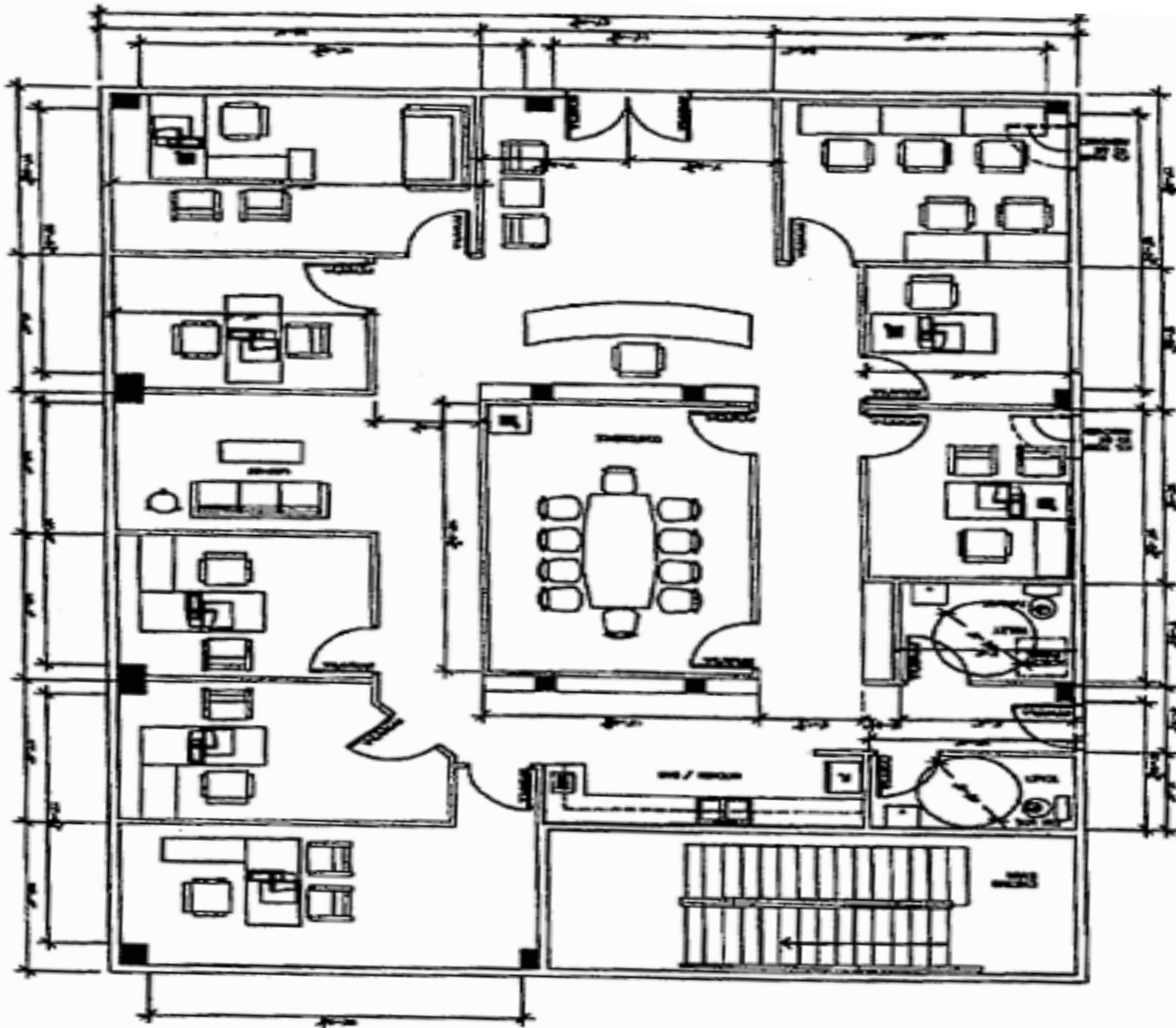


UNIT 206
1,310 SF



UNIT 212
1,310 SF

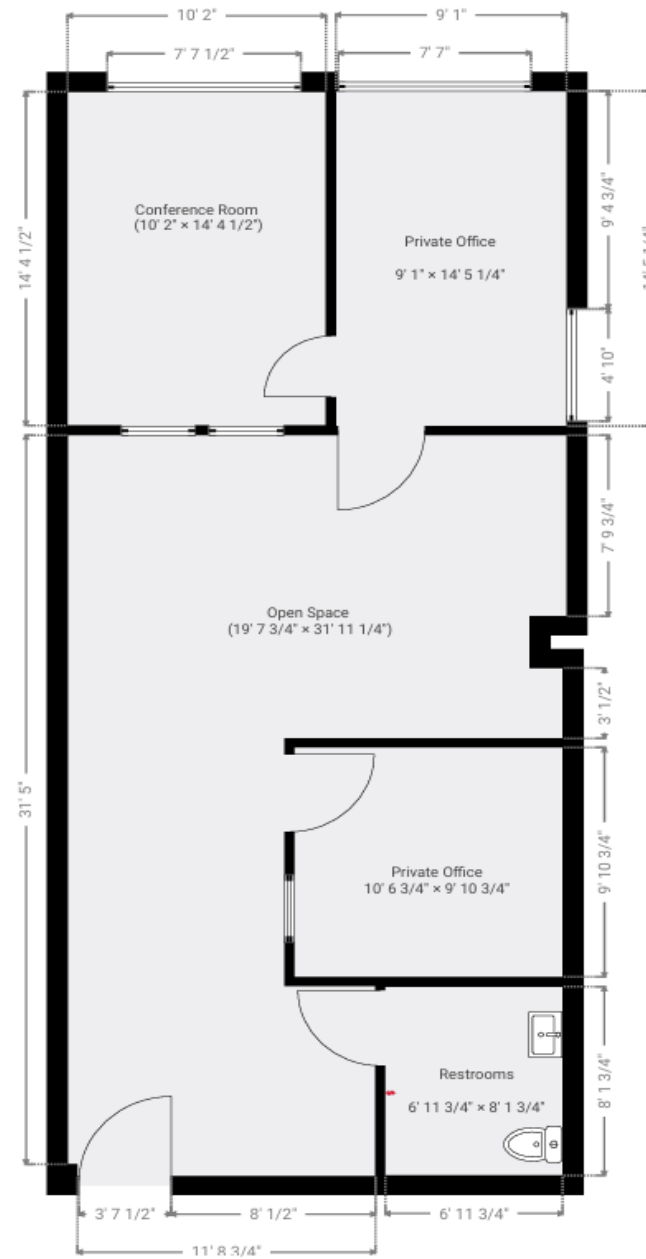
AVAILABLE SPACES



UNIT 219

3,114 SF

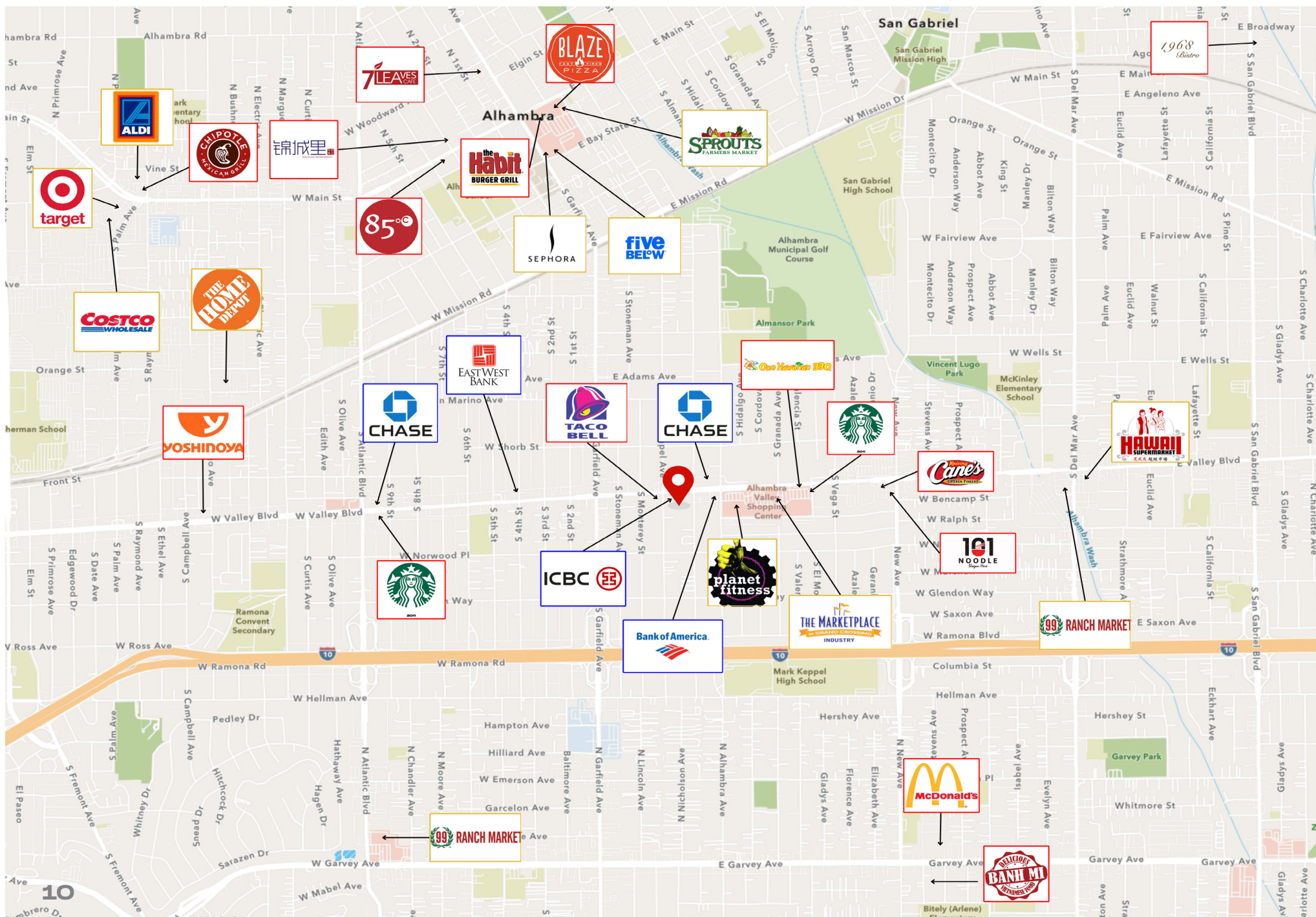
AVAILABLE SPACES



UNIT 225

1,137 SF

AMENITIES MAP





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