



# NEC OF GARFIELD & VALLEY BLVD FOR LEASE

**1-33 East Valley Boulevard, Alhambra, California 91801**



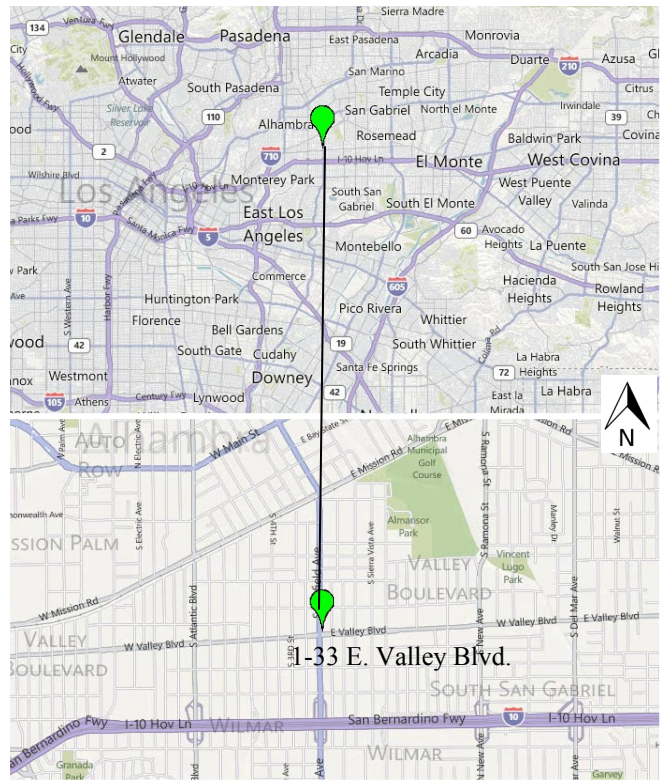
### TRAFFIC COUNT (2016)

- 36,065 CPD North/South on Garfield Ave.
- 29,615 CPD East / West on Valley Blvd.

### **BUILDING FEATURES:**

- **Northeast corner of Valley Boulevard and Garfield Avenue, Alhambra, CA.**
- **High traffic corner.**
- **Mixed-Use, retail, restaurants, office and medical.**
- **Ample parking.**
- **Excellent visibility with signage opportunity.**
- **Convenient access to major freeways: I-10 and I-710.**

DEMOGRAPHICS Source : CoStar (5/2017)	1-MILE	3-MILE	5-MILE
Population (2017)	15,373	118,425	275,274
Average HH Income (2017)	\$95,073	\$98,996	\$102,189



For more information, please contact your exclusive listing agent:

**Patsy Ma, MBA, CCIM, SCLS**  
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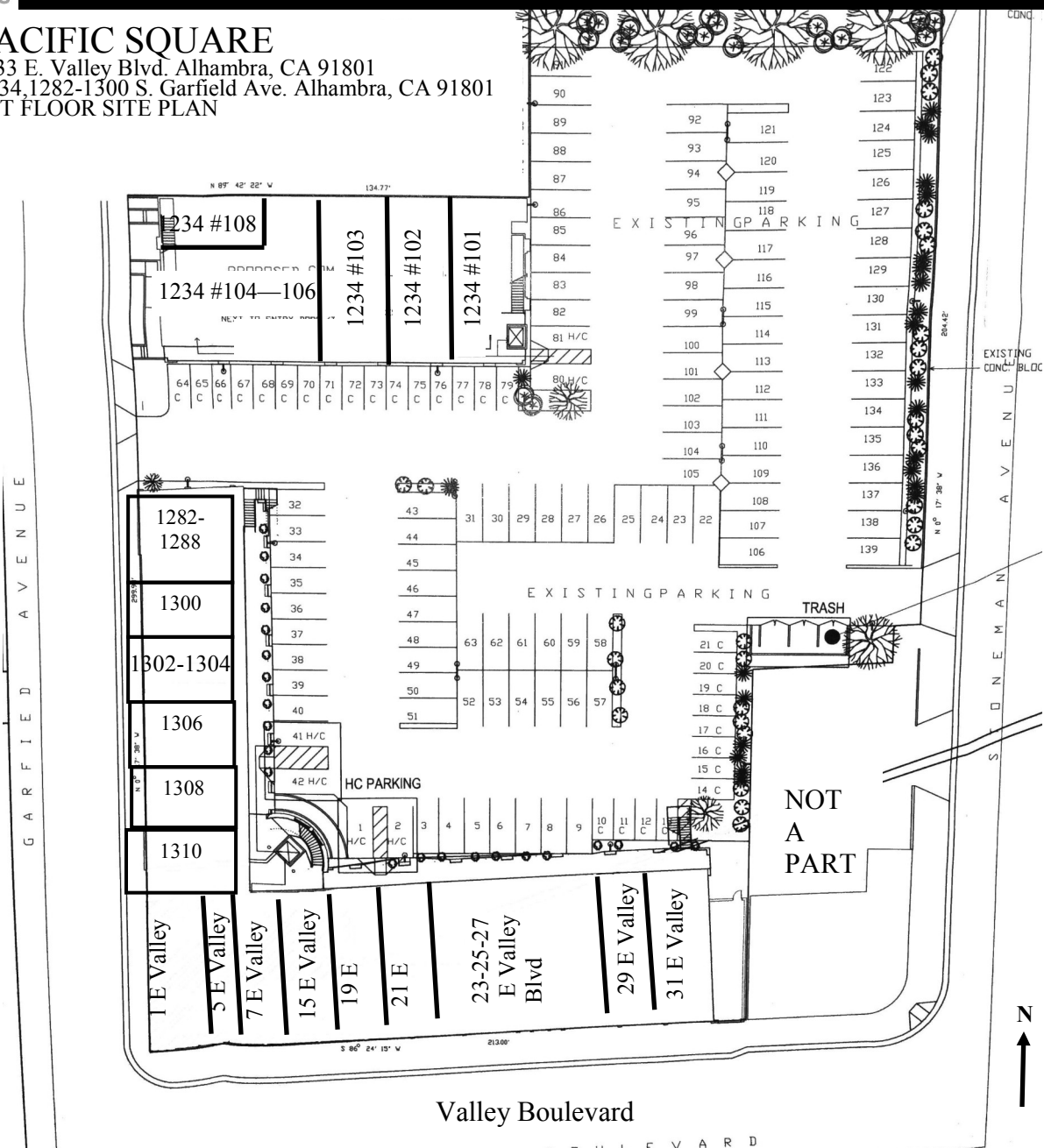


# NEC OF GARFIELD & VALLEY BLVD FOR LEASE

## 1-33 East Valley Boulevard, Alhambra, California 91801

### PACIFIC SQUARE

1-33 E. Valley Blvd. Alhambra, CA 91801  
 1234, 1282-1300 S. Garfield Ave. Alhambra, CA 91801  
 1ST FLOOR SITE PLAN



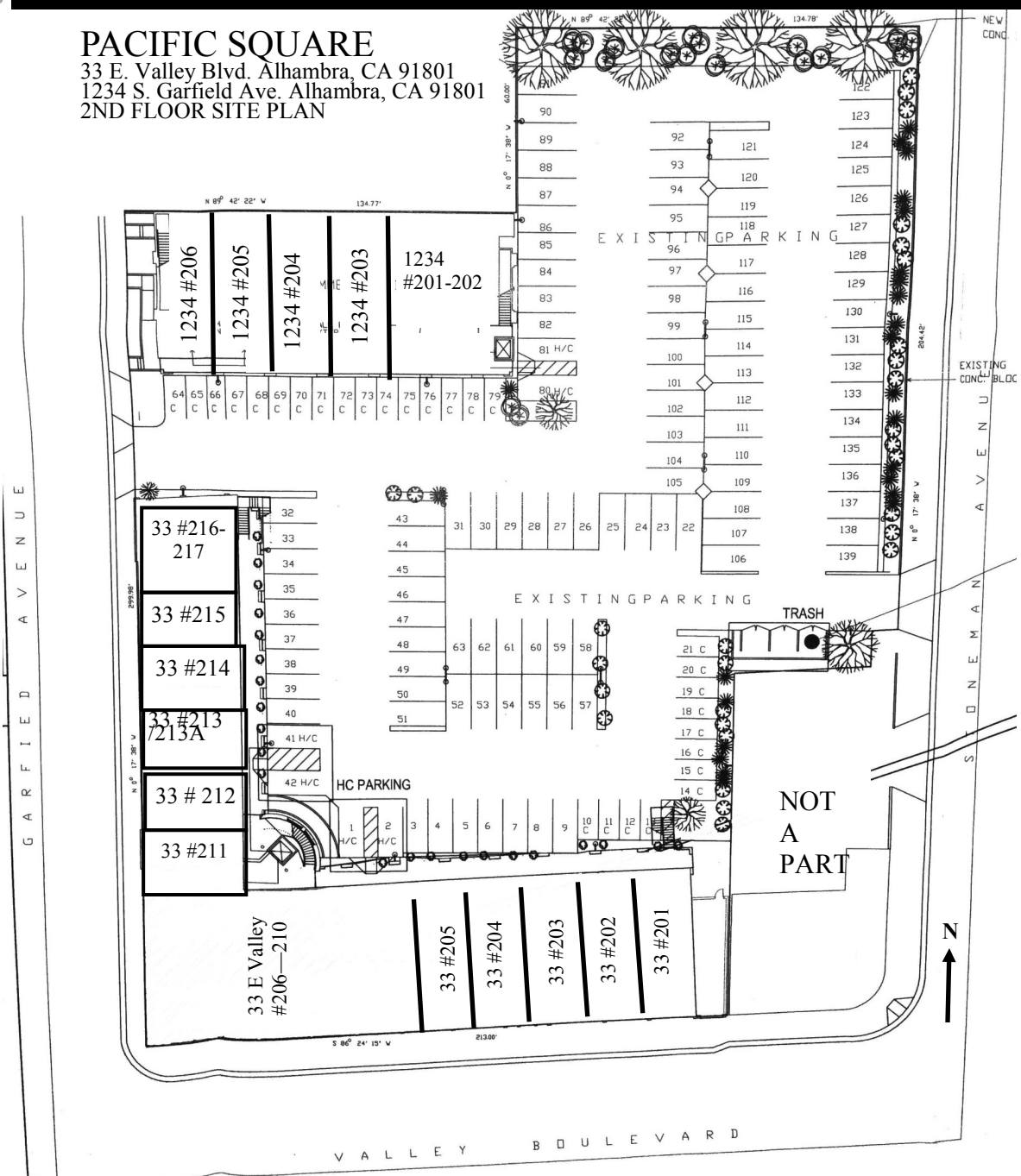
<u>1-31 E. Valley Blvd.</u>		<u>1282-1300 S. Garfield Ave.</u>		<u>1234 S. Garfield Ave.</u>	
Unit	Tenant	Unit	Tenant	Unit	Tenant
1	Yogurtland	1282-1288	Hiyaya Cosmetics	101	Dental Office
5	ATM	1300	Handbags	102	E & J Pharmacy
7	Crepe Love	1302-1304	Hair Salon	103	Preferred Medical Group
15	VACANT +/- 1,000 Sq. Ft.	1306	Just Box	104-106	VIPOK Optometry
19	The Congee Restaurant	1308	Most Fashion	108	Mak Dental Group
21	Kiki Sweet Bakery	1310	Elysium Gift		
23-27	Shei Mei Restaurant				
29	NHK Bookstore				
31	Phoenix Food Boutique				



# NEC OF GARFIELD & VALLEY BLVD FOR LEASE

## 1-33 East Valley Boulevard, Alhambra, California 91801

**PACIFIC SQUARE**  
 33 E. Valley Blvd. Alhambra, CA 91801  
 1234 S. Garfield Ave. Alhambra, CA 91801  
 2ND FLOOR SITE PLAN



33 E. Valley Blvd.		33 E. Valley Blvd.		1234 S. Garfield Ave.	
Unit	Tenant	Unit	Tenant	Unit	Tenant
201	Immigration Office	211	Servicing Seniors Office	201-202	Beauty Medical Center
202	Travel Agency	212	Immigration Office	203	Dental Office
203	Law Office	213/213A	Logistics Office	204	Apparel
204	Apparel	214	<b>AVAILABLE</b> (+/- 504 SF)	205	Travel Agency
205	Apparel	215	Prime US Education	206	<b>VACANT</b> (+/- 1,000 SF)
206-210	Energy Karaoke	216-217	CPA Office		

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# Demographic Detail Report

## Pacific Square

33 E Valley Blvd, Alhambra, CA 91801

Building Type: **General Retail**      Total Available: **2,000 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **0%**  
 GLA: **31,357 SF**      Rent/SF/Mo: **\$2.90**  
 Year Built: **1924**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	43,258		288,814		756,698	
2016 Estimate	41,896		280,410		735,506	
2010 Census	40,060		271,628		716,673	
Growth 2016 - 2021	3.25%		3.00%		2.88%	
Growth 2010 - 2016	4.58%		3.23%		2.63%	
<b>2016 Population by Age</b>						
Age 0 - 4	2,445	5.84%	16,636	5.93%	47,230	6.42%
Age 5 - 9	2,084	4.97%	15,116	5.39%	44,052	5.99%
Age 10 - 14	1,953	4.66%	14,807	5.28%	43,366	5.90%
Age 15 - 19	2,117	5.05%	15,758	5.62%	45,646	6.21%
Age 20 - 24	2,622	6.26%	17,924	6.39%	50,747	6.90%
Age 25 - 29	3,028	7.23%	19,573	6.98%	54,628	7.43%
Age 30 - 34	2,960	7.07%	19,229	6.86%	53,897	7.33%
Age 35 - 39	2,746	6.55%	18,392	6.56%	50,987	6.93%
Age 40 - 44	2,790	6.66%	18,942	6.76%	50,630	6.88%
Age 45 - 49	2,982	7.12%	19,740	7.04%	50,062	6.81%
Age 50 - 54	3,174	7.58%	20,381	7.27%	49,401	6.72%
Age 55 - 59	3,145	7.51%	19,828	7.07%	46,701	6.35%
Age 60 - 64	2,764	6.60%	17,472	6.23%	40,630	5.52%
Age 65 - 69	2,175	5.19%	14,169	5.05%	33,034	4.49%
Age 70 - 74	1,576	3.76%	10,645	3.80%	24,890	3.38%
Age 75 - 79	1,159	2.77%	8,012	2.86%	18,625	2.53%
Age 80 - 84	883	2.11%	6,057	2.16%	13,864	1.88%
Age 85+	1,290	3.08%	7,729	2.76%	17,115	2.33%
Age 65+	7,083	16.91%	46,612	16.62%	107,528	14.62%
<b>Median Age</b>	<b>41.80</b>		<b>40.70</b>		<b>37.80</b>	
<b>Average Age</b>	<b>41.10</b>		<b>40.40</b>		<b>38.40</b>	



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1/27/2017

## Demographic Detail Report

<b>Pacific Square</b>						
33 E Valley Blvd, Alhambra, CA 91801						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2016 Population By Race</b>	<b>41,896</b>		<b>280,410</b>		<b>735,506</b>	
White	11,680	27.88%	113,069	40.32%	441,417	60.02%
Black	456	1.09%	3,728	1.33%	13,943	1.90%
Am. Indian & Alaskan	361	0.86%	3,237	1.15%	11,086	1.51%
Asian	28,709	68.52%	154,427	55.07%	252,800	34.37%
Hawaiian & Pacific Island	56	0.13%	444	0.16%	1,174	0.16%
Other	633	1.51%	5,506	1.96%	15,086	2.05%
<b>Population by Hispanic Origin</b>	<b>41,896</b>		<b>280,410</b>		<b>735,506</b>	
Non-Hispanic Origin	31,341	74.81%	184,431	65.77%	354,365	48.18%
Hispanic Origin	10,555	25.19%	95,979	34.23%	381,141	51.82%
<b>2016 Median Age, Male</b>	<b>39.50</b>		<b>38.80</b>		<b>36.20</b>	
<b>2016 Average Age, Male</b>	<b>39.50</b>		<b>38.90</b>		<b>37.10</b>	
<b>2016 Median Age, Female</b>	<b>43.80</b>		<b>42.50</b>		<b>39.30</b>	
<b>2016 Average Age, Female</b>	<b>42.70</b>		<b>41.70</b>		<b>39.70</b>	
<b>2016 Population by Occupation Classification</b>	<b>34,991</b>		<b>230,698</b>		<b>591,722</b>	
Civilian Employed	19,945	57.00%	132,961	57.63%	343,411	58.04%
Civilian Unemployed	1,120	3.20%	8,473	3.67%	23,287	3.94%
Civilian Non-Labor Force	13,926	39.80%	89,120	38.63%	224,785	37.99%
Armed Forces	0	0.00%	144	0.06%	239	0.04%
<b>Households by Marital Status</b>						
Married	6,831		46,611		113,725	
Married No Children	4,025		26,346		60,740	
Married w/Children	2,806		20,265		52,985	
<b>2016 Population by Education</b>	<b>33,114</b>		<b>214,468</b>		<b>538,036</b>	
Some High School, No Diploma	7,931	23.95%	46,925	21.88%	140,087	26.04%
High School Grad (Incl Equivalency)	7,182	21.69%	45,592	21.26%	108,276	20.12%
Some College, No Degree	6,796	20.52%	47,481	22.14%	113,584	21.11%
Associate Degree	2,441	7.37%	14,299	6.67%	33,573	6.24%
Bachelor Degree	6,283	18.97%	39,815	18.56%	89,863	16.70%
Advanced Degree	2,481	7.49%	20,356	9.49%	52,653	9.79%



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<b>Pacific Square</b>						
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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2016 Population by Occupation</b>	<b>37,321</b>		<b>250,632</b>		<b>656,436</b>	
Real Estate & Finance	1,311	3.51%	9,366	3.74%	21,315	3.25%
Professional & Management	8,127	21.78%	61,107	24.38%	154,642	23.56%
Public Administration	811	2.17%	6,475	2.58%	14,860	2.26%
Education & Health	4,061	10.88%	30,182	12.04%	76,715	11.69%
Services	5,164	13.84%	27,993	11.17%	66,132	10.07%
Information	567	1.52%	3,118	1.24%	9,304	1.42%
Sales	5,534	14.83%	35,492	14.16%	87,995	13.40%
Transportation	777	2.08%	5,087	2.03%	22,003	3.35%
Retail	2,448	6.56%	14,418	5.75%	37,537	5.72%
Wholesale	803	2.15%	6,412	2.56%	16,417	2.50%
Manufacturing	2,067	5.54%	12,595	5.03%	35,716	5.44%
Production	2,145	5.75%	14,105	5.63%	45,868	6.99%
Construction	1,092	2.93%	7,748	3.09%	24,545	3.74%
Utilities	961	2.57%	7,241	2.89%	19,165	2.92%
Agriculture & Mining	42	0.11%	496	0.20%	1,704	0.26%
Farming, Fishing, Forestry	26	0.07%	368	0.15%	1,298	0.20%
Other Services	1,385	3.71%	8,429	3.36%	21,220	3.23%
<b>2016 Worker Travel Time to Job</b>	<b>19,127</b>		<b>126,961</b>		<b>328,201</b>	
<30 Minutes	9,428	49.29%	64,444	50.76%	167,420	51.01%
30-60 Minutes	7,665	40.07%	50,056	39.43%	123,325	37.58%
60+ Minutes	2,034	10.63%	12,461	9.81%	37,456	11.41%
<b>2010 Households by HH Size</b>	<b>13,045</b>		<b>87,409</b>		<b>226,676</b>	
1-Person Households	2,401	18.41%	16,148	18.47%	46,495	20.51%
2-Person Households	3,447	26.42%	23,131	26.46%	57,596	25.41%
3-Person Households	2,819	21.61%	17,437	19.95%	40,746	17.98%
4-Person Households	2,175	16.67%	14,842	16.98%	36,195	15.97%
5-Person Households	1,116	8.56%	7,971	9.12%	21,530	9.50%
6-Person Households	577	4.42%	4,055	4.64%	11,558	5.10%
7 or more Person Households	510	3.91%	3,825	4.38%	12,556	5.54%
<b>2016 Average Household Size</b>	<b>3.00</b>		<b>3.10</b>		<b>3.10</b>	
<b>Households</b>						
2021 Projection	14,096		92,956		239,762	
2016 Estimate	13,648		90,234		232,936	
2010 Census	13,044		87,409		226,676	
Growth 2016 - 2021	3.28%		3.02%		2.93%	
Growth 2010 - 2016	4.63%		3.23%		2.76%	



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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2016 Households by HH Income</b>	<b>13,648</b>		<b>90,233</b>		<b>232,937</b>	
<\$25,000	4,024	29.48%	21,025	23.30%	56,097	24.08%
\$25,000 - \$50,000	3,378	24.75%	20,579	22.81%	53,302	22.88%
\$50,000 - \$75,000	2,400	17.58%	15,549	17.23%	40,271	17.29%
\$75,000 - \$100,000	1,286	9.42%	10,588	11.73%	27,293	11.72%
\$100,000 - \$125,000	954	6.99%	7,028	7.79%	18,094	7.77%
\$125,000 - \$150,000	716	5.25%	4,474	4.96%	11,230	4.82%
\$150,000 - \$200,000	542	3.97%	5,742	6.36%	13,344	5.73%
\$200,000+	348	2.55%	5,248	5.82%	13,306	5.71%
<b>2016 Avg Household Income</b>	<b>\$62,486</b>		<b>\$77,482</b>		<b>\$76,050</b>	
<b>2016 Med Household Income</b>	<b>\$44,817</b>		<b>\$55,103</b>		<b>\$54,084</b>	
<b>2016 Occupied Housing</b>	<b>13,648</b>		<b>90,234</b>		<b>232,936</b>	
Owner Occupied	5,149	37.73%	43,951	48.71%	108,081	46.40%
Renter Occupied	8,499	62.27%	46,283	51.29%	124,855	53.60%
<b>2010 Housing Units</b>	<b>14,073</b>		<b>93,456</b>		<b>239,901</b>	
1 Unit	7,621	54.15%	63,176	67.60%	153,459	63.97%
2 - 4 Units	1,636	11.63%	6,838	7.32%	20,167	8.41%
5 - 19 Units	3,185	22.63%	14,677	15.70%	33,894	14.13%
20+ Units	1,631	11.59%	8,765	9.38%	32,381	13.50%
<b>2016 Housing Value</b>	<b>5,148</b>		<b>43,950</b>		<b>108,081</b>	
<\$100,000	177	3.44%	1,229	2.80%	4,170	3.86%
\$100,000 - \$200,000	23	0.45%	367	0.84%	2,209	2.04%
\$200,000 - \$300,000	177	3.44%	1,506	3.43%	8,062	7.46%
\$300,000 - \$400,000	723	14.04%	6,012	13.68%	18,378	17.00%
\$400,000 - \$500,000	1,404	27.27%	9,632	21.92%	21,167	19.58%
\$500,000 - \$1,000,000	2,505	48.66%	21,178	48.19%	42,975	39.76%
\$1,000,000+	139	2.70%	4,026	9.16%	11,120	10.29%
<b>2016 Median Home Value</b>	<b>\$513,972</b>		<b>\$576,235</b>		<b>\$500,634</b>	
<b>2016 Housing Units by Yr Built</b>	<b>14,114</b>		<b>93,849</b>		<b>241,739</b>	
Built 2010+	433	3.07%	2,533	2.70%	5,976	2.47%
Built 2000 - 2010	304	2.15%	3,123	3.33%	10,908	4.51%
Built 1990 - 1999	771	5.46%	4,417	4.71%	11,104	4.59%
Built 1980 - 1989	1,840	13.04%	9,803	10.45%	21,782	9.01%
Built 1970 - 1979	1,847	13.09%	11,166	11.90%	29,926	12.38%
Built 1960 - 1969	2,090	14.81%	14,195	15.13%	38,217	15.81%
Built 1950 - 1959	2,193	15.54%	17,503	18.65%	46,169	19.10%
Built <1949	4,636	32.85%	31,109	33.15%	77,657	32.12%
<b>2016 Median Year Built</b>	<b>1960</b>		<b>1958</b>		<b>1958</b>	



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