Main Street Portfolio

200-208, 222-236 W MAIN ST | ALHAMBRA, CA 91801

Downtown Alhambra Retail Portfolio

Rare Multi-Parcel Retail Offering in the Heart of Downtown Alhambra's Commercial Corridor

OFFERING MEMORANDUM

Marcus & Millichap

BRANDON MICHAELS GROUP

Main Street Portfolio

200-208, 222-236 W MAIN ST | ALHAMBRA, CA 91801

EXCLUSIVELY LISTED BY

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BRANDON MICHAELS GROUP

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EXECUTIVE SUMMARY

Signalized Corner Location *with More Than 24,000 Vehicles Per Day* and Immediate Access to Downtown Alhambra's *Retail, Dining, and Entertainment Amenities*

The Brandon Michaels Group of Marcus & Millichap, Millichap is pleased to present the Main Street Portfolio, a rare six-parcel retail assemblage totaling 30,379 square feet situated on 30,638 square feet of land in the heart of Downtown Alhambra. Positioned at the signalized southwest corner of Main Street and South 2nd Street, the portfolio occupies a prominent location within the city's primary commercial corridor, benefiting from exceptional visibility, pedestrian activity, and traffic counts exceeding 24,000 vehicles per day.

The portfolio is currently 85.27% occupied by a diverse mix of neighborhood-serving and experiential tenants, including restaurants, cafés, educational uses, personal services, and childcare operators. Combined with a Walk Score of 94, the property benefits from strong daily foot traffic and direct access to the surrounding retail, dining, residential, and civic amenities that define Downtown Alhambra.

PROPERTY HIGHLIGHTS

$8,200,000	Price
6.55%	CAP Rate
$277	Price/SF Building

Building Size	30,379 SF
Lot Size	30,638 SF/ $268 PSF
Occupancy	85,27%
Year Built	1911 - 1924
Parking	28 Spaces (0.92 / 1,000)
Zoning	CBD/DRD*

EXECUTIVE SUMMARY

Rare Multi-Parcel Retail Portfolio *in the Heart of Downtown Alhambra's Premier Commercial Corridor*

The portfolio offers investors a unique combination of immediate cash flow and long-term optionality. Currently generating more than $614,000 in annual rental income, the asset benefits from a diversified tenant roster, contractual annual rent increases, and a location that has historically supported strong occupancy.

Unlike many urban retail investments, the offering consists of six separate parcels with a short-term lease profile across much of the tenancy. This structure provides future flexibility to reposition space, recapture units for owner occupancy, selectively dispose of individual parcels, or pursue a long-term hold strategy within one of the San Gabriel Valley's most established downtown commercial districts.

With limited competing supply, significant Main Street frontage, and a highly visible corner location, the portfolio represents a rare opportunity to acquire scale and flexibility along Downtown Alhambra's premier retail corridor.

Average HH Income - 5 Miles	Walk Score	Traffic Counts
$107,100	*94*	*24,715 VPD*

MONROVIA
SAN GABRIEL
DOLLAR TREE
Shabu
Alhambra PALACE
BANK OF AMERICA
the Habit BURGER GRILL
SPROUTS
Burlington
Applebee's GRILL + BAR
Days Inn BY WYNDHAM
The Boiling Crab
COLD STONE
STARBUCKS COFFEE
38° Alhambra, CA
OHANA
Yang's Kitchen
PAYKE GYMNASTICS ACADEMY
Main Stree
200-208, 222-236 MAIN
S 2ND ST
W MAIN ST (24,713 VPD)

8
Eight
et Portfolio
ST | ALHAMBRA, CA 91801
CITY OF ALHAMBRA
CALIFORNIA
ALHAMBRA HIGH SCHOOL
HOME OF THE MOORS
ALHAMBRA
COURT HOUSE

INVESTMENT HIGHLIGHTS

Stable *In-Place Income* *with Future Flexibility*

Multi-Parcel Street Retail Portfolio

30,379 square feet of retail space situated on six parcels totaling 30,638 square feet in the heart of Downtown Alhambra's premier commercial corridor.

Strong In-Place Cash Flow

Currently 85.27% occupied and generating approximately $614,000 in annual rental income from a diverse roster of neighborhood-serving and experiential tenants.

Signalized Corner Location

Prominently positioned at the southwest corner of Main Street and South 2nd Street, benefiting from exceptional visibility, strong pedestrian activity, and traffic counts exceeding 24,000 vehicles per day.

Contractual Rent Growth

The majority of tenants are subject to annual rent increases, providing built-in revenue growth and protection against inflation.

Expense Recovery Schedule

Most ground-floor tenants reimburse a portion of common area expenses, helping offset operating costs and support long-term income durability.

INVESTMENT HIGHLIGHTS

Multiple Paths *to Value Creation*

Multi-Parcel Configuration

The portfolio consists of six separate parcels, creating flexibility rarely found within Downtown Alhambra's tightly held Main Street corridor.

Short-Term Lease Profile

Many tenants operate on short-term leases, providing future flexibility to recapture space, reposition tenancy, or adjust rents as leases mature.

Diverse Building Sizes & Uses

The portfolio includes multi-tenant retail buildings, restaurant space, service-oriented retail, educational uses, and a partially vacant second-floor component, creating multiple leasing and ownership strategies.

Selective Disposition Potential

The parcel-by-parcel configuration may provide future opportunities for selective disposition, strategic hold periods, or portfolio restructuring.

Front & Rear Access

Each parcel benefits from both Main Street frontage and rear alley access, enhancing tenant functionality, operational efficiency, and customer accessibility.

CAL STATE LA
THE HOME DEPOT
LA|FITNE
Main Street Portfoli
200-208, 222-236 MAIN ST | ALHAMBRA, CA 918
ALHAMBRA HIGH SCHOOL
HOME OF THE MOORS
CITY OF ALHAMBRA
CALIFORNIA
38°
Alhambra, CA
OHANA
Yang's Kitchen

DOWNTOWN LA
Albertsons
LHAMBRA HOSPITAL Medical Center
COSTCO WHOLESALE
TARGET
ALDI
W MAIN ST (24,713 VPD)
S 2ND ST
The Boiling Crab
COLD STONE
BAGEL EXCHANGE
STARBUCKS COFFEE

INVESTMENT HIGHLIGHTS

Located Along One of the *San Gabriel Valley's Most Established Main Street Districts*

Downtown Alhambra Main Street District

The portfolio is positioned along Main Street, the historic and economic heart of Downtown Alhambra. Known for its vibrant collection of restaurants, cafés, specialty retailers, personal services, and local businesses, Main Street serves as one of the San Gabriel Valley's most established pedestrian-oriented commercial corridors. The district continues to attract residents and visitors alike, creating a dynamic environment that supports a wide variety of retail and service-oriented tenants.

INVESTMENT HIGHLIGHTS

Dense Retail & Dining Environment

The immediate area benefits from a strong mix of national retailers, regional operators, and local businesses that collectively drive daily traffic and consumer activity throughout the corridor. Nearby destinations including Costco, Target, Sprouts Farmers Market, Starbucks, Regal Edwards Theaters, and numerous independent restaurants reinforce Downtown Alhambra's position as a regional shopping and dining destination.

Strategic Infill Los Angeles Location

Located approximately nine miles east of Downtown Los Angeles, the property benefits from immediate access to Interstate 10 and Interstate 710, providing convenient connectivity throughout the San Gabriel Valley and greater Los Angeles region. Combined with the area's dense residential population, walkable street network, and established retail identity, the location continues to support long-term demand from both tenants and consumers.

Vibrant.
Urban.
Central.

INVESTMENT HIGHLIGHTS

Six Individual Parcels *with Multiple Ownership Strategies*

Six Separately Configured Parcels Create a Highly Flexible Investment Opportunity within One of the San Gabriel Valley's Most Established Retail Corridors.

- **200-208 W Main Street** – A 15,729 SF property that is 100% occupied, featuring 13,629 SF of street-front retail and an additional 2,100 SF of second-floor rentable area, situated on 13,387 SF of land with 12 on-site parking spaces.
- **222 W Main Street** – A 1,250 SF single-tenant restaurant situated on 3,499 SF of land, with five (5) rear parking spaces, currently leased to Daily Burger through January 31, 2029.
- **224 W Main Street** – A 2,500 SF single-tenant retail building occupied by a music instruction operator, situated on a 3,450 SF parcel with two (2) on-site parking spaces.
- **228 W Main Street** – An 8,750 SF two-story asset with 6,250 SF of ground-floor retail leased to a daycare facility through June 30, 2033, and 2,500 SF of vacant second-floor space, positioned on 6,901 SF of land with five (5) rear parking spaces.
- **236 W Main Street** – A 2,150 SF single-tenant restaurant located on 3,451 SF of land with four (4) parking spaces, currently awaiting final approvals from the City of Alhambra prior to opening.

Each parcel benefits from front and rear access, with additional convenience provided by 32 city-owned parking spaces located along the rear alley, supporting higher-intensity uses and enhancing tenant and patron accessibility.

236
W MAIN ST
228
W MAIN ST
224
W MAIN ST
222
W MAIN ST
208
W MAIN ST
200
W MAIN ST
BRANDON MICHAELS
GROUP

BRANDON MICHAELS GROUP

LOCATION OVERVIEW

Alhambra, *California*

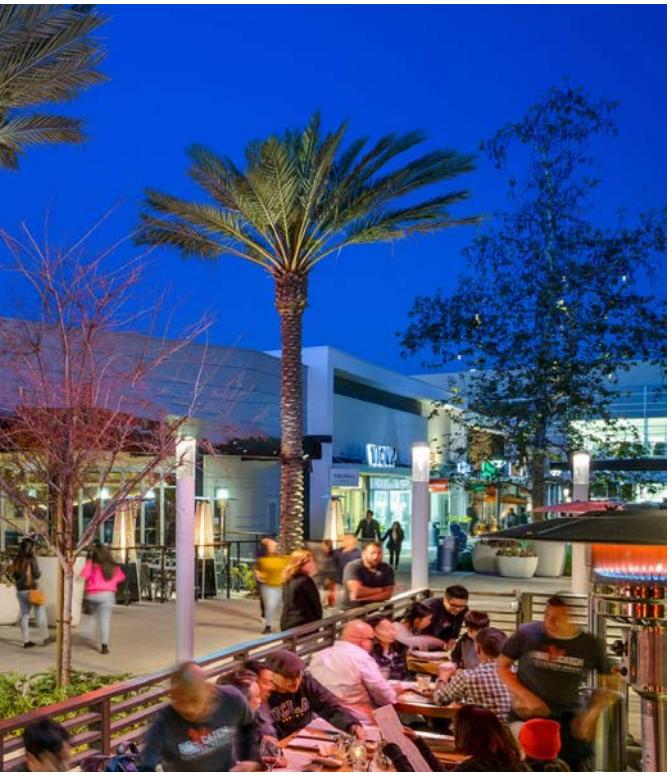
Alhambra is a dense, infill San Gabriel Valley city centrally located east of Downtown Los Angeles and recognized for its vibrant Main Street commercial district. The city's downtown core has historically served as a focal point for dining, retail, and service-oriented businesses, and continues to benefit from city-led revitalization efforts, a pedestrian-friendly layout, and a strong sense of place.

Main Street Portfolio

200-208, 222-236 W MAIN ST | ALHAMBRA, CA 91801

HOLLYWOOD

SILVER LAKE



Downtown Alhambra, often referred to as the “Alhambra Mosaic”, is organized around Main Street and Garfield Avenue and is characterized by a diverse collection of restaurants, cafés, boutique retail, and neighborhood-serving services. This concentration of amenities, combined with regular community programming and events, reinforces Main Street as a destination corridor rather than a purely pass-through retail strip.

The area’s walkable urban fabric is supported by convenient regional access. Alhambra is well connected to the greater Los Angeles area via Interstates 10 and 710, allowing for efficient access to Downtown Los Angeles, the western San Gabriel Valley, and surrounding employment centers. These transportation linkages, paired with the district’s pedestrian orientation, support sustained tenant demand from both neighborhood-serving and experiential retail operators.

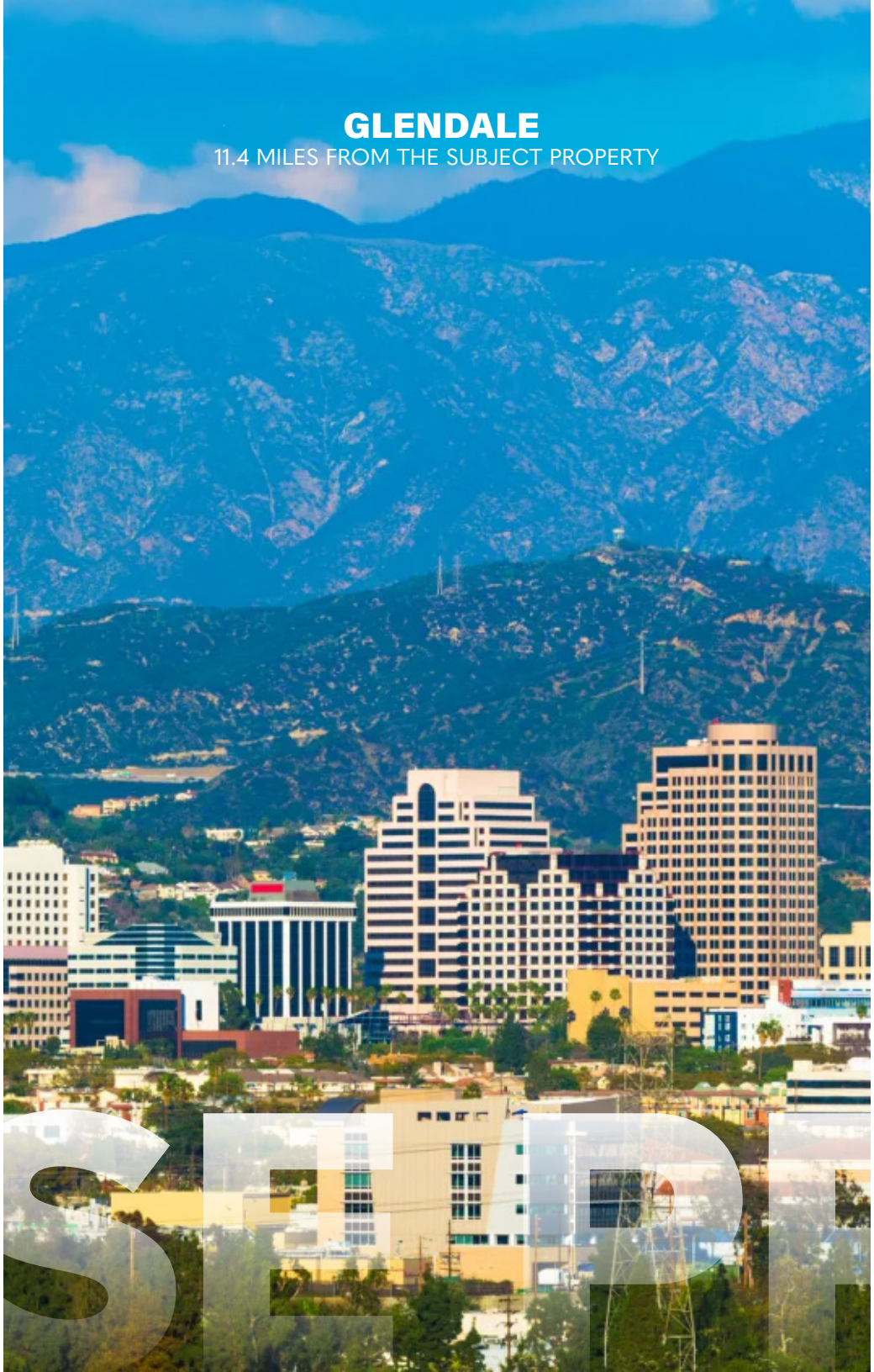
The subject portfolio’s position along Alhambra’s Main Street places it squarely within the city’s primary commercial spine, benefiting from the corridor’s established retail identity, steady foot traffic, and amenity-rich environment. This location supports long-term relevance for food, service, and experiential tenants seeking visibility and connectivity within one of the San Gabriel Valley’s most established downtown districts.

OLD TOWN PASADENA

4.1 MILES FROM THE SUBJECT PROPERTY

GLENDALE

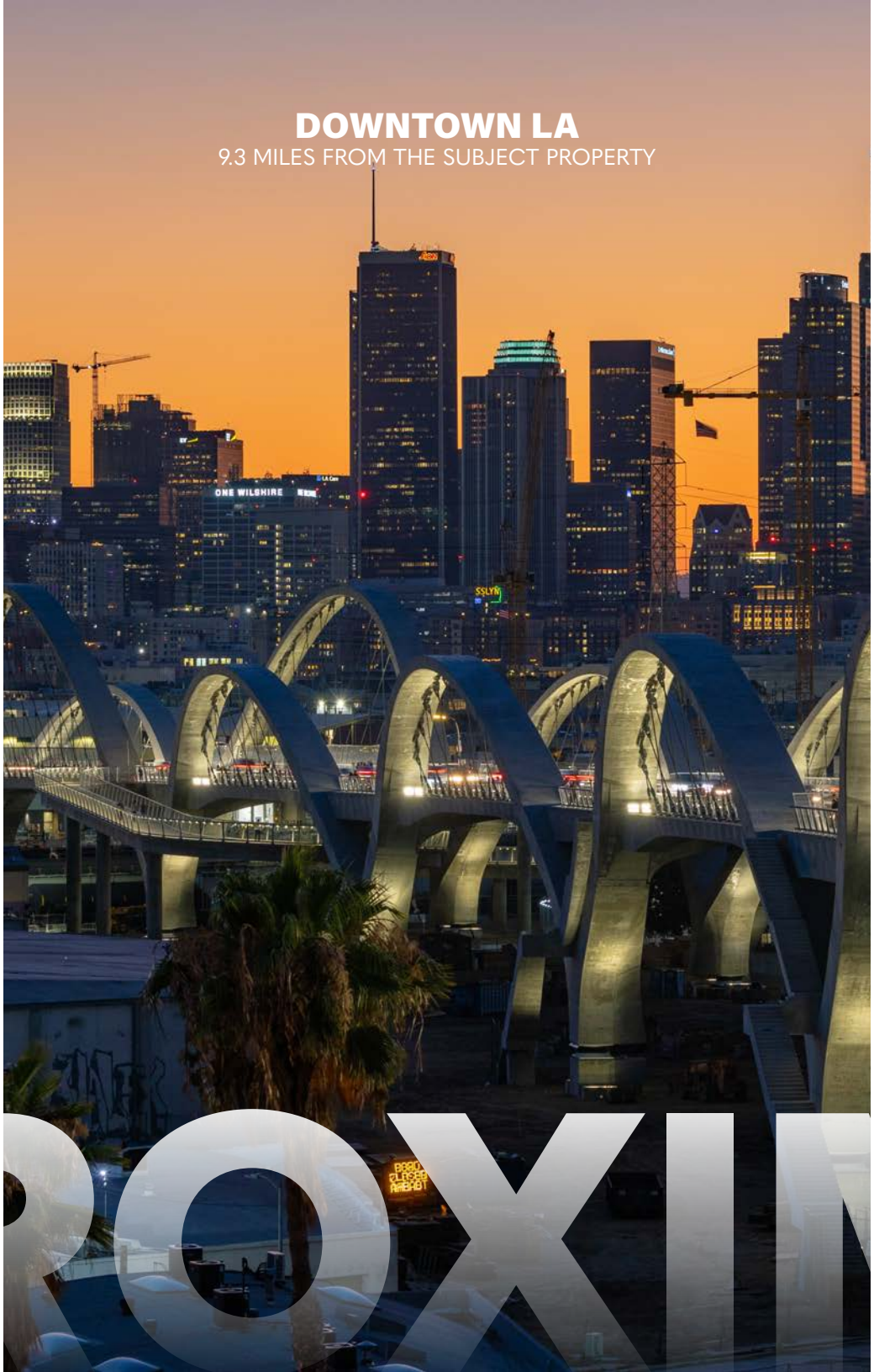
11.4 MILES FROM THE SUBJECT PROPERTY



CLOSE

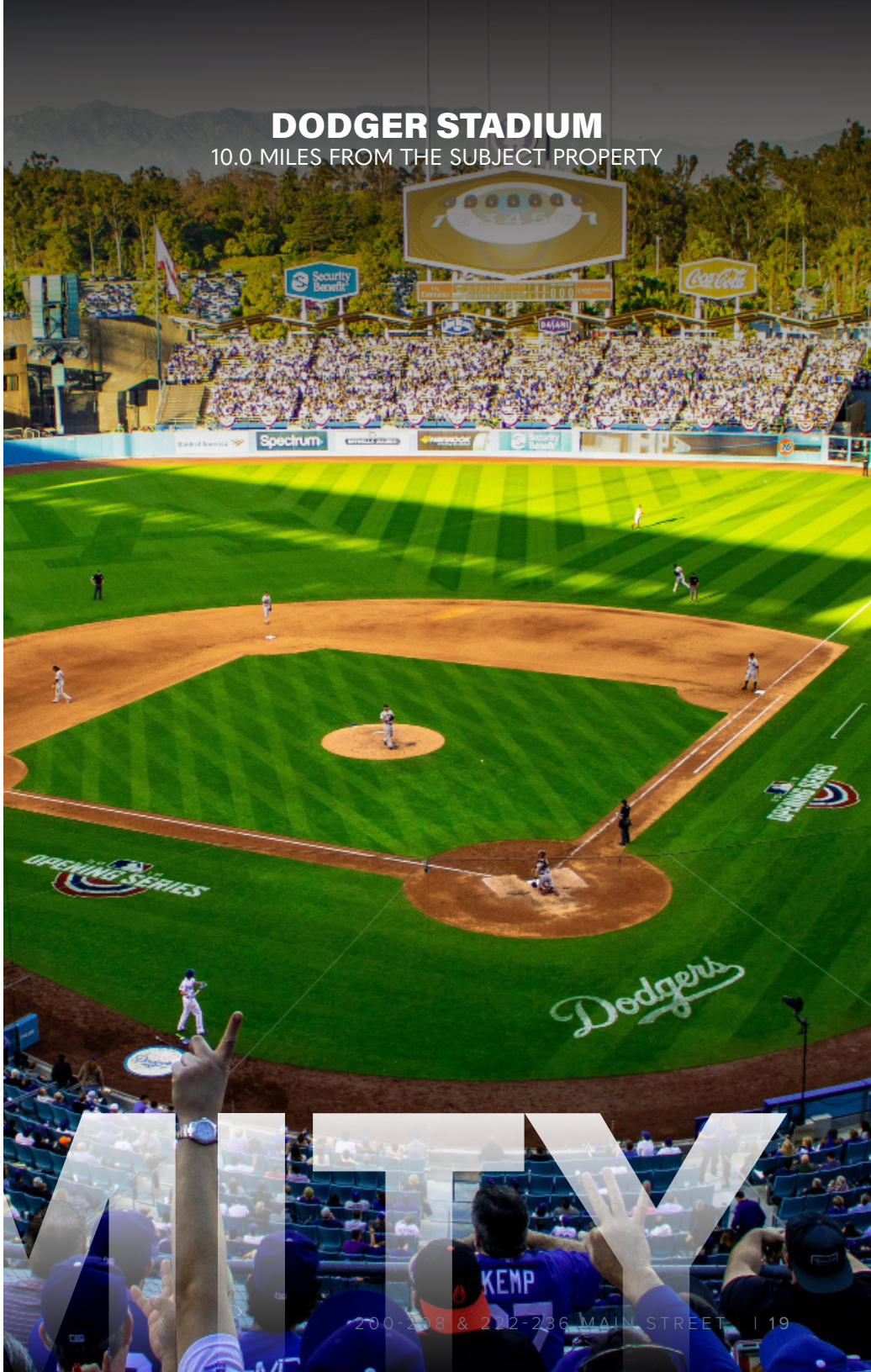
DOWNTOWN LA

9.3 MILES FROM THE SUBJECT PROPERTY



DODGER STADIUM

10.0 MILES FROM THE SUBJECT PROPERTY



PROXIMITY

DEMOGRAPHICS

Highly Affluent *Alhambra, CA Submarket*

Strong Population Base

The area supports a large and growing consumer base, with approximately 43,400 residents within 1 mile, expanding to 249,700 within 3 miles and over 654,500 within a 5-mile radius. Household counts also increase significantly from 16,300 to 224,700, providing a broad customer and workforce pool.

Affluent and Stable Demographics

Residents in the surrounding trade area demonstrate solid purchasing power, with average household incomes ranging from $95,000 to $109,300 and median household incomes between $73,600 and $83,400. The median age remains around 41 years old, reflecting a mature and economically active population.

Dense Residential & Business Presence

The market features a strong mix of residential and commercial activity, with renter households outnumbering owner-occupied households across the trade area. Additionally, the area is supported by approximately 1,800 businesses within 1 mile, growing to nearly 38,900 businesses within 5 miles, creating a dynamic environment for retail, service, and employment opportunities.

Demographics

	1 Mile	3 Mile	5 Mile
Population	43,400	249,700	654,500
Households	16,300	85,700	224,700
Average Household Size	2.6	2.8	2.8
Median Age	40.8	42.7	40.9
Owner Occupied Households	4,600	3,700	96,400
Renter Occupied Households	11,200	45,800	120,200
Average Household Income	$95,000	$109,300	$107,100
Median Household Income	$73,600	$83,400	$81,000
Businesses	1,800	12,500	38,900

Population

654,500
Total Population
within a 5-mile radius

40.7
Median Age
within a 5-mile radius

48.7%
Male

51.3%
Female

Education

18%
Some High School

20%
Some College

24%
Bachelor's Degree

14%
Graduate Degree

FINANCIAL ANALYSIS

Rent Roll & *Mark-to-Market Schedule*

ADDRESS	UNIT	TENANT	SF	FLOOR	% OF TOTAL	% OF 200-214	% OF 222-236	LEASE START
200 W Main	7-9	Hangyu Yang	1,460	1	4.8%	9.3%	-	1/24/2020
200 W Main	11	Vacant	1,974	1	6.5%	12.6%	-	
200 W Main	200	Angelica Cornejo and Mario Fuentes-International Academy of Cosmetology	7,070	1	23.2%	44.9%	-	7/1/2022
208 W Main	208	Michael L-Meida doing business as L'Meida Hair Studio	625	1	2.1%	4.0%	-	1/1/2020
208 W Main	210	Kai He and Shixin Zhang	625	1	2.1%	4.0%	-	8/1/2025
208 W Main	214	SonicRetail, LLC	1,875	1	6.2%	11.9%	-	1/15/2022
208 W Main	212-A	Khanh Van Luu	1,000	2	3.3%	6.4%	-	7/1/2012
208 W Main	212-B	Darlene Lara	900	2	3.0%	5.7%	-	9/1/2013
208 W Main	212-C	Lixin Liu and Lindsey Nicole Armstrong	200	2	0.7%	1.3%	-	2/15/2020
222 W Main	222	Daily Burger	1,250	1	4.1%	-	8.5%	2/10/2021
224 W Main	224-226	Ben Fried -Fried Music LLC	2,500	1	8.2%	-	17.1%	11/1/2022
228 W Main	230	Sarah Del Rosario	6,250	1	20.6%	-	42.7%	7/1/2023
228 W Main	234	Vacant	2,500	2	8.2%	-	17.1%	
236 W Main	236	Rosalyn Joanna Ulloa	2,150	1	7.3%	-	14.7%	11/1/2023
			30,379		100%	100%	100%	

Current Occupancy - 85.27%

*All ground floor tenants are responsible to pay a CAM reimbursement of $0.50/SF/Month, except Unit 200 (International Academy of Cosmetology) paying $0.32/SF/Month in CAMs

LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	/SF	TYPE
1/31/2030	$3,742	$2.56	3% Annual	1x	6.4 Year(s)	3.6 Year(s)	MG*	$3,742	$2.56	MG*
	$0	$0.00					MG*	$3,948	$2.00	NNN
12/31/2027	$9,835	$1.39	3% Annual	1x	4.0 Year(s)	1.5 Year(s)	MG*	$9,835	$1.39	MG*
12/31/2025	$1,301	$2.08	3% Annual	1x	6.5 Year(s)	-0.5 Year(s)	MG*	$1,563	$2.50	NNN
7/31/2028	$1,571	$2.51	3% Annual	1x	0.9 Year(s)	2.1 Year(s)	MG*	$1,571	$2.51	MG*
8/14/2027	$4,221	$2.25	3% Annual	1x	4.4 Year(s)	1.1 Year(s)	MG*	$4,221	$2.25	MG*
MTM	$1,493	$1.49	3% Annual	1x	14.0 Year(s)	0.0 Year(s)	Gross	$1,493	$1.49	Gross
MTM	$1,433	$1.59	3% Annual	1x	12.8 Year(s)	0.0 Year(s)	Gross	$1,433	$1.59	Gross
MTM	$904	$4.52	3% Annual	1x	6.4 Year(s)	0.0 Year(s)	Gross	$904	$4.52	Gross
1/31/2029	$3,913	$3.13	3% Annual	1x	5.4 Year(s)	2.6 Year(s)	MG*	$3,913	$3.13	MG*
4/30/2026	$4,753	$1.90	3% Annual	1x	3.6 Year(s)	-0.2 Year(s)	MG*	$5,000	$2.00	NNN
6/30/2033	$13,321	$2.13	3% Annual	1x	3.0 Year(s)	7.0 Year(s)	MG*	$13,321	$2.13	MG*
	$0	$0.00						$3,750	$1.50	Gross
10/31/2028	$4,710	$2.19	3% Annual	1x	2.6 Year(s)	2.4 Year(s)	MG*	$4,710	$2.19	MG*
	$51,196	$1.98			6.4 Year(s)	3.6 Year(s)		$59,402	$1.96	

FINANCIAL ANALYSIS

Operating Expenses

EXPENSE	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes**	$102,500	$3.46/SF	$102,500	$3.46/SF
Management	$24,574	$0.83/SF	$28,513	$0.96/SF
200-214 - Insurance	$17,443	$0.59/SF	$17,443	$0.59/SF
200-214 - R&M	$24,349	$0.82/SF	$24,349	$0.82/SF
200-214 - Utilities	$15,929	$0.54/SF	$15,929	$0.54/SF
222-236 - Insurance	$9,102	$0.31/SF	$9,102	$0.31/SF
222-236 - R&M	$1,293	$0.04/SF	$1,293	$0.04/SF
222-236 - Utilities	$5,014	$0.17/SF	$5,014	$0.17/SF
CAM Cleaning	$13,636	$0.46/SF	$13,636	$0.46/SF
Supplies	$2,839	$0.10/SF	$2,839	$0.10/SF
Total Expenses:	**$216,680**	**$7.31**	**$220,619**	**$7.45**
Expenses / SF / Month:		$0.61		$0.62

PROPERTY SNAPSHOT	
Building SF	30,379 SF
Lot Size	30,638 SF
Year Built	1911 - 1924
Zoning	CBD/DRD*
Parking	28 Spaces · 0.92 / 1,000
Traffic Counts	24,713 VPD
Cross Streets	W Main St & S 2nd St

FINANCIAL ANALYSIS

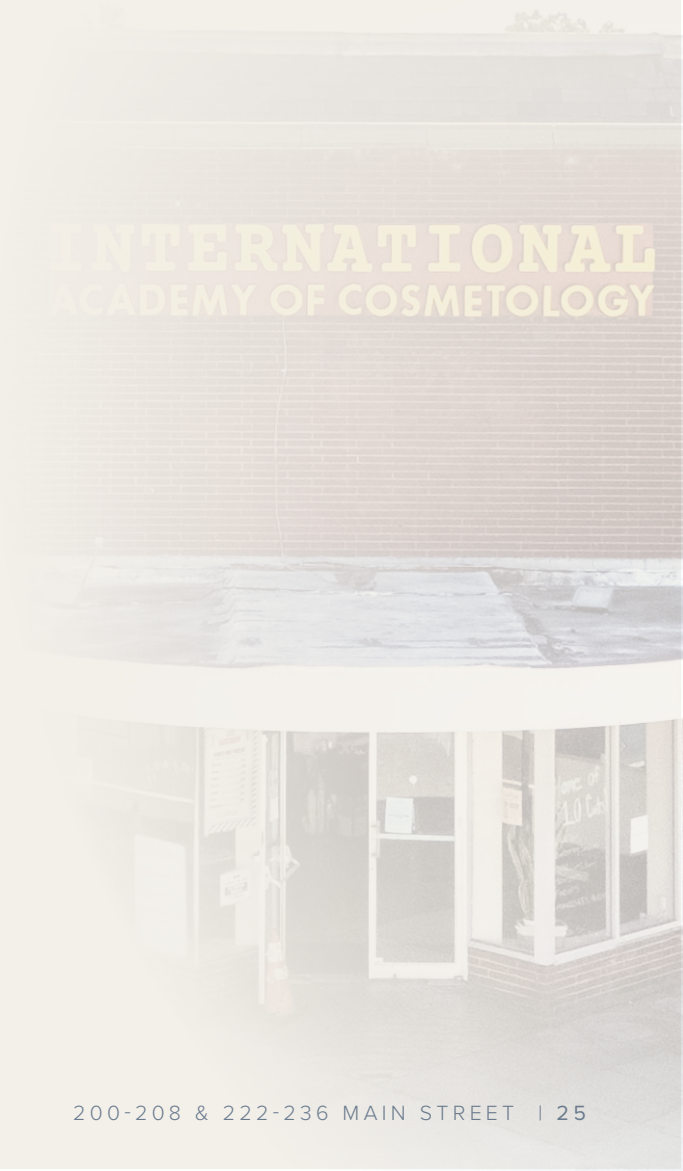
Operating Data

INCOME	CURRENT		PROFORMA
Scheduled Lease Income:	$614,346		$712,824
CAM Reimbursement:	$139,842		$146,278
Additional Income:	$0		$0
Effective Gross Income:	$754,188		$859,102
Vacancy:	$0	5%	$42,955
Expenses:	$216,680		$220,619
Net Operating Income:	**$537,509**		**$595,528**

CURRENT CAP RATE	PROFORMA CAP	PRICE / SF	PRICE / SF LAND
6.55%	**7.26%**	**$277**	**$268**

IN-PLACE NOI	STABILIZED NOI	NOI GROWTH
$537K	$595K	+10.80%
7.01% going-in cap	7.21% stabilized cap	mark-to-market + NNN

Proforma reflects a reset of in-place rents to market and conversion of predominantly gross leases to triple-net as leases roll, capturing both rent growth and expense recovery. Property taxes reflect reassessment at 1.25% of purchase price upon sale.



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BRANDON MICHAELS GROUP

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