

PRIME OFFICE BUILDING IN ALHAMBRA FOR LEASE



Empire Financial Center

388 E Valley Blvd
Alhambra, CA 91801

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PROPERTY INFORMATION

ASKING RATE	\$2.25 - \$2.65 NNN
TERMS	1-5 Years
TOTAL BUILDING SF	±58,198
LOT SF	±48,657
YEAR BUILT	2004
ZONING	CP
PARKING RATIO	Surface - 68 Covered - 112
APN	5359-004-039

SUITE	SIZE	RENTAL RATE
102	1040	\$2.25 NNN
103	1310	\$2.65 NNN
104	1310	\$2.65 NNN
120	2000	\$2.25 NNN
125	1416	\$2.25 NNN
225	1127	\$2.65 NNN



PROPERTY HIGHLIGHTS

- One of the largest Professional Office Buildings in Alhambra
- Plenty of parking
- Easy Access to the 10 and 710 Freeway
- Close proximity to many food options
- Great Signage Opportunity



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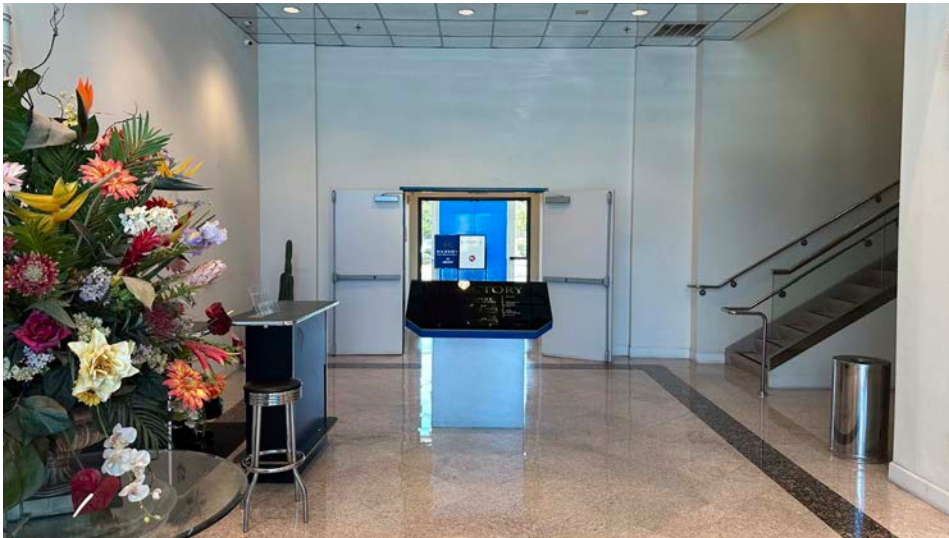
PROPERTY PHOTOS | EXTERIOR



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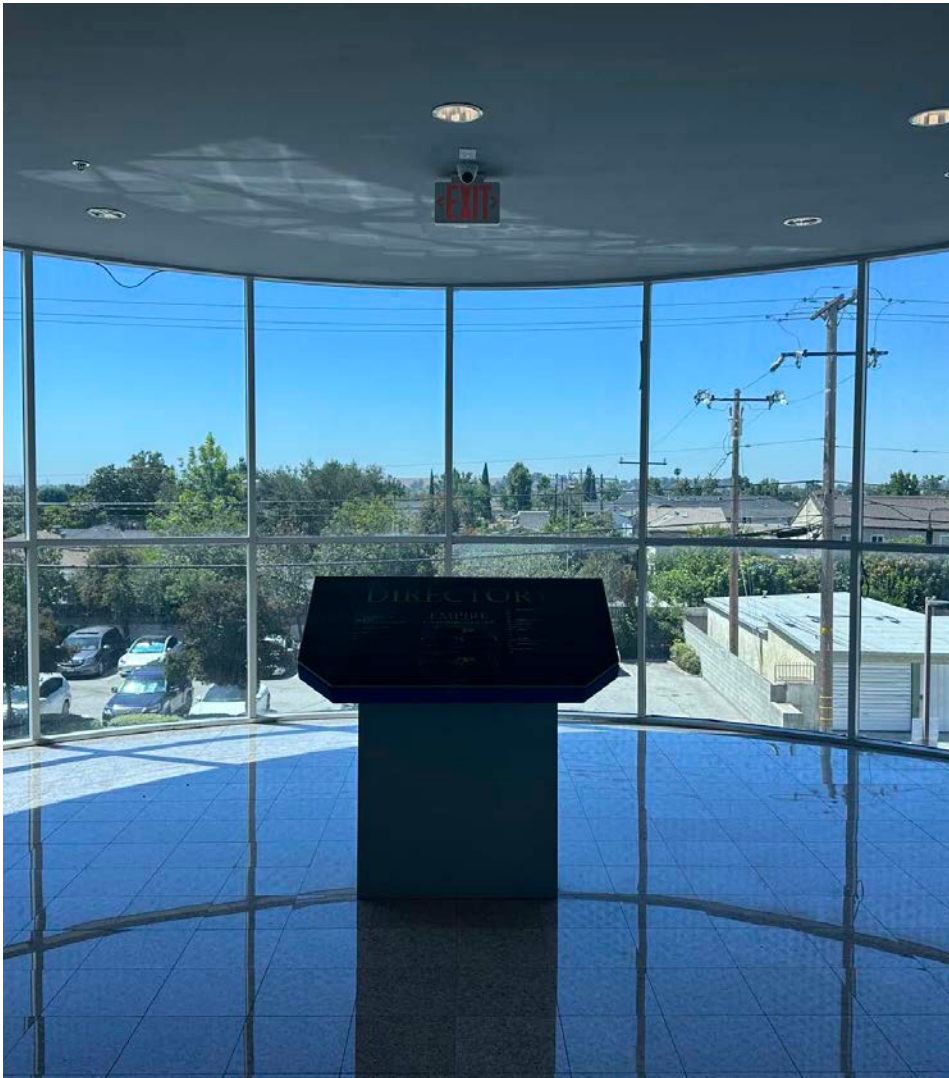
PROPERTY PHOTOS | INTERIOR



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PROPERTY PHOTOS | INTERIOR



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PROPERTY PHOTOS | INTERIOR - UNIT 103



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PROPERTY PHOTOS | INTERIOR - UNIT 104



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PROPERTY PHOTOS | INTERIOR - UNIT 120



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PROPERTY PHOTOS | INTERIOR - UNIT 125



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PROPERTY PHOTOS | INTERIOR - UNIT 225



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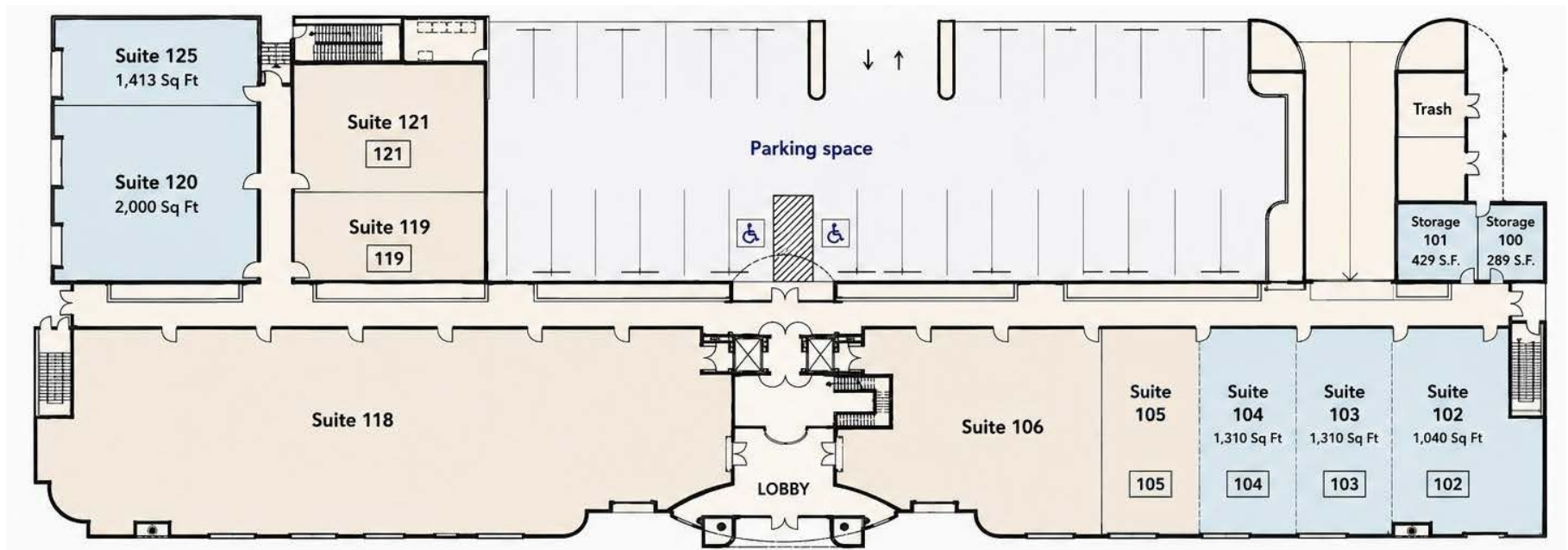
PROPERTY PHOTOS | PARKING



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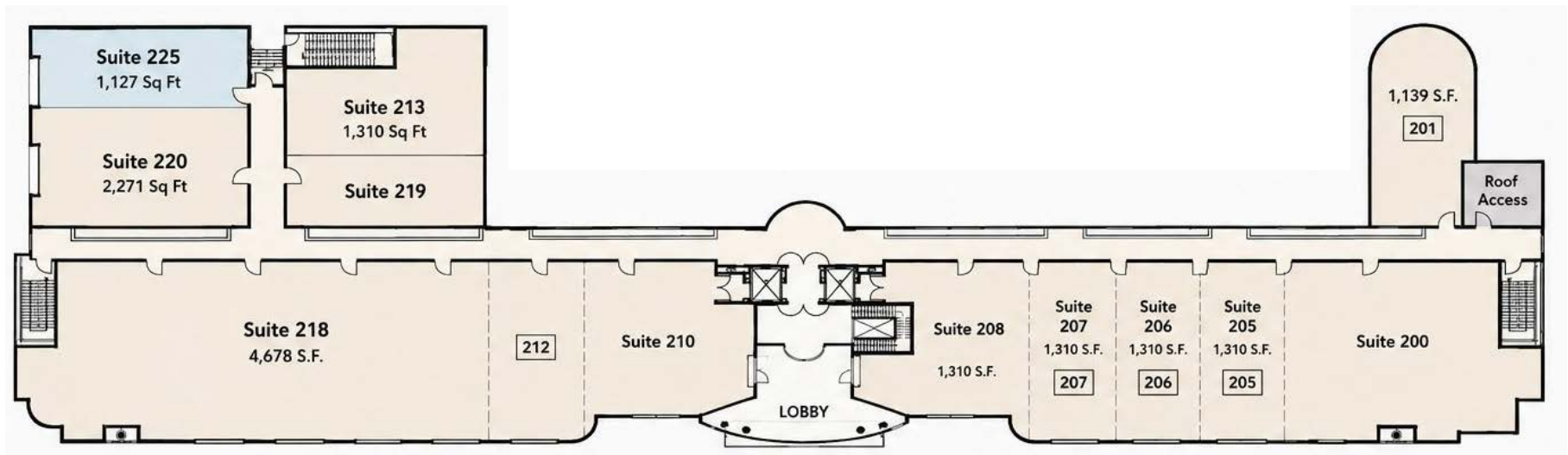
FLOOR PLAN | FIRST FLOOR



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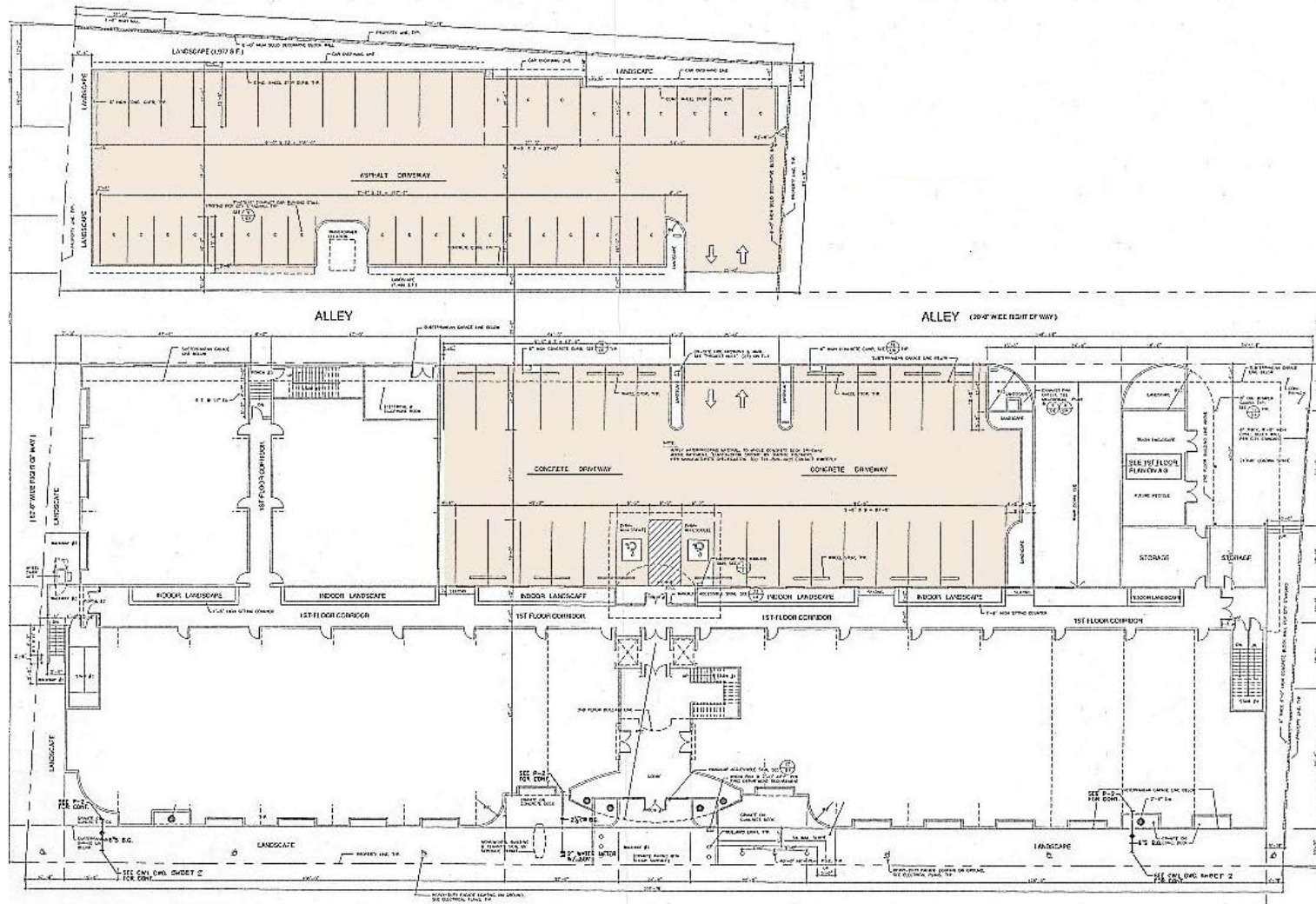
FLOOR PLAN | SECOND FLOOR



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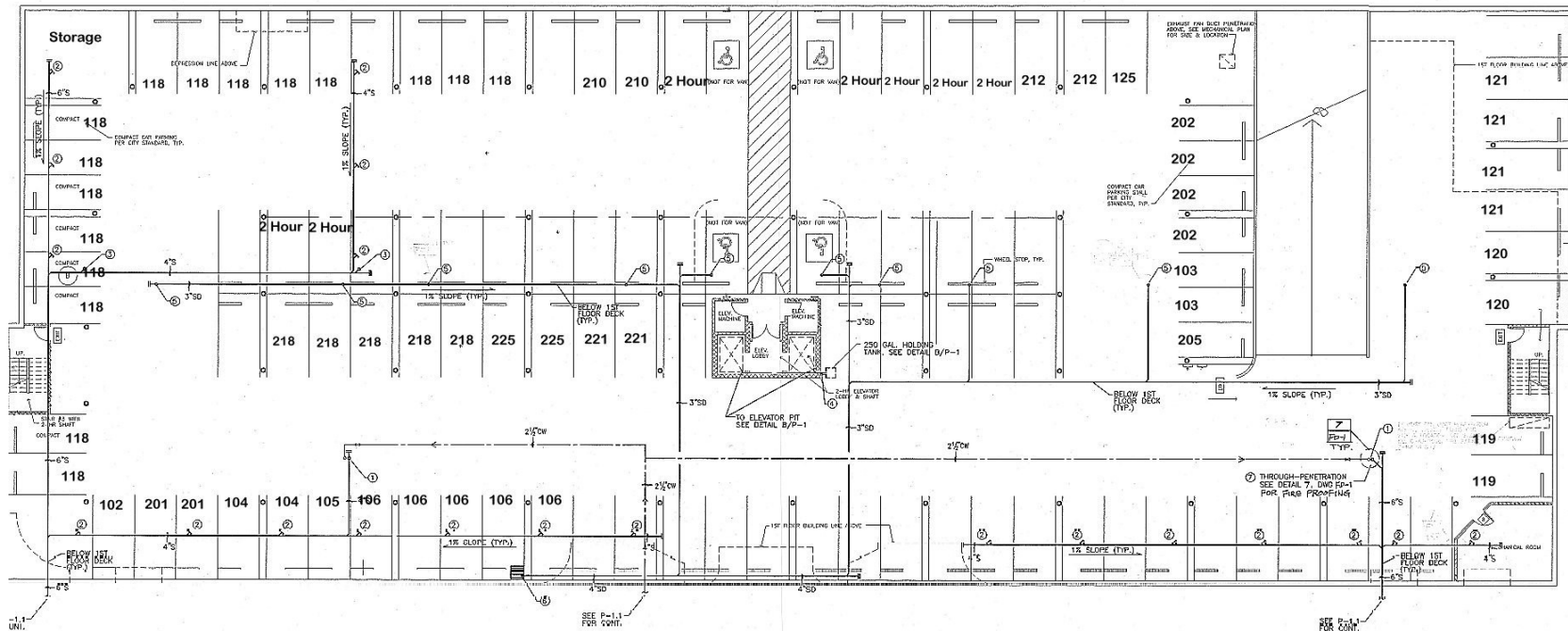
FLOOR PLAN | GROUND LEVEL PARKING



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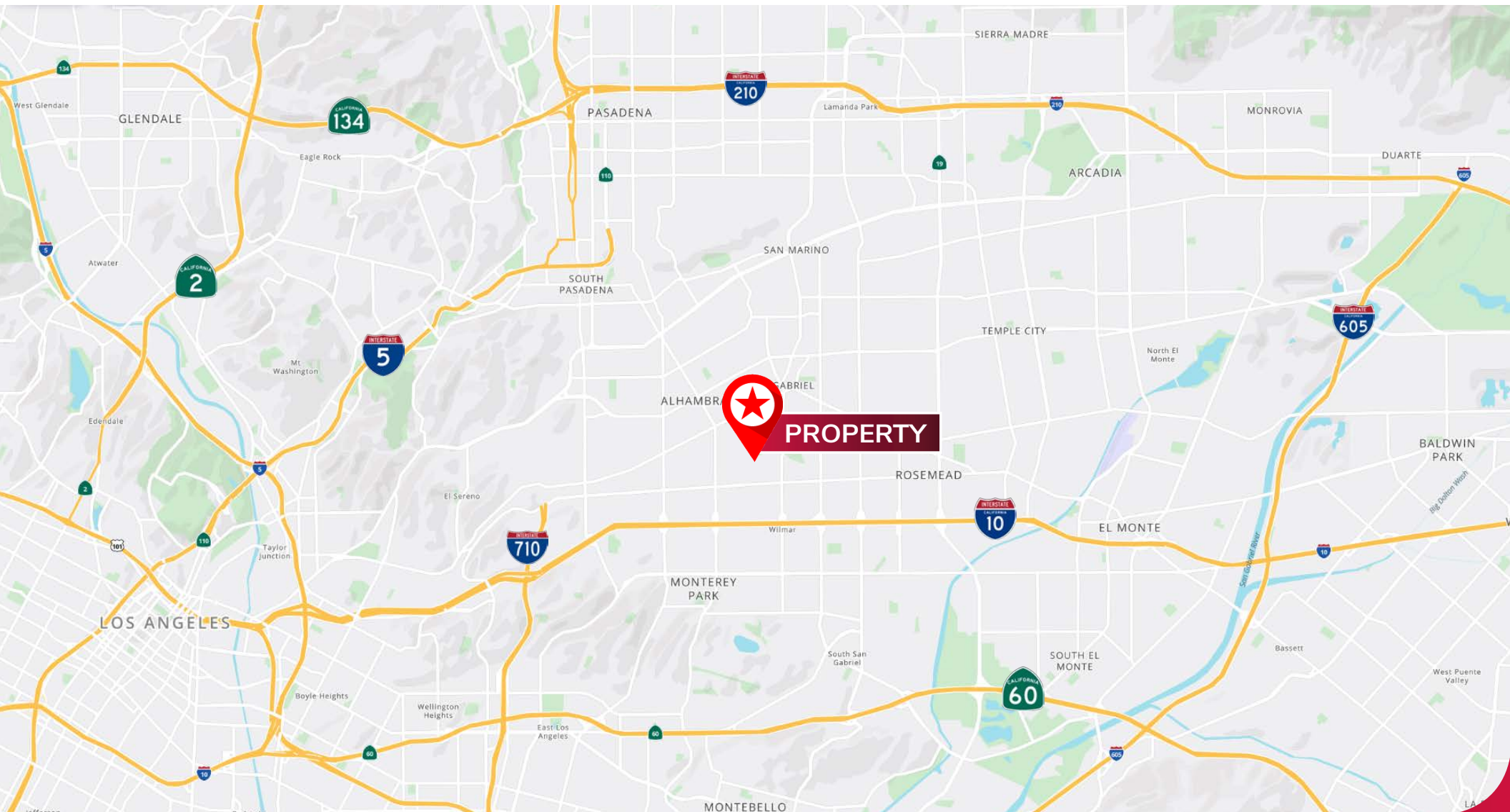
FLOOR PLAN | P1 PARKING



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OVERVIEW MAP



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	38,902	258,249	661,416
Median Age	44.1	43.5	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Households	12,926	85,442	218,252
Avg Household Size	2.9	2.9	2.9
Avg Household Income	\$95,812	\$113,123	\$115,354
Median Home Value	\$798,666	\$858,043	\$854,255
POPULATION BY RACE	1 MILE	3 MILES	5 MILES
White	2,790	29,926	111,603
Black	348	2,968	10,016
American Indian/Alaskan Native	304	2,869	10,243
Asian	26,964	145,986	243,710
Hawaiian & Pacific Islander	26	213	532
Two or More Races	8,470	76,286	285,312
Hispanic Origin	9,713	85,405	323,021





LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
PASADENA

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