

433+441 W MAIN ST

ALHAMBRA, CA 91801

TWO BUILDING INVESTMENT OPPORTUNITY WITH A DYNAMIC MIX OF RESIDENTIAL UNITS OVER RETAIL BUSINESSES



OFFERING MEMORANDUM

ASKING PRICE: \$3,830,000

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DESCRIPTION



NESTLED IN THE HEART OF ALHAMBRA'S VIBRANT COMMERCIAL CORRIDOR,

433 + 441 W Main St offers an incredible investment opportunity with a dynamic mix of thriving businesses and residential units. The property features a total of 7 units, including a bustling shopping market, a full liquor-licensed bar with a lively outdoor patio, a popular barber shop, and four well-maintained residential units—two 1-bedroom and two 2-bedroom apartments. The building has been meticulously managed and presents a solid foundation for future growth, with significant upside potential in increasing rents across both commercial and residential spaces.

The commercial spaces on the property are strategically positioned to benefit from the high foot traffic along one of Alhambra's busiest streets. The shopping market attracts a steady stream of customers, while the full liquor-licensed bar offers a lively atmosphere, enhanced by the outdoor patio that provides an inviting space for patrons. The barber shop has established itself as a neighborhood favorite, providing consistent business and contributing to the overall vibrancy of the property. These thriving commercial tenants help create a dynamic environment, making it an attractive location for future businesses and residents.

The property also offers four residential units, including two 1-bedroom and two 2-bedroom apartments, each providing comfortable living spaces in a highly desirable location. These well-maintained units are ideal for long-term tenants and present an excellent opportunity for rental income growth. With rents in Alhambra continuing to rise, there is clear potential to increase rental rates, maximizing the property's profitability. The combination of residential and commercial tenants offers a unique investment opportunity that capitalizes on both sectors of the rental market.

Situated on West Main Street, one of the most highly trafficked areas in Alhambra, this property enjoys exceptional visibility and accessibility. The bustling street offers a wide range of amenities, including dining, shopping, and entertainment options, all within close proximity. The property's location is perfect for attracting both commercial tenants and residential renters who want to be in the heart of the action, making it a highly sought-after location for investors looking for a prime piece of real estate with substantial growth potential.



433 + 441 W Main St

Alhambra, CA 91801



Building Size / Year Built:

6,080 SF / 1922

4,000 SF / 1930



Land Size:

6,621 SF / .15 Acre

6,403 SF / .15 Acre



Zoning:

ALCPD



APN:

5338-034-015

5338-034-016

OFFERING HIGHLIGHTS



Mixed-Use - (1) Barbershop, (1) Restaurant/Bar (available), (1) Market/Grocer and (4) Multifamily Units.



Approximately 45% upside in rents with most of the units on month-to-month tenancy.



Priced slightly above replacement cost.



Available Bar and Grill with large outdoor patio space.



Located on bustling Main St with excellent car and foot traffic and adjacent to public parking.



Owner-user/Investment Opportunity

BUILDING SUMMARY

Property	441 W. Main Street Alhambra, CA 91801	433-437 W. Main Street Alhambra, CA 91801
Listing Price: \$3,830,000 Price/SF: \$380/SF		
Parcel ID:	APN: 5338-034-016	APN: 5338-034-015
Building Area:	4,000 SF	6,080 SF
Land Area:	6,403 SF	6,621 SF
Zoning:	ALCPD	ALCPD 380/sf





WALK
SCORE
91

BIKE
SCORE
52

City Owned
Parking Lot



13,422 ATC

MAIN ST

5TH ST



MAIN & 5TH
BUS STOP

RENT ROLL

Building A | 441 W Main St, Alhambra, CA 91801

441 W Main St (Commercial)

Unit	Tenant	Est. SF	Lease Start	Lease Expire	Rent/Mo	Rent/SF	Mkt Rent/Mo	Mkt Rent/SF
441 W Main St	Hamilton EuroMarket	4,000	7/21/21	12/31/26	\$6,250	\$1.56	\$8,000	\$2.00

Building B | 433-437 W Main St, Alhambra, CA 91801

433 W Main St (Commercial)

Unit	Tenant	Est. SF	Lease Start	Lease Expire	Rent/Mo	Rent/SF	Mkt Rent/Mo	Mkt Rent/SF
433 W Main St	Vacant	1,500	-	-	-	-	\$5,250	\$3.50

435 W Main St (Residential)

Unit	Tenant	Est. SF	Lease Start	Lease Expire	Rent/Mo	Rent/SF	Mkt Rent/Mo	Mkt Rent/SF
2+1	Apartment	800	7/1/24	No Lease	\$1,700	\$2.13	\$2,500	\$3.13
2+1	Apartment	800	1/6/24	1/5/25	\$1,675	\$2.09	\$2,500	\$3.13
1+1	Apartment	650	1/6/24	1/5/25	\$1,550	\$2.38	\$1,650	\$2.54
1+1	Apartment	650	7/1/26	TBD	\$1,700	\$2.62	\$1,650	\$2.54

437 W Main St (Commercial)

Unit	Tenant	Est. SF	Lease Start	Lease Expire	Rent/Mo	Rent/SF	Mkt Rent/Mo	Mkt Rent/SF
437 W Main St	MJ's Barbershop	1,500	7/1/24	6/30/26	\$2,400	\$1.60	\$3,000	\$2.00

Total Income

\$15,275 \$1.54 \$24,550 \$2.48



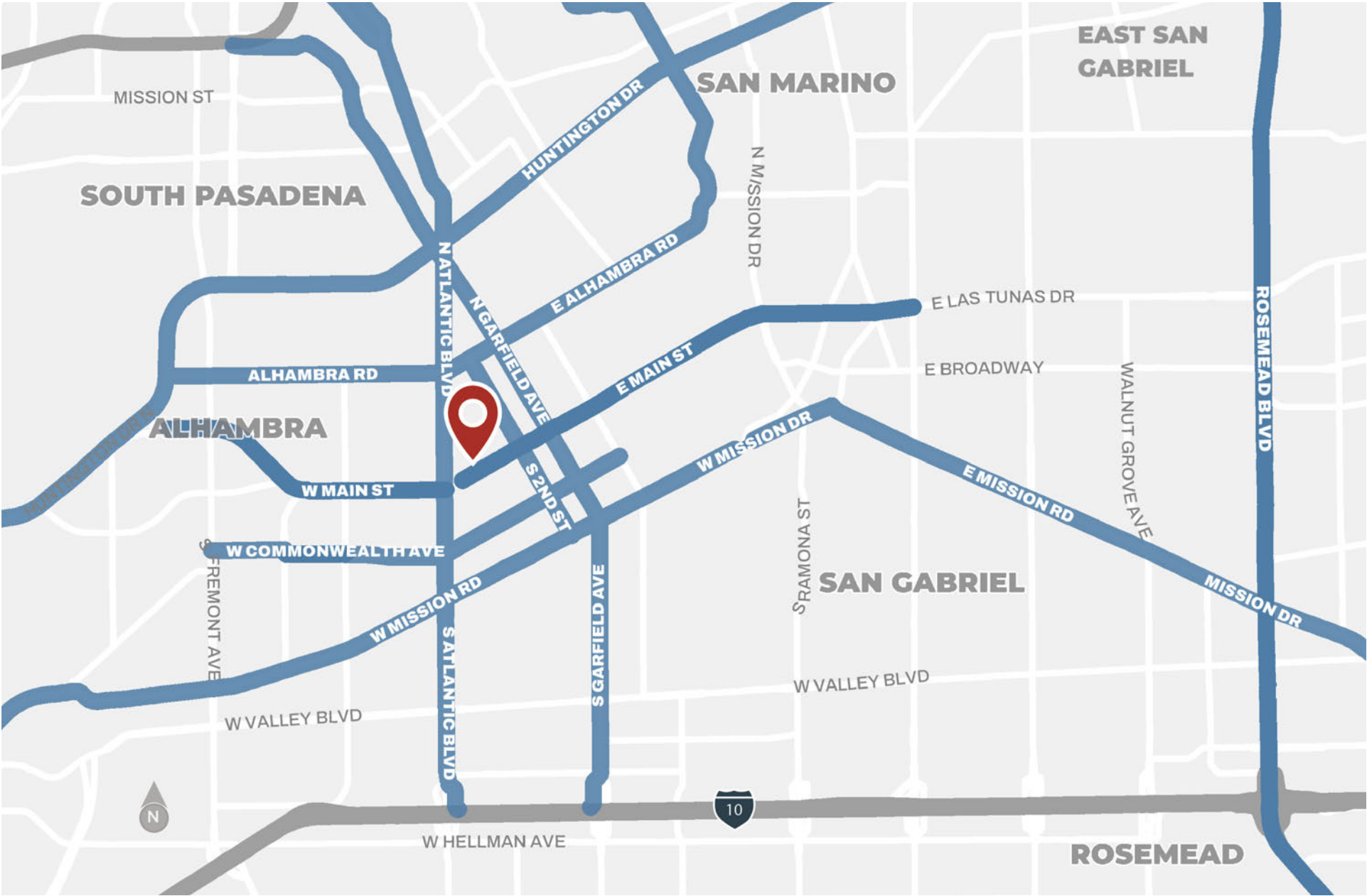
PLOTTED EASEMENT MAP



Legend

- | | | | |
|---|---|---|--|
|  | PARCEL 1 - Property In Question - Fee |  | PARCEL 2 - Property In Question - Fee |
|  | Item No. 7 - Easement for Street
In Book 13117 Page 391, of Official Records
Affects said portion as described in the document
(8 Feet in Width) |  | Item No. 15 - Easement for Street
In Book 3457 Page 79, of Deeds
The exact location of said easement cannot be
determined and blanket in nature |

LOCATION MAP



AMENITIES MAP



METRO MAP



LOCATION DESCRIPTION

Located in the heart of the San Gabriel Valley,

Alhambra is a vibrant city that offers a perfect blend of suburban comfort and urban accessibility. Alhambra is known for its strong sense of community and excellent quality of life, driven in part by the highly regarded Alhambra Unified School District. The district is well-respected for its commitment to academic excellence, with a range of top-rated public schools that serve families throughout the area. Offering both educational opportunities and a variety of extracurricular programs, the Alhambra Unified School District is a major draw for families seeking a well-rounded education for their children.

Alhambra boasts a thriving food and restaurant scene, offering a wide variety of dining options that reflect its multicultural makeup. From casual eateries to upscale restaurants, residents and visitors alike can enjoy an eclectic mix of flavors, including authentic Mexican, Chinese, and Mediterranean cuisine. The bustling Main Street is dotted with local cafes, bakeries, and family-owned restaurants, offering both modern and traditional culinary experiences. Additionally, the city is home to a growing craft beer scene, and foodies will appreciate the vibrant array of international dining options that make Alhambra a top destination for food lovers in the region.

The retail scene in Alhambra is equally diverse, with a mix of independent boutiques, chain stores, and larger shopping centers. Alhambra Place and the nearby South Pasadena Shopping District provide ample shopping options, from fashion retailers to specialty stores. The area's proximity to the larger retail hubs in Pasadena and downtown Los Angeles ensures that residents enjoy both local convenience and easy access to major malls and high-end retailers. With a growing number of new businesses opening, Alhambra continues to evolve as a desirable location for both shopping and entertainment.

Safety is a key feature of the Alhambra community, as the city is known for its low crime rates compared to surrounding areas. The Alhambra Police Department works closely with the community to maintain a safe environment, and its presence contributes to the overall sense of security throughout the city. Alhambra's central location makes it incredibly accessible, with proximity to major freeways such as the 10, 710, and 405, providing quick connections to downtown Los Angeles, the greater San Gabriel Valley, and beyond. Whether commuting for work or enjoying leisure activities, residents have convenient access to all that Southern California has to offer, making Alhambra an ideal place to live, work, and play.



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