# **FOR LEASE** | Suites up to 3,017 SF

# **RESTAURANT / RETAIL / SERVICE AVAILABLE**



SWC Valley Blvd & Marguerita Ave, Alhambra, CA



### **Please Contact**

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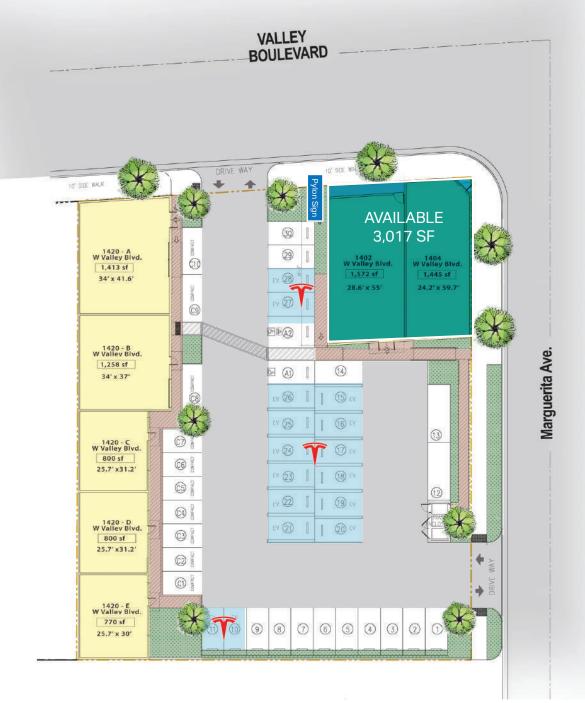
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## **SITE PLAN**



**PARKING:** 

Standard / 16 EVs: 30 Compact: 10 ADA: 2

**Total Parking:** 42











### **PROPERTY HIGHLIGHTS**

- 1-2 Tenant freestanding high profile retail/restaurant building available on hard corner
- Pylon Signage along Valley Blvd
- Join Brand New 16 Tesla Charging Stalls
- 42 total parking stalls
- Retail/Restaurant Suites available from 800 3,017 SF

## **DEMOGRAPHICS:**



## 2<sub>Q</sub> Population

**1MILE** 32.845

**2 MILE** 135,795

**3MILE** 261,994

#### Avg. Household Income

**1MILE** \$106,405

**2 MILE** \$115,374

**3MILE** \$125,737



### **Daytime Population**

**1MILE** 14,322

**2 MILE** 40,388

**3MILE** 77,147



#### Avg. Median Income

**1MILE** \$80,668

**2 MILE** \$85,080

**3MILE** \$92,166



#### **TRAFFIC COUNTS**

54,450 CPD Valley Blvd: Atlantic Blvd: 78,544 CPD









# **RETAIL AERIAL**

