



**COSTCO**  
WHOLESALE

**PETSMART**

**BIG LOTS!**

L.A. County  
Public Works

**Westminster Commerce Center**  
±122,729 SF Multi Tenant Industrial  
Project built in 2019

±12 Acres Future  
Retail Development

**The Alhambra**

±1.78 Acres  
Outside Storage/  
Future Development

**1147 S. Meridian Ave.**  
2.21 Acres

**SUBWAY**  


**KOHL'S**

# Infill Industrial Land Purchase Opportunity .3 and 2.21 Acre Parcels

715 & 1147 S. Meridian Ave  
Alhambra, CA 91803

## Exclusive Advisors:

Land areas based on current ALTA surveys

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**715 S. Meridian Ave.**  
0.30 Acres

**1147 S. Meridian Ave.**  
2.21 Acres

# Property Overview

Colliers International is offering a rare opportunity to acquire up to three irreplaceable industrial parcels totaling +/-2.51-acres. The 1147 S. Meridian Site was the former location for the Alhambra Foundry which has been producing manholes, drain grates, fabricated steel, and other specialized products on the sites since development.

The two parcels are zoned IPD which is the industrial zone in the City of Alhambra. In addition to traditional manufacturing, warehousing and distribution uses, this zone also allows outside storage of fleet vehicles, contractor's storage yards, and lumberyards. The zone allows for the smaller parcel (715 S. Meridian Ave.) to be used as off-site parking for the main parcels.

## Property Specifications

	1147 S. Meridian Ave	715 S. Meridian Ave
Total Square Footage	TBD	None
Land Area	±2.21 acres	±0.30 acres
Current Use	Foundry	Off Site Parking Lot
Office	TBD	None
Yard	Asphalt Paved	Asphalt Paved
Zoning	IPD (Industrial Planned Development)	IPD (Industrial Planned Development)
Curb Cuts / Driveways	5	2

1147 S. Meridian Avenue



715 S. Meridian Avenue



# Property Overview

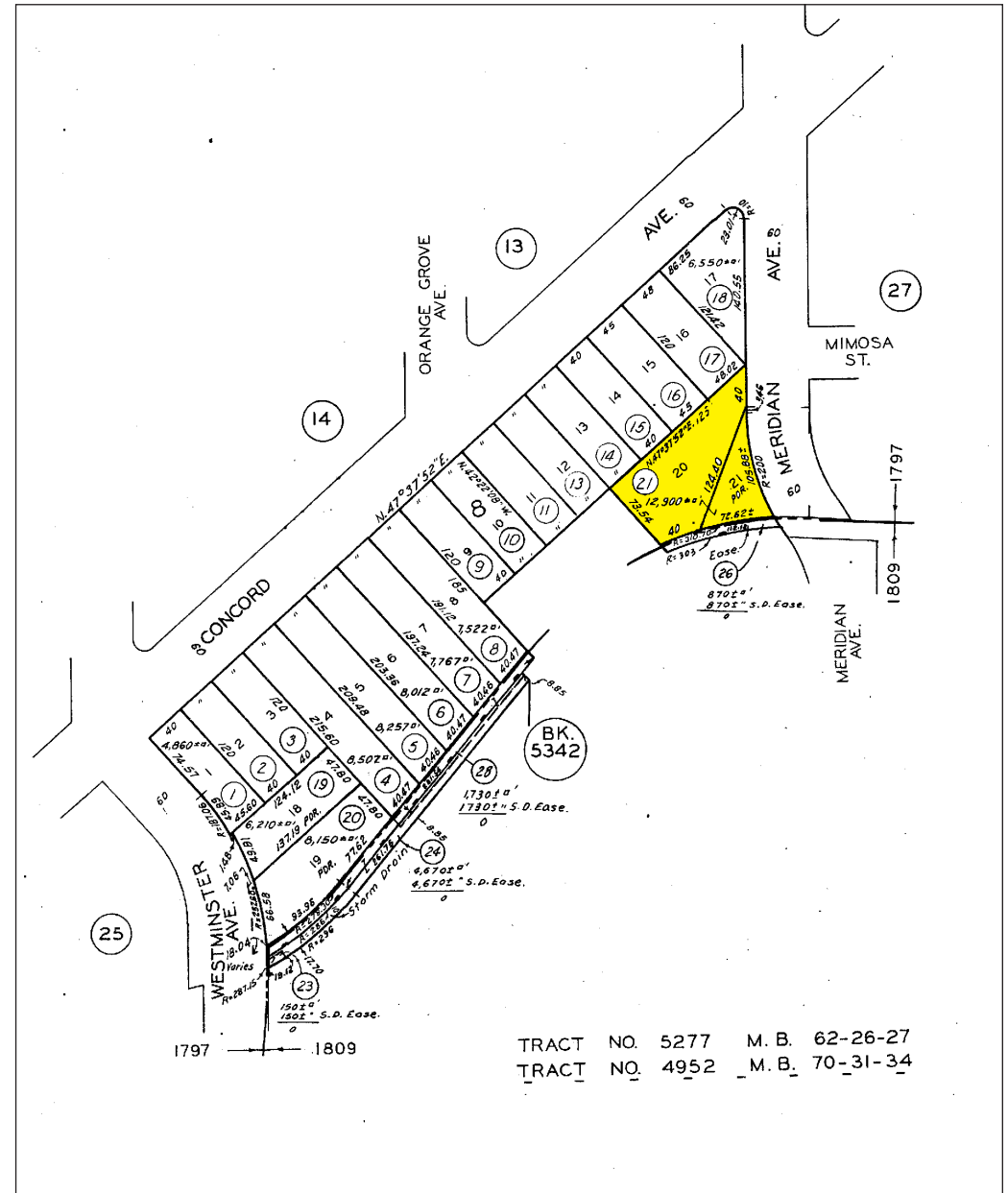
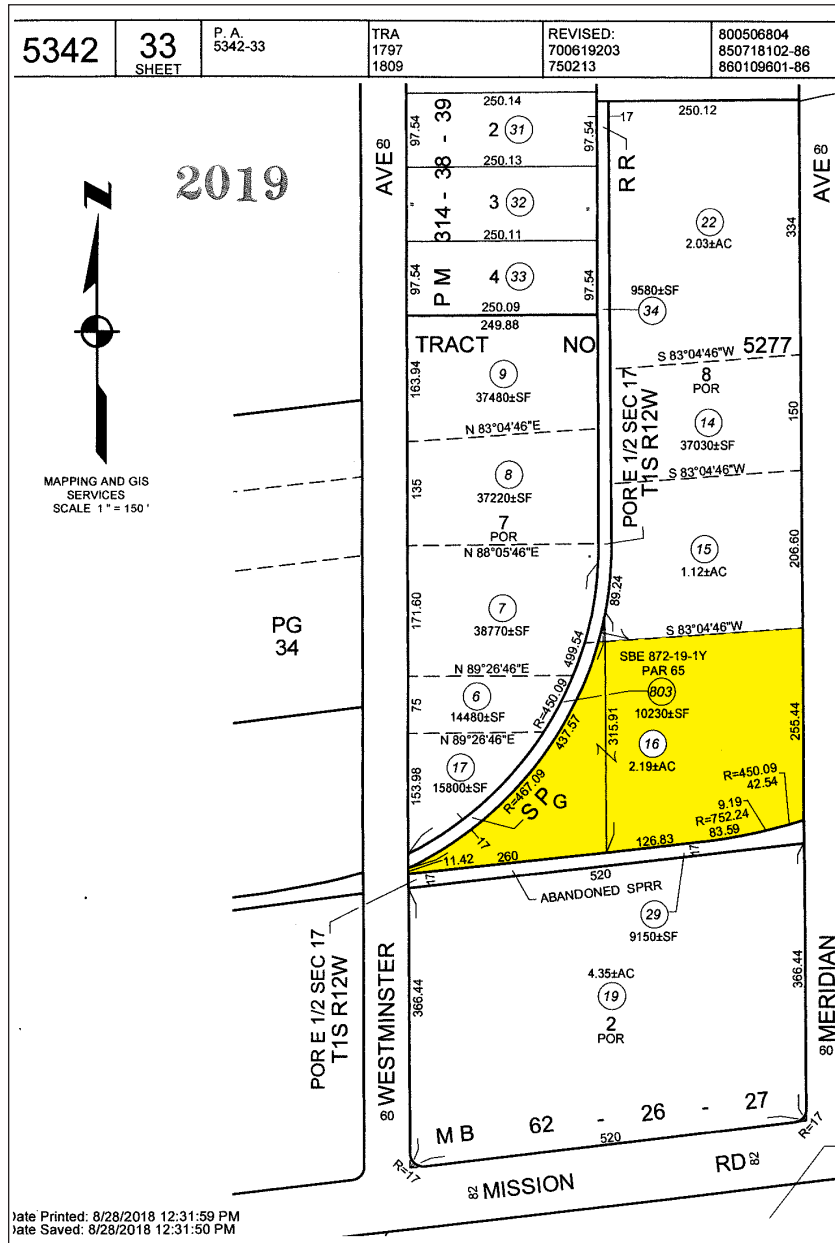
## Property Highlights

- Unique owner/user opportunity for yard-oriented users
- Rare potential redevelopment site in the infill San Gabriel Valley industrial market
- Strategic Alhambra location only 0.5 miles from the Long Beach (710) Freeway and 1 mile from the San Bernardino (10) Freeway
- Extremely tight industrial market with Q2, 2023 vacancy rate at 0.5%
- Limited redevelopment opportunities available in the Alhambra and West San Gabriel Valley markets



# Property Overview - 1147 S. Meridian Avenue

# 715 S. Meridian Avenue

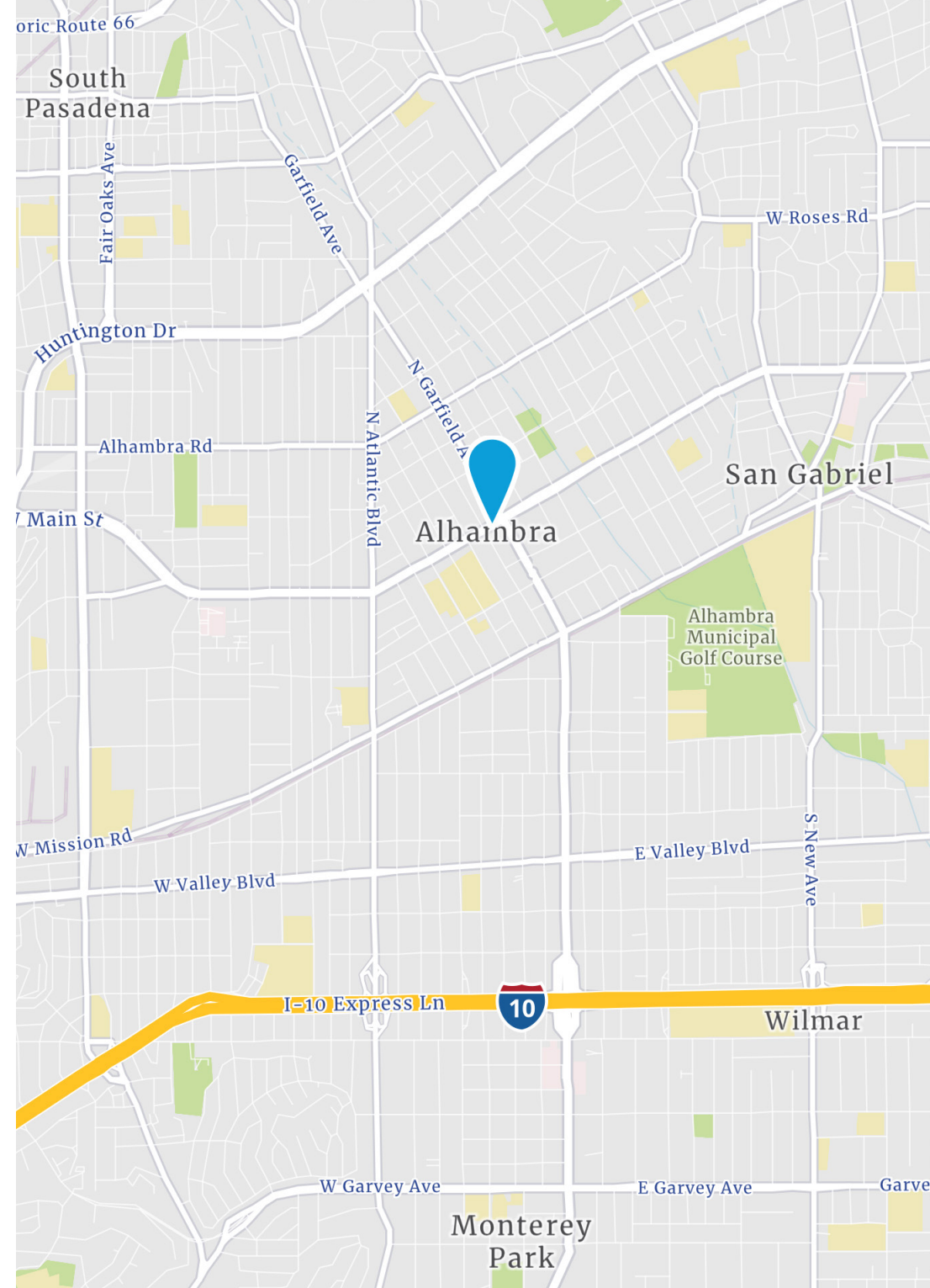


# Market Overview

Alhambra is a suburb of Los Angeles, located 5 miles east of the Downtown Los Angeles industrial core and 2.5 miles from Pasadena and San Marino.

As a midsized submarket, Alhambra is made up of 261 buildings totaling over 3.9 million square feet. Though the neighborhood has strong market fundamentals, the area has experienced almost no new industrial development. Only one building totaling 122,729 square feet has been constructed since 2010, positioning any new development with pent up demand. Executives living in nearby South Pasadena, Pasadena, San Marino and Arcadia will find the buildings appealing. The City's proximity to Downtown Los Angeles also makes the area appealing to the Central Los Angeles industrial users. The overall vacancy in the Central market rose from 0.9% to 1.8% to close out the second quarter of 2023. With little new construction in the pipeline, net absorption will remain low for the foreseeable future as demand for Class A product in the area will continue to grow.

Alhambra provides convenient transportation, offering easy access to the 10, 210 and 710 freeways. It is minutes from Downtown Los Angeles, but is also amenity rich with opportunities for local eats and access to historic landmarks. Within a five-mile radius, the industrial region features more than 29,000 businesses, supporting all 298,490 working residents in the area. Top employers in the neighborhood include Costco, Southern California Edison, American Furniture Systems, FedEx, Goodwill, and the Los Angeles Department of Water.

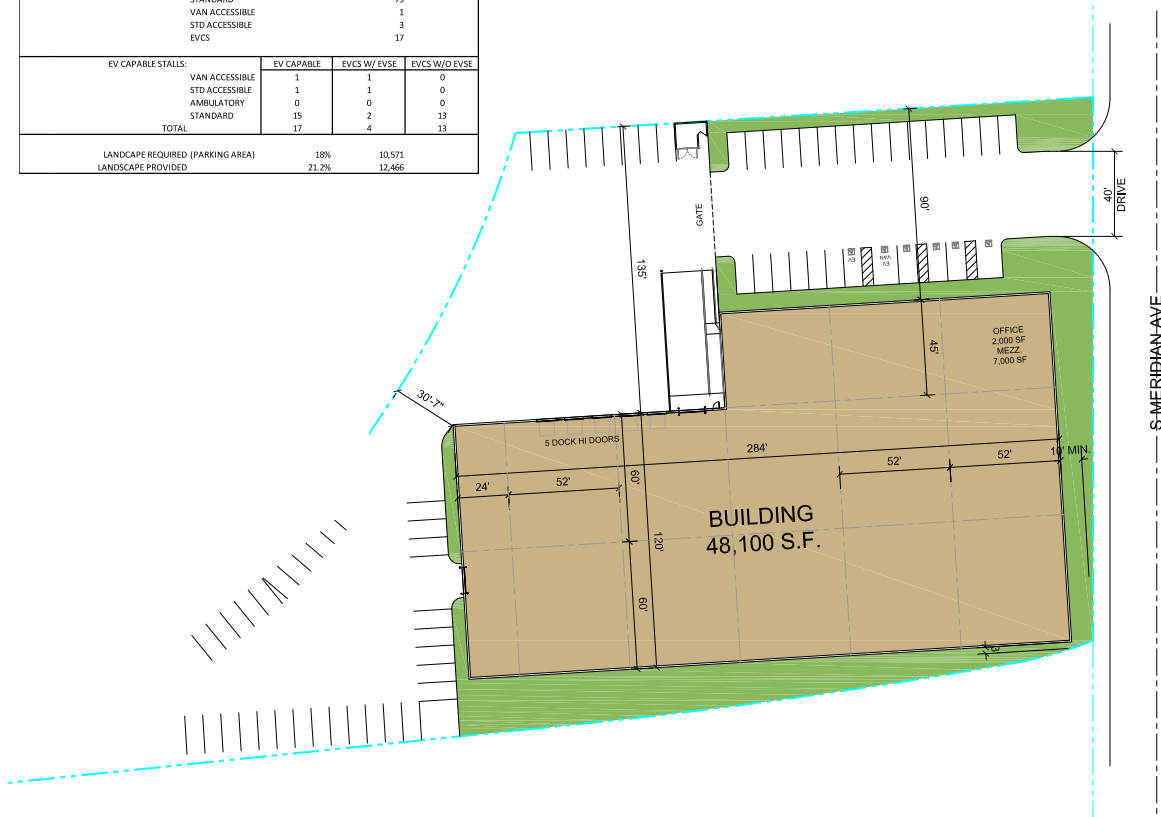


# Future Development Site

## Conceptual Building Site Plans

1147 S. Meridian Avenue

PROJECT INFORMATION - SCHEME 13 WEST LOT		07.21.2023	
SITE AREA	99,828 SF	2.29 AC	
FAR		48.2%	
MAX FAR		200.0%	
MAX BUILDING HEIGHT			
ZONE: IPD (INDUSTRIAL PLANNED DEVELOPMENT)			
SETBACK FROM PUBLIC ROW: (LANDSCAPED) 10'			
BUILDING AREA	48,100 SF		
FOOTPRINT	41,100 SF		
WAREHOUSE	39,100 SF		
OFFICE	2,000 SF		
MEZZANINE			
OFFICE	7,000 SF		
PARKING REQUIRED			
WAREHOUSE @ 1/500 <20K SF	96		
WAREHOUSE @ 1/1,000 >20K SF	40		
OFFICE @ 1/250	20		
	36		
PARKING PROVIDED			
STANDARD	96 (29 OFF SITE)		
VAN ACCESSIBLE	75		
STD ACCESSIBLE	1		
EVCS	3		
	17		
EV CAPABLE STALLS:			
VAN ACCESSIBLE	1	EVCS W/ EVSE	0
STD ACCESSIBLE	1	EVCS W/O EVSE	0
AMBULATORY	0		0
STANDARD	15		13
TOTAL	17		13
LANDSCAPE REQUIRED (PARKING AREA) 18% 10,571			
LANDSCAPE PROVIDED 21.2% 12,466			



A CONCEPTUAL SITE PLAN  
SCALE: 1" = 30'

715 S. Meridian Avenue



PROJECT INFORMATION - SCHEME 8 NORTH LOT		02.23.2021	
SITE AREA	13,228 SF	0.30 AC	
PARKING PROVIDED			
		29	



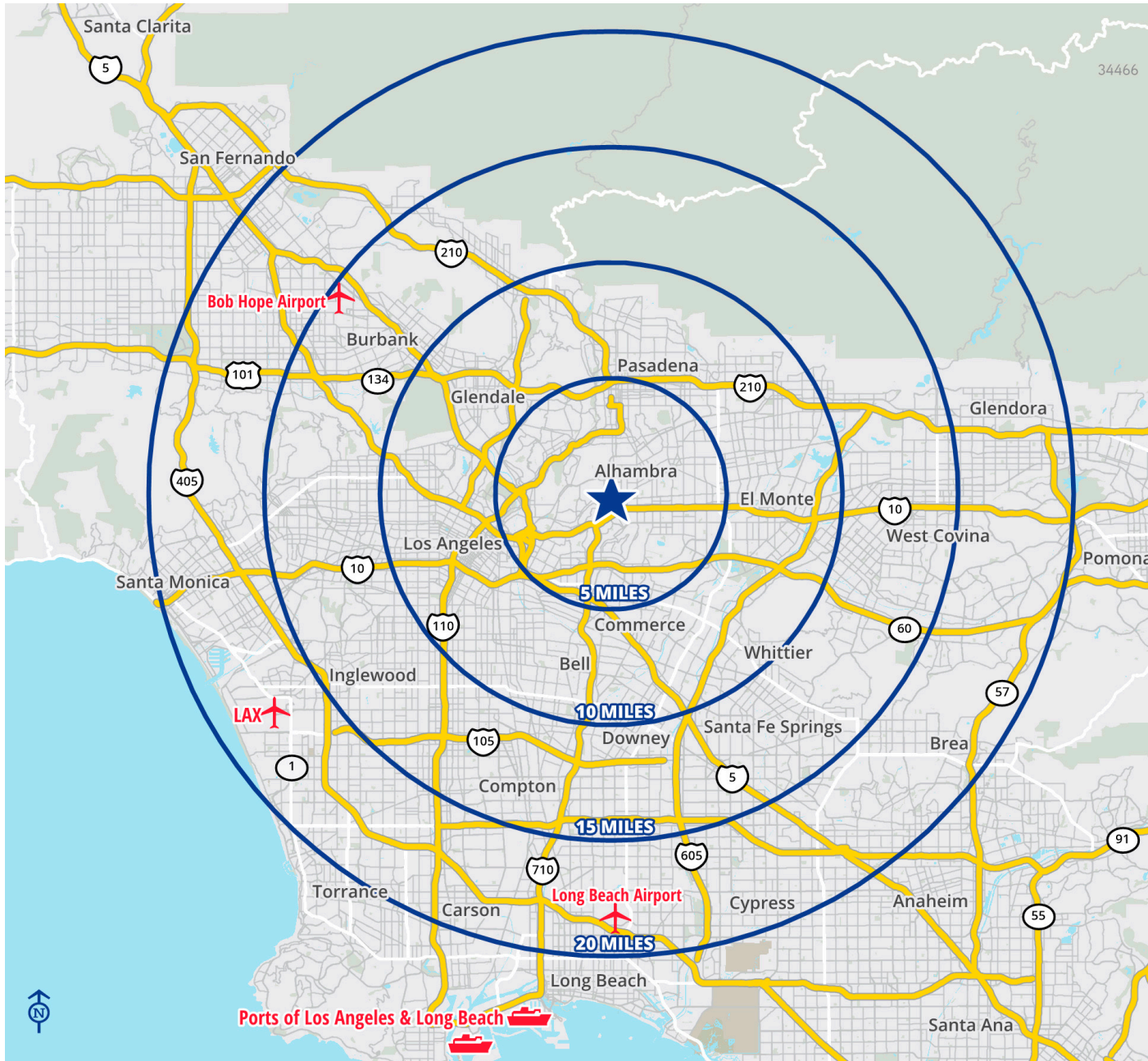
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A20-2120  
02.23.2021



CONCEPTUAL  
SITE PLAN

# Area Overview



## Travel Distances

### Airport

<b>LAX</b>	25 mi   30 Mins
<b>Long Beach Airport</b>	24 mi   30 Mins

### Ports

<b>Port of Los Angeles</b>	28 mi   36 Mins
<b>Port of Long Beach</b>	26 mi   33 Mins

### Freeways

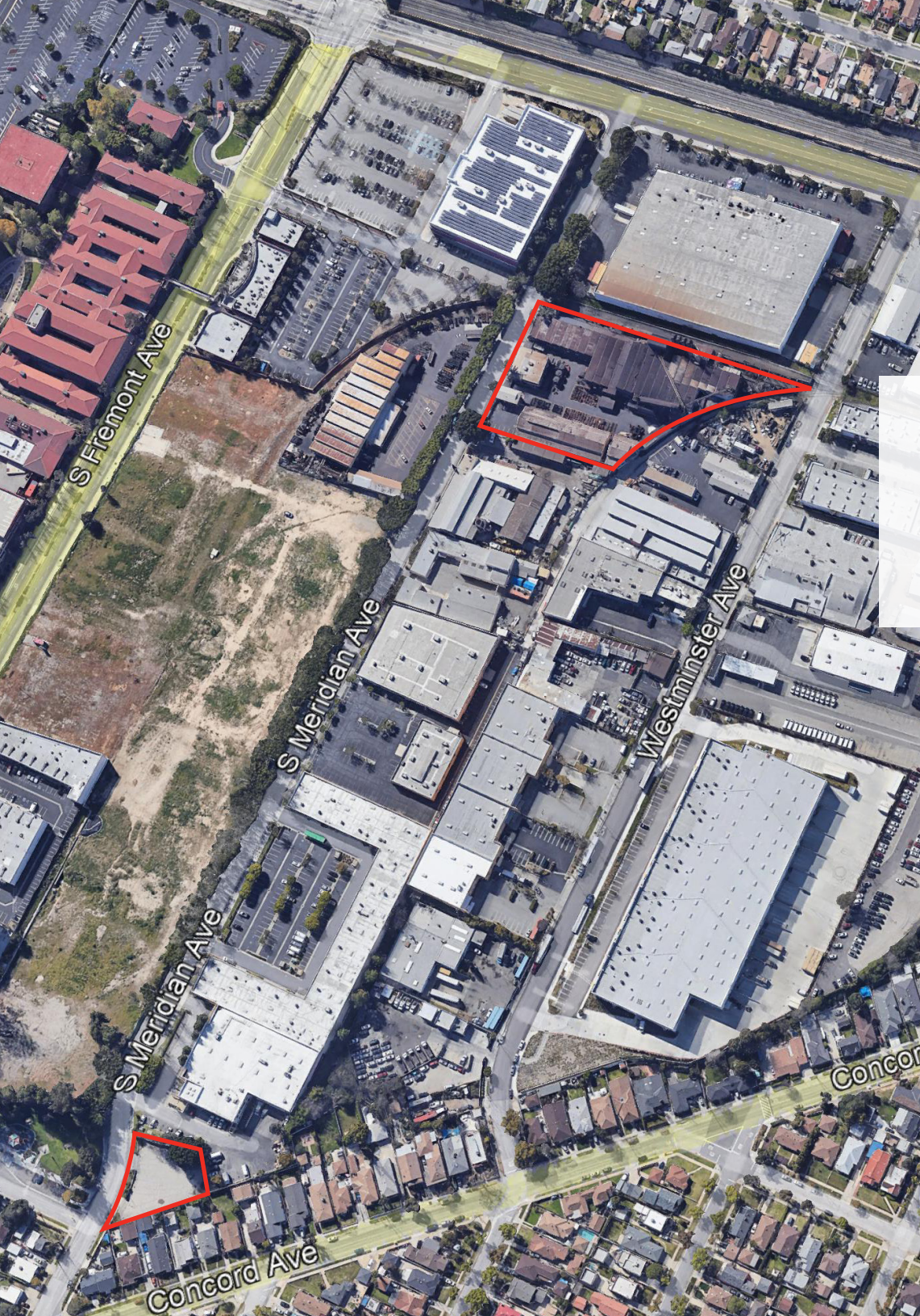
<b>710 Fwy</b>	1 mi   3 Mins
<b>5 Fwy</b>	4 mi   10 Mins
<b>10 Fwy</b>	1 mi   3 Mins

### BNSF Yards

- 1 BNSF Commerce Eastern
- 2 BNSF Sheila
- 3 BNSF Hobart

### Union Pacific

- 4 UP City of Commerce



# Infill Industrial Land Purchase Opportunity

715 and 1147  
Meridian Avenue  
Alhambra, CA  
.3 and 2.1 Acre Parcels

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