OFFERING MEMORANDUM

1211 WEST VALLEY BLVD

Prime San Gabriel Valley Infill Commercial Property with Redevelopment Potential

ALHAMBRA, CA 91803

Kidder Mathews

Exclusively Listed by

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AUTO DEALERSHIP PROPERTY IN SAN GABRIEL VALLEY

Kidder Mathews is pleased to present the sale of 1211 W Valley Blvd, Alhambra, CA 91803

1211 W Valley Blvd presents a rare opportunity to acquire an income-producing commercial property with significant redevelopment potential in one of the San Gabriel Valley's most established infill markets. The property is currently leased to an operating auto dealership, providing immediate in-place cash flow while preserving future flexibility for an owner-user, investor, or developer.

Situated on a ±18,967-square-foot corner parcel, the property benefits from favorable Commercial Mixed-Use (CMU) zoning, excellent visibility, multiple points of access, and a site configuration well suited for future redevelopment. The zoning allows for a broad range of commercial, mixed-use, and residential development opportunities, including the potential for up to approximately 21 residential units based on current zoning standards (buyer to verify). Additionally, the property's proximity to public transit may support reduced parking requirements (buyer to verify).

Located approximately eight miles from Downtown Los Angeles and two miles from California State University, Los Angeles, the property is surrounded by dense residential neighborhoods, established commercial corridors, national retailers, and major employment centers. With strong current income, a strategic infill location, and multiple avenues for future value creation, 1211 W Valley Blvd offers the opportunity to generate current cash flow while unlocking the property's long-term redevelopment potential.

→ VIEW ZONING CODE

Address	1211 W Valley Blvd Alhambra, CA 91803
List Price	$3,295,000
Cap Rate	±4.38%
Tenant	JNB Motor Inc.
Current Base Rent	$12,020/Month ($144,240 Annualized)
Rental Increases	3% Annually (Next Increase: February 1, 2027)
Lease Term Remaining / Expiration	±1.6 Years / January 31, 2028
Lot Size	±0.44 Acres (±18,967 SF)
Zoning	CMU - Commercial Mixed Use
Frontage	±101' on W Valley Blvd ±99' on Alley ±185' on Edith Ave

INVESTMENT HIGHLIGHTS

±286 Linear Feet of Public Street Frontage: With an additional ±99 feet of alley frontage providing exceptional visibility, access, and redevelopment potential.

Strong In-Place Cash Flow: In-place cash flow provides holding income while preserving future owner-user and redevelopment flexibility.

Commercial Mixed-Use (CMU) Zoning: Allowing commercial, mixed-use, and residential development, with the potential for up to approximately 21 residential units based on current zoning standards (buyer to verify).

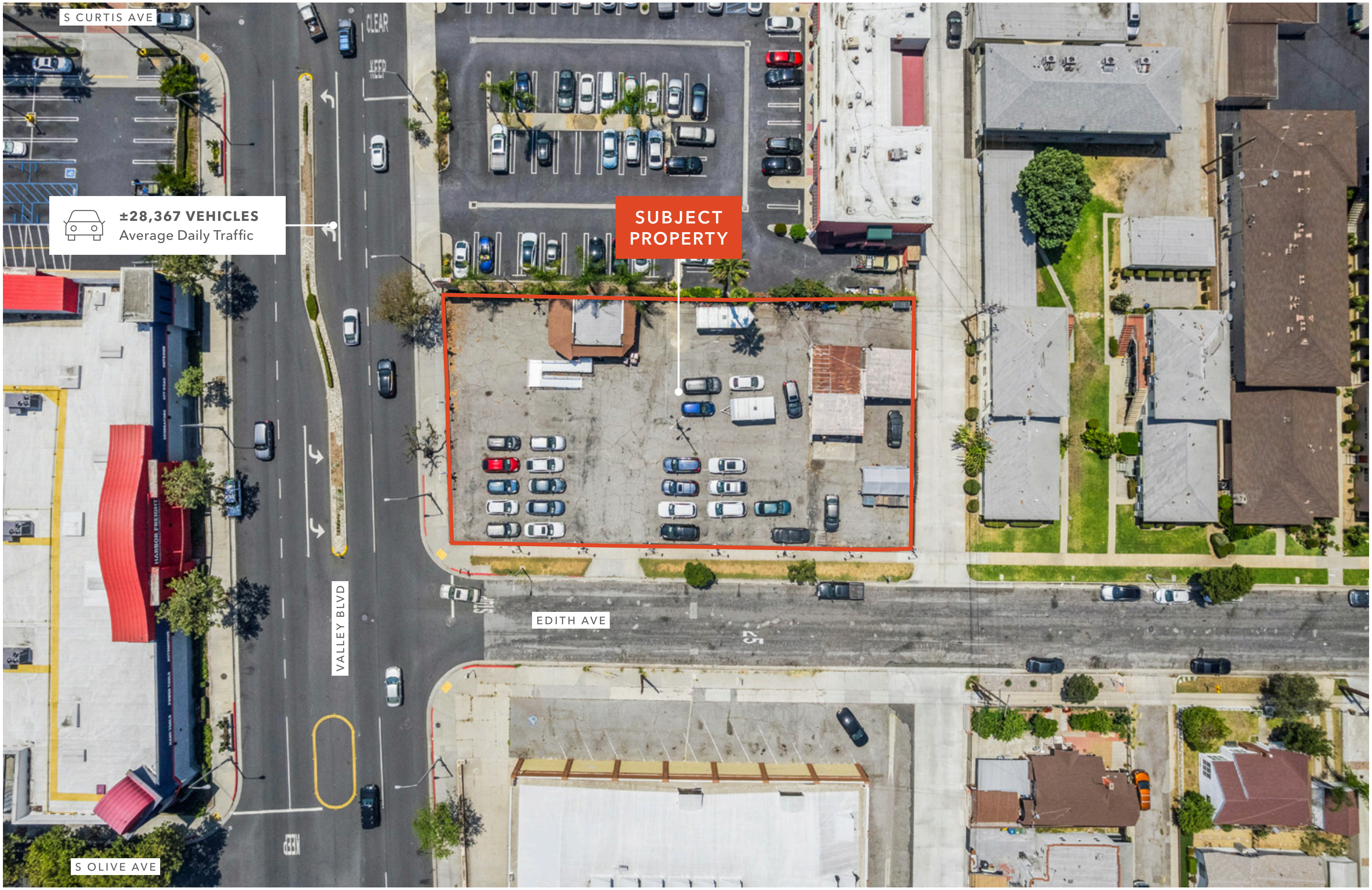
Transit-Oriented Redevelopment Potential: With proximity to public transit that may support reduced parking requirements and higher-density development (buyer to verify).

Prime Infill San Gabriel Valley Location: Approximately 8 miles from Los Angeles and 2 miles from California State University, Los Angeles, surrounded by dense residential neighborhoods, national retailers, and major employment centers.

Large ±18,967 SF Corner Parcel: With a favorable configuration for future development or owner-user occupancy.

Excellent Regional Connectivity: With direct access to the I-10, I-710, SR-60, and SR-110 freeways.

Flexible Investment Opportunity: Offering multiple value creation and exit strategies.


S CURTIS AVE
±28,367 VEHICLES
Average Daily Traffic
SUBJECT PROPERTY
VALLEY BLVD
EDITH AVE
S OLIVE AVE


N
ALHAMBRA HIGH SCHOOL
Alhambra
ALHAMBRA GOLF COURSE
SUBJECT PROPERTY
THE MARKETPLACE
WRENSMOOR CASTLE
CSULA
FREMONT ELEMENTARY SCHOOL
Monterey Park
MARK KEPPEL HIGH SCHOOL
10
710


N
5
110
Temple City
Alhambra
164
SUBJECT PROPERTY
ALMANSOR PARK
DODGER STADIUM
ASCOT HILLS PARK
Rosemead
CSULA
101
10
LINCOLN PARK
Monterey Park
LOS ANGELES
USC HEALTH SCIENCES CAMPUS
710
EAST LOS ANGELES COLLEGE
South San Gabriel
WHITTIER NARROWS RECREATION AREA
BELVEDERE COMMUNITY REGIONAL PARK
60
60
10
164
110
5
East Los Angeles
Montebello
BRISTOW PARK
605
Vernon
Commerce
19
5
Maywood
72


VALLEY BLVD
EDITH AVE


E-Z FINANCING
Valley


JNB Motor Inc 佳德汽車


1227
WORLD PLAZA
世界商場
JNB Motor Inc 佳德汽車

80,651
2026 ESTIMATED CITY POPULATION

30,494
2026 ESTIMATED HOUSEHOLDS IN CITY

$125,535
2026 ESTIMATED AVERAGE HOUSEHOLD INCOME IN CITY

ALHAMBRA *MARKET OVERVIEW*

Alhambra is a city in the western San Gabriel Valley region of Los Angeles County, California, and was incorporated in 1903.

Alhambra transitioned from an agricultural area of vineyards and citrus groves into a prominent suburban commercial hub and light manufacturing district. The city developed a diverse economic infrastructure composed of automotive dealerships, corporate offices, and a significant concentration of banking services along its primary thoroughfares. Today, these major business corridors are anchored along Main Street and Valley Boulevard, which serve as regional commercial districts near the Los Angeles city line and house the headquarters of the Los Angeles County Department of Public Works.

The City of Alhambra features an active downtown core centered around the Alhambra Civic Center Library, located on Main Street adjacent to City Hall. The surrounding community preserves several historic landmarks, including the notable Garfield Theatre building and the historic estates within the Ramona Convent neighborhood.

DEMOGRAPHICS

POPULATION

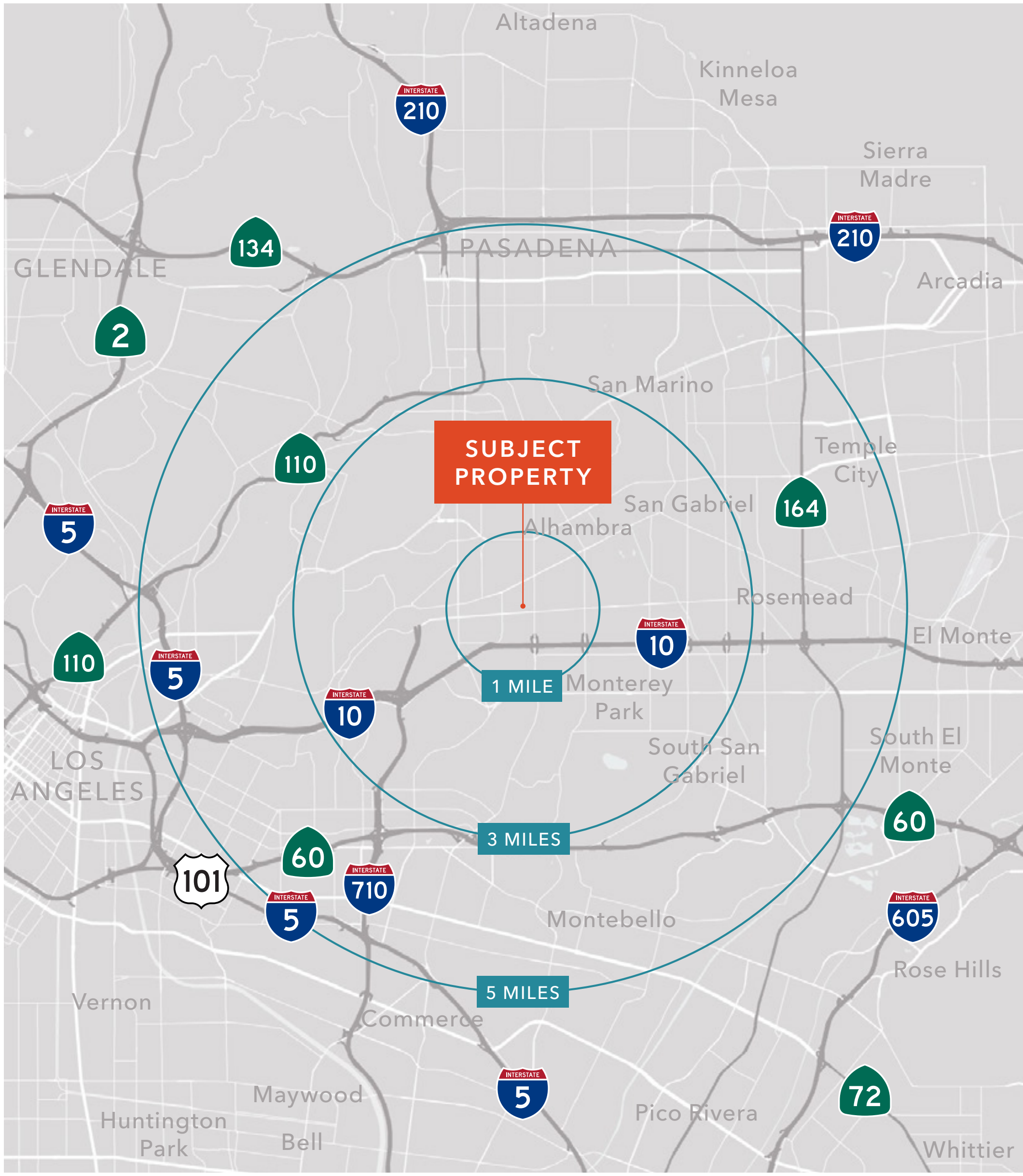
	1 Mile	3 Miles	5 Miles
2026 ESTIMATED POPULATION	34,794	262,422	726,588
2031 PROJECTED POPULATION	33,719	252,657	701,490
2020 CENSUS	36,249	273,528	756,833

2025 POPULATION BY RACE

	1 Mile	3 Miles	5 Miles
WHITE	41.7	35.4%	35.6
BLACK	2.6%	2.9%	3.1%
NATIVE AMERICAN	1.4%	1.3%	1.3%
ASIAN	18.9%	23.5%	23.1%
HAWAIIAN & PACIFIC ISLAND	0.2%	0.2%	0.3%
HISPANIC ORIGIN	53.5%	55.0%	55.0%

HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED HOUSEHOLDS	12,516	91,607	248,963
2031 PROJECTED HOUSEHOLDS	12,228	88,805	242,432
2020 CENSUS HOUSEHOLDS	12,301	91,341	245,999
PROJECTED GROWTH 2026-2031	-0.5%	-0.6%	-0.5%
2026 AVG HOUSEHOLD INCOME	$114,386	$133,228	$133,337
2026 MEDIAN HOUSEHOLD INCOME	$88,012	$98,940	$98,267



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

$9B
AVERAGE ANNUAL TRANSACTION VOLUME

500+
NUMBER OF BROKERS

32.5M
ANNUAL SF OF LEASES

32.4M
ANNUAL SF OF SALES

ASSET SERVICES

54M SF
MANAGEMENT PORTFOLIO SIZE

800+
ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+
AVERAGE ASSIGNMENTS

42/23
TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

- Commercial Brokerage
- Valuation Advisory
- Asset Services
- Debt & Equity Finance

Exclusively listed by

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