

OFFERED AT \$4,800,000



TO ALYBETNESAP

DEVELOPMENT OPPORTUNITY IN ALHAMBRA



OFFERING
MEMORANDUM

1653 - 1673 W VALLEY BLVD
1226-1228 S MARENGO AVE
ALHAMBRA
CALIFORNIA
91803



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“AMY” VAN TUYET TO

BROKER ASSOCIATE

DRE LIC # 01749625

626-757-3682

amytto@gmail.com



77 W. Las Tunas Drive #105
Arcadia, CA 91007

INVESTMENT HIGHLIGHTS

PRESENTED BY AMY TO



Zoning: Mixed-Use (MU)

Existing Improvements: Retail storefronts with plenty of parkings + a single family home

Access & Parking: On-site parking with alley/side street access

Street Frontage: Strong visibility along Valley Blvd with excellent exposure

Surrounded by dense residential neighborhoods and established retail corridors

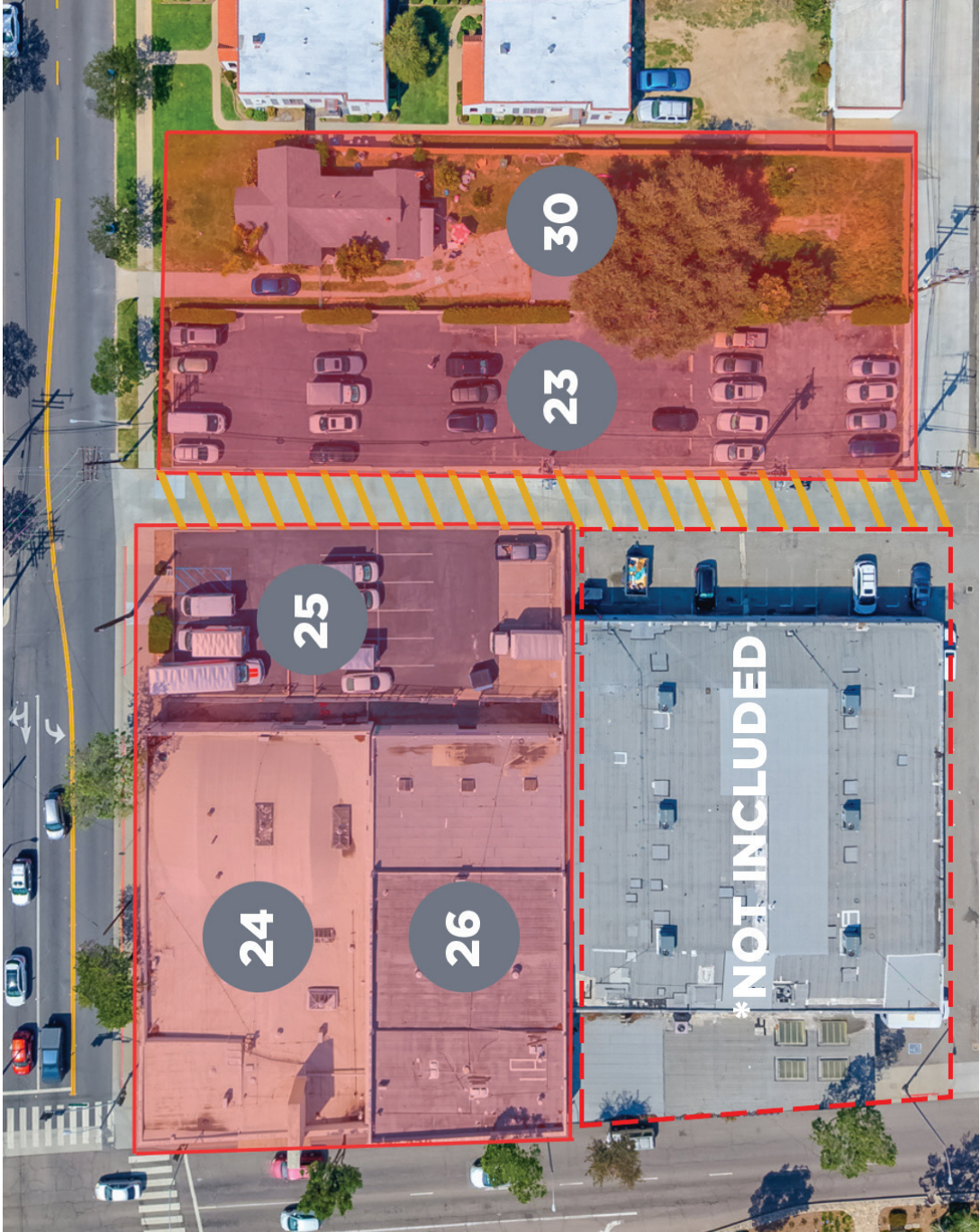
Also include lot on: 1228 S Marengo Ave

17,523 SF Retail Freestanding + Residential Duplex

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EXTERIOR PHOTOS

PRESENTED BY AMY TO



FOR SALE

1673 W Valley Blvd,
Alhambra APNS:

- 5350-030-024
- 5350-030-026
- 5350-030-025
- 5350-030-023
- 5350-030-030

Total Building Size:
17,523 Sq. Ft.

Total Lot Size:
1,0883 Acres

5350-030-027 ALSO CURRENTLY
FOR SALE (NOT PART OF
SUBJECT OFFERING)

GREAT OPPORTUNITY FOR
DEVELOPERS TO PURCHASE
WITH HUGE POTENTIAL TO
REDEVELOP

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