



For Lease

14K Retail Co-Ancor Opportunity

**2121 W. Main Street
Alhambra, CA 91801**

Property Specifications

AVAILABLE

±14,145 SF

2025 Est Demographics

	1 MILE
Population	36,534
Avg Household Income	\$119,763
Daytime Population	15,247
	3 MILE
Population	249,329
Avg Household Income	\$136,814
Daytime Population	117,979
	5 MILE
Population	692,904
Avg Household Income	\$129,038
Daytime Population	336,900

SOURCE esri



About the Property

- Prime co-anchor opportunity within ALDI Grocery anchored center
- High visibility corner parcel location, positioned off Palm Avenue & Main Street, two main arterials for the market
- Surrounded by multiple national and regional tenants including Target, Costco, Albertsons, Walgreens, Kohls, LA Fitness, PetSmart, Panera Bread, Starbucks, & more
- Dense infill location with strong daytime and residential populations
- Prominent façade and monument signage opportunities

Contact

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Traffic Counts

Main Street	±25,000 CPD
Palm Street	±13,800 CPD
Raymond Street	±22,500 CPD
Year: 2025 Source: Costar	

The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.

SRS REAL ESTATE PARTNERS



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