

433 & 503 S Palm Ave

Alhambra, CA 91803

Portfolio Sale



Alex Matevosian

Broker

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818.482.3830

CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary | 433 S Palm Ave



PROPERTY CHARACTERISTICS

- ▶ Ideal for Manufacturing & Warehousing
- ▶ Block & Metal Construction
- ▶ Open Floor Area
- ▶ Freestanding
- ▶ Reception Area
- ▶ 3 Private Offices
- ▶ Close Proximity to Downtown
- ▶ Close Proximity to the Ports of Los Angeles
- ▶ 1 Dock High Loading Door
- ▶ Heavy Power - 3 Phase 600 AMPS
- ▶ SBA Financing

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433 S PALM AVE

Sale Price:	\$1,700,000
Price Per Square Foot:	\$277
Zoning:	Industrial
Year Built:	1956
Building Size:	6,118 SF
Lot Size:	9,988 SF
APN:	5342-014-001

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Property Summary | 503 S Palm Ave



PROPERTY CHARACTERISTICS

- ▶ Ideal for Manufacturing & Warehousing
- ▶ Block Construction
- ▶ Open Floor Area
- ▶ Minimal Office Space
- ▶ Freestanding
- ▶ Close Proximity to Downtown
- ▶ Close Proximity to the Ports of Los Angeles
- ▶ Adjoining Parcels
- ▶ 1 Ground Level Loading Door
- ▶ 2 Dock High Loading Doors
- ▶ SBA Financing

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503 S PALM AVE

Sale Price:	\$1,600,000
Price Per Square Foot:	\$363
Zoning:	Industrial
Year Built:	1963
Building Size:	4,400 SF
Lot Size:	9,988 SF
APN:	5342-014-002

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Property Description



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Alex Matevosian at MIG Commercial Real Estate Services has been exclusively retained for the portfolio sale of 433-503 S Palm Ave in the city of Alhambra. These two adjoining parcels are perfect for both Owner Users & Investors alike. Situated in the heart of Alhambra, they offer unbeatable convenience with easy access to major transportation arteries like the 10 & 710 freeways, and are in close proximity to Downtown and the ports of Los Angeles. S Palm Ave thrives in a bustling commercial district of Alhambra, surrounded by a diverse array of businesses including Costco & Target, shops, restaurants, and services. With ample street parking and a wide, clean street, operating here is a breeze. Qualified business owners can seize the opportunity to take advantage of SBA Financing. Ownership is seeking to sell both properties concurrently to a single prospective buyer.

433 S Palm Ave boasts a 6,118 square foot freestanding industrial building on approximately 10,000 square feet of land. Featuring an open floor plan with minimal office space, it is ideally suited for manufacturing use with a 3 phase 600 amp electrical service. The property also comes with a reception area and 3 private offices. Additionally, it offers the convenience of a dock high loading in the rear of the building. This private, gated, and secured property is available for \$1,700,000.00.

503 S Palm Ave presents a 4,400 square foot freestanding industrial masonry building on approximately 10,000 square feet of land. This building also offers minimal office space, 13.5 foot warehouse clearance height, and an open floor plan making it perfect for manufacturing and warehousing uses. With a three-phase electrical service and three total loading doors (2) dock high loading doors in the rear and (1) ground level loading door in the front), this property offers versatility and convenience. Additionally it also offers 13.5 foot building clearance. This private, gated and secured property is available for \$1,600,000.00

Ideal for the following uses: Warehousing, Manufacturing, Wholesaling, Construction & Materials Yard, Food & Beverage Manufacturing, Light Assembly, R&D Facilities/Uses

Don't miss out on the opportunity to own and operate your business from these two adjoining parcels in the heart of Alhambra.

Please note, there is no guarantee, warranty, or representation of any kind regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agents are advised to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration, and components.

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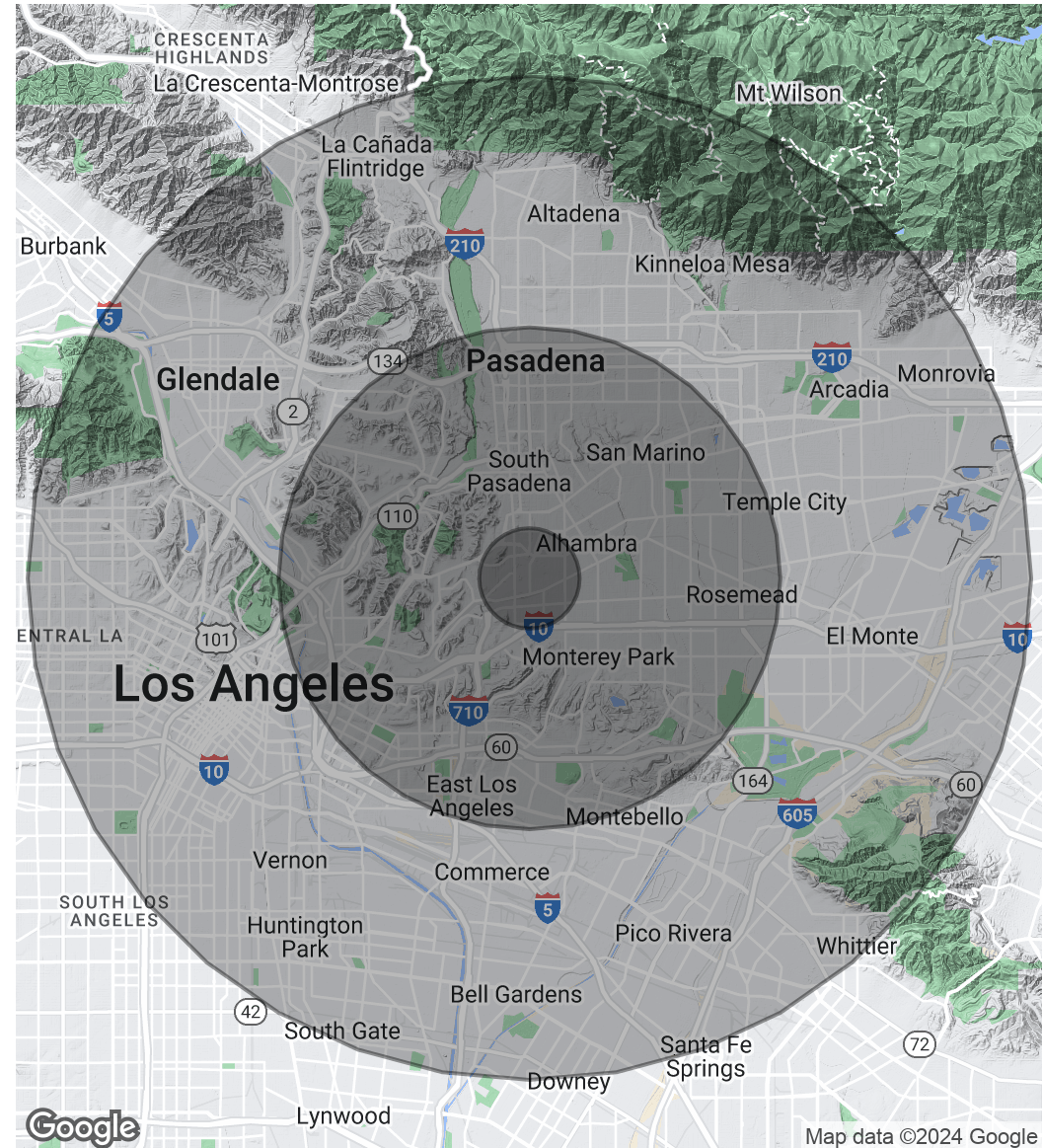
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	36,662	766,886	2,799,881
Average Age	40.9	38.6	37.0
Average Age (Male)	37.7	36.9	35.8
Average Age (Female)	43.8	40.3	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,020	263,567	964,837
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$77,863	\$89,151	\$82,032
Average House Value	\$593,844	\$653,150	\$575,089

* Demographic data derived from 2020 ACS - US Census



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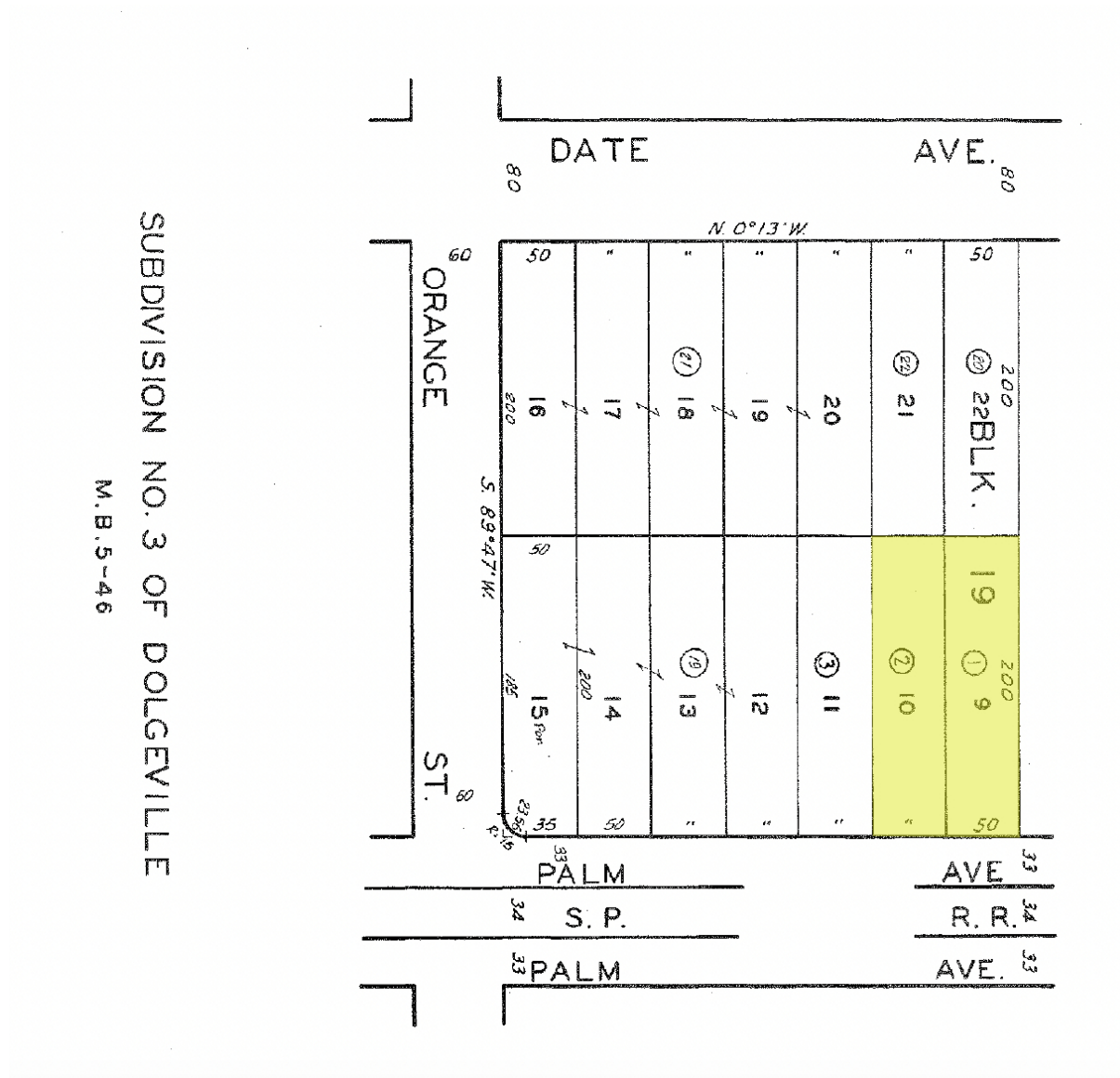
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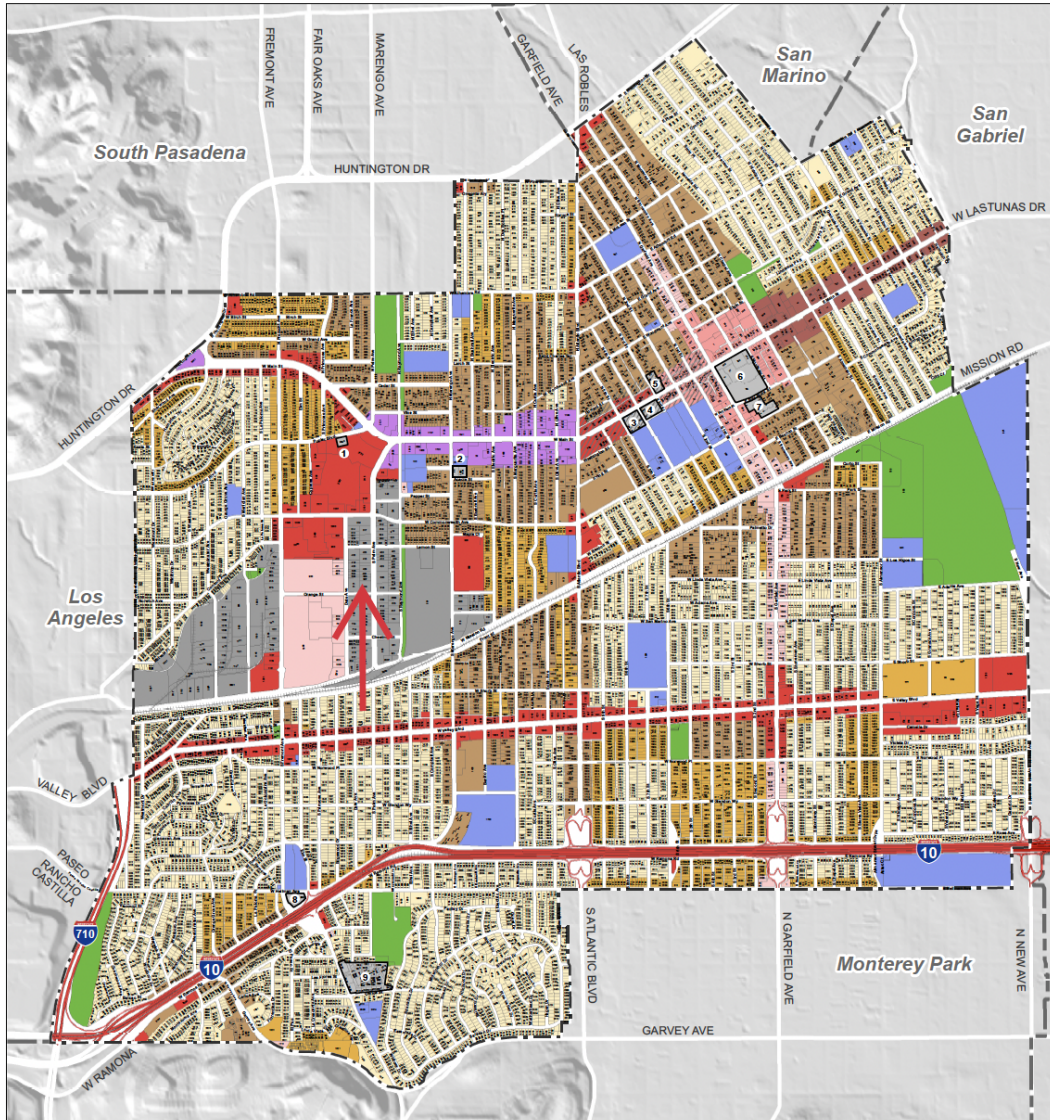


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Zoning Map



CITY OF ALHAMBRA ZONING MAP

JANUARY 18, 2024

MAP FEATURES

- City Boundary
- Specific Plan Boundary
- Ramp
- Freeway
- Railroads

ZONING DISTRICTS

- RL Residential Low Density
- RM Residential Medium Density
- RH Residential High Density
- PO Professional Office
- CBD Central Business District
- CMU Commercial Mixed Use
- EMC East Main Commercial
- AC Automotive Commercial
- SP Specific Plans
- I Industrial
- PF Public Facilities
- OS Open Space

OVERLAY DISTRICTS

- West Main Corridor

SPECIFIC PLANS

- 1 2300 Poplar Boulevard Specific Plan
- 2 Marengo and Acacia Specific Plan
- 3 Alhambra 5th and Main Specific Plan
- 4 Alhambra Pacific Plaza - 300 West Main Street Specific Plan
- 5 Casita de Zen Specific Plan
- 6 Alhambra Place Specific Plan
- 7 Alhambra - 100 Bay State Street Specific Plan
- 8 2500 West Hellman Avenue Specific Plan
- 9 2400 South Fremont Avenue Specific Plan

NOTES:

There are currently no parcels shown under the Planned Development Overlay District category. It is included for future use if or when such parcels are identified.

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Alhambra makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from City of Alhambra Planning Division. Direct all inquiries to the City of Alhambra Planning Division at (626) 470-9024 or planning@cityofalhambra.com.

Drawn by: RRM Design Group, Created on: June 28, 2022.
ArcMap GIS, Version 10.8.1, Redlands, CA, Esri

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MPA MILLER PLANNING ASSOCIATES

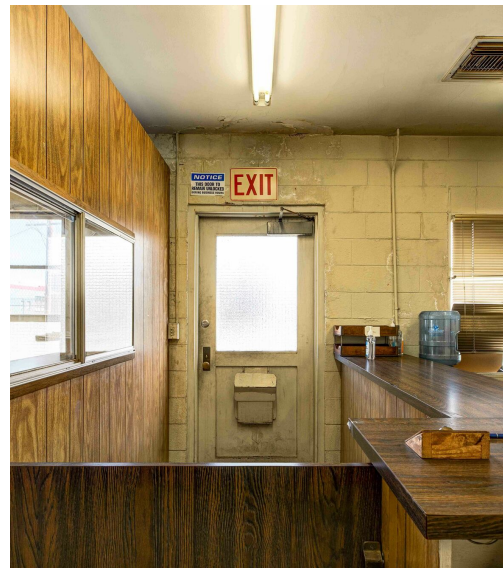
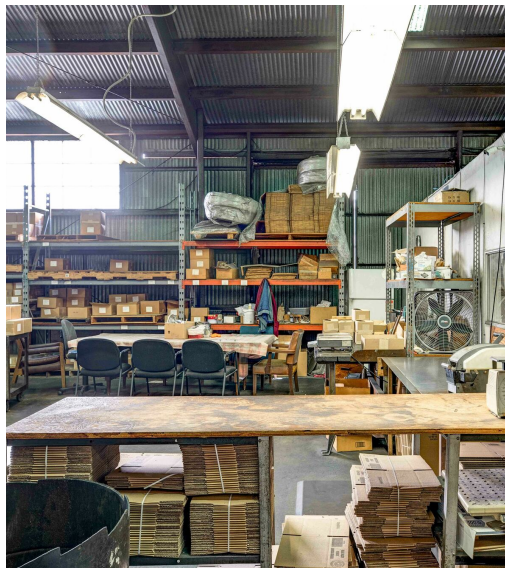
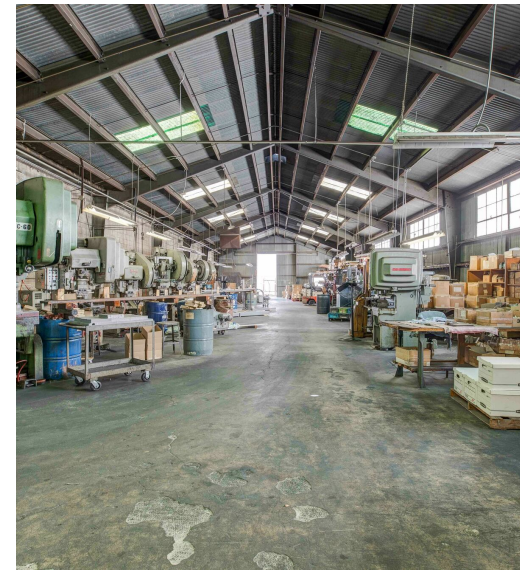
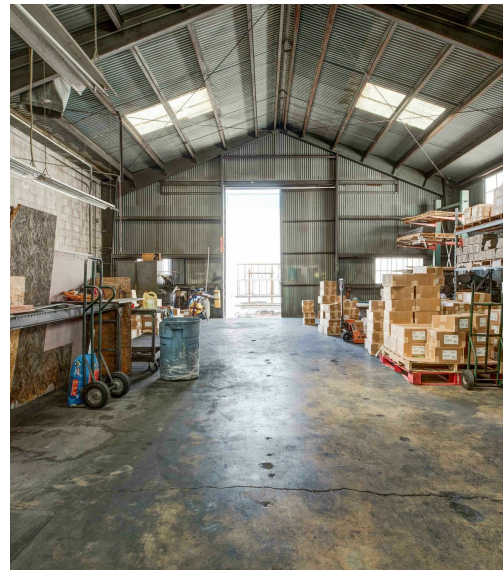
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Additional Photos | 433 S Palm Ave

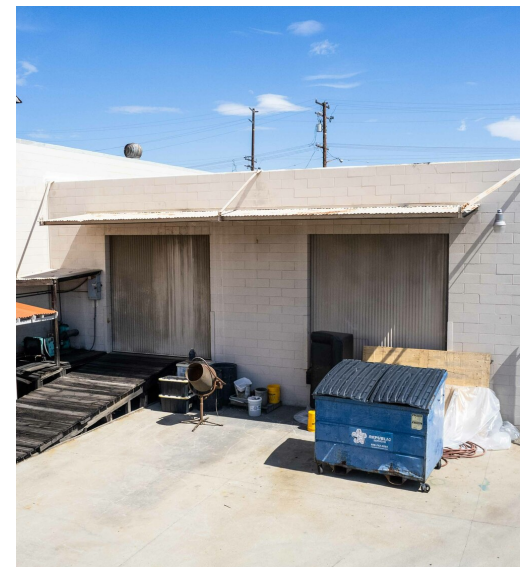
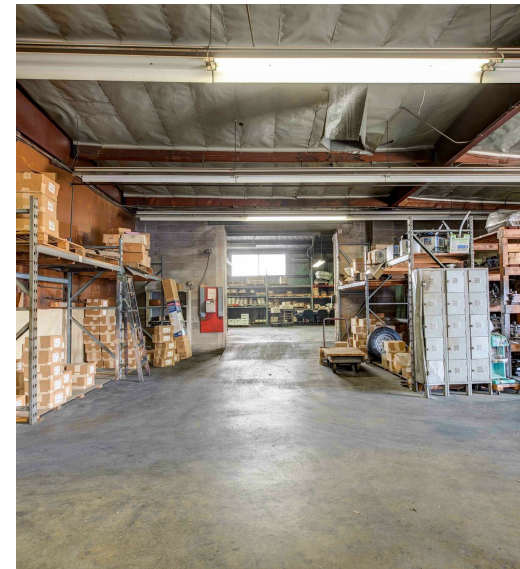
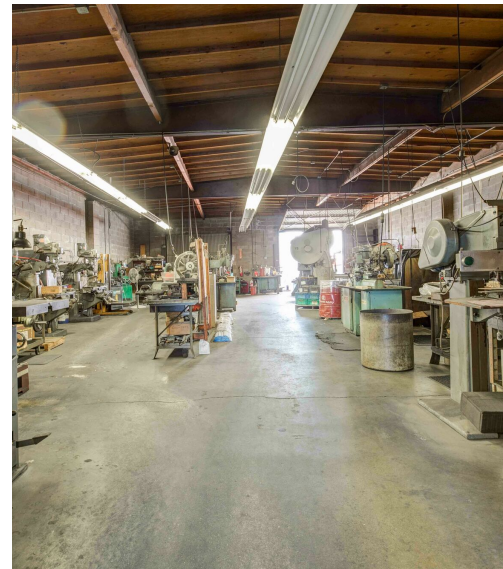


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Floor Plan | 433 S Palm Ave



MEASUREMENTS ARE HIGHLY RELIABLE BUT NOT GUARANTEED.

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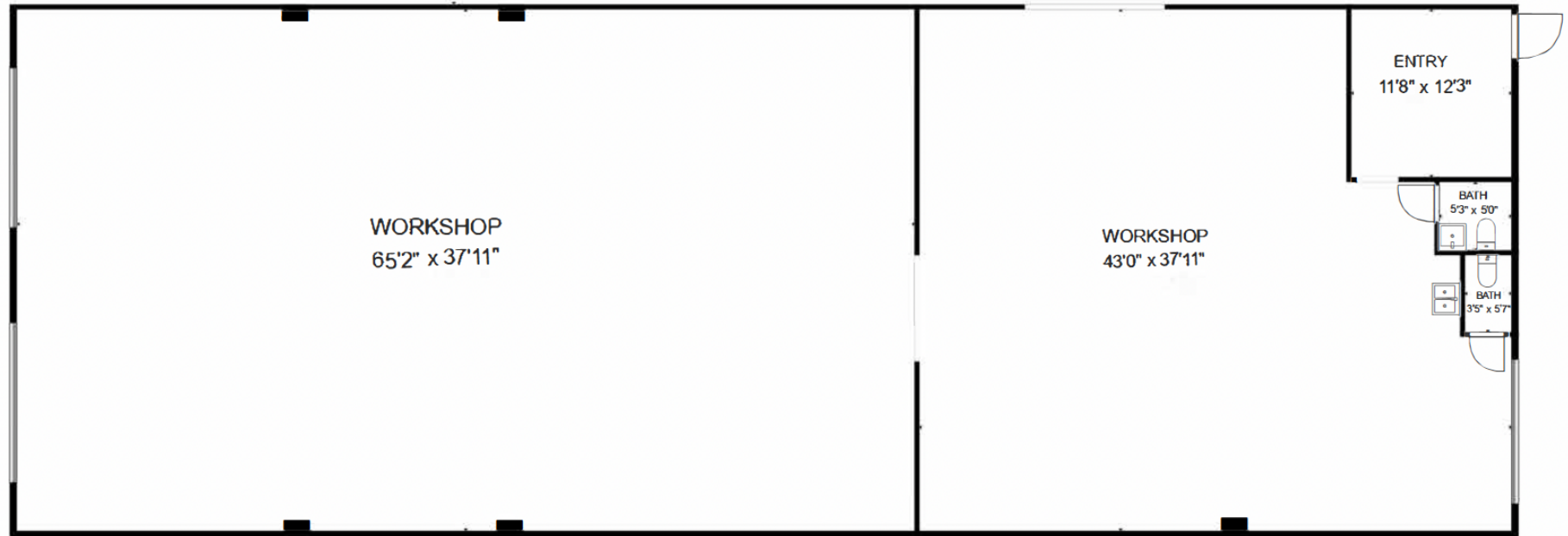
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Loan Scenario

PROPOSED SBA 504 LOAN STRUCTURE

BUILDING ACQUISITION		\$3,300,000					
SBA/CDC FEES		\$32,000					
TOTAL PROJECT COST		\$3,332,000					
SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$1,650,000	5.50%	25 Years 25 Yr. Amort.	1st Deed	\$10,132	\$121,589
SBA 504 LOAN	40%	\$1,352,000	6.28% Mar '24	25 Years Full Amort.	2nd Deed	\$8,944	\$107,326
BORROWER	10%	\$330,000					
TOTAL	100%	\$3,332,000				\$19,076	\$228,915

RATES: Bank: Rate is estimated.
SBA 504: Rate is FIXED at the time of the debenture sale.

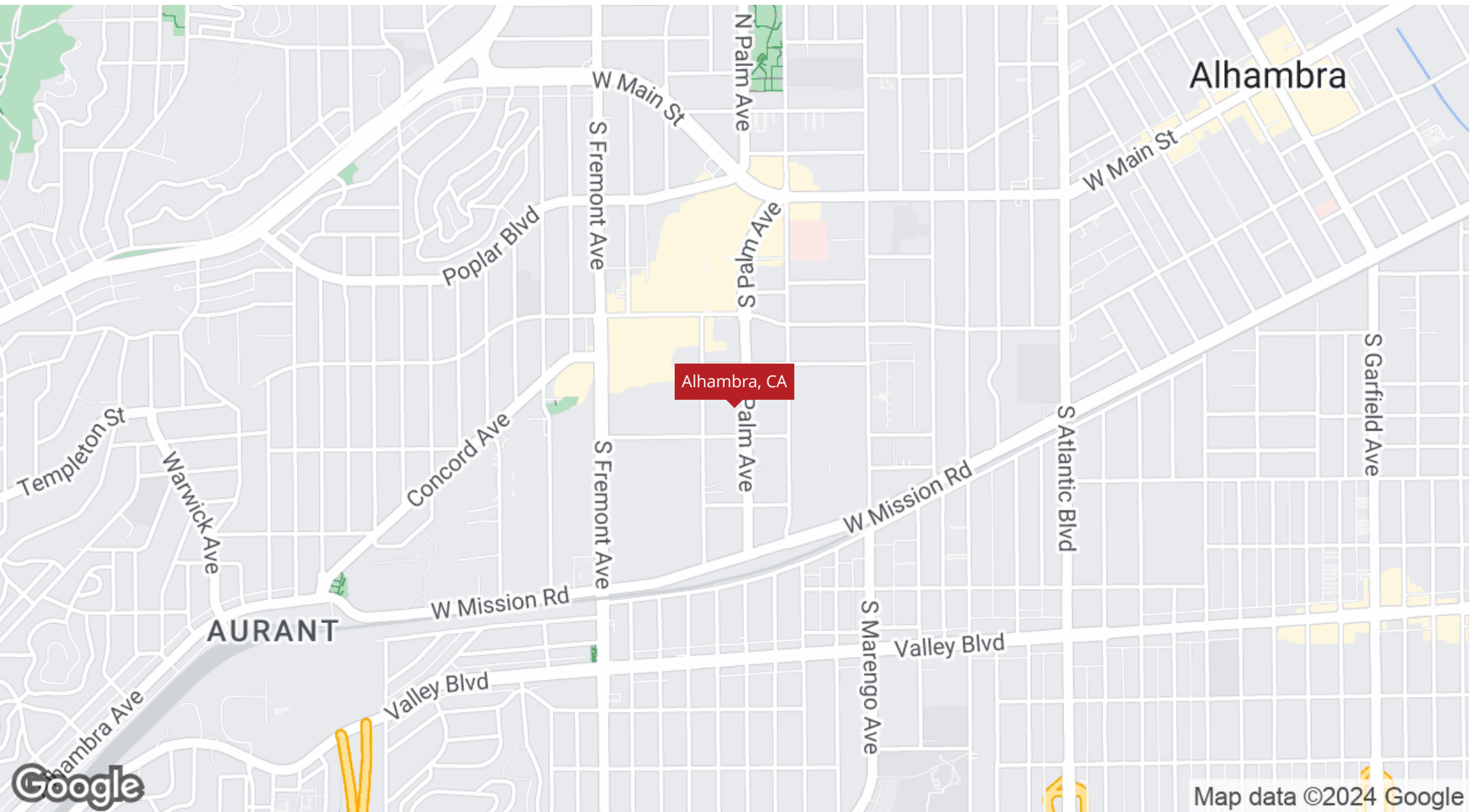
FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

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Regional Map



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