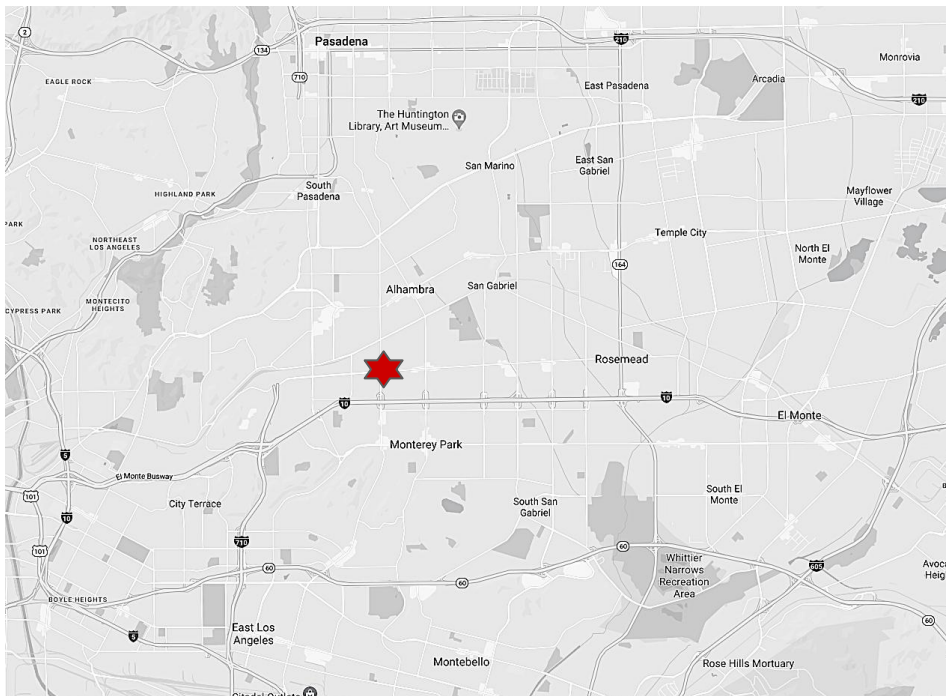


PROPERTY FOR SALE

RETAIL LOT

FOR
SALE

1211 W. VALLEY BLVD.
ALHAMBRA, CA 91803



Property Features:

- 18,967 SF / 0.43AC lot
- Located near 10 and 710 FWY's
- Part of Alhambra's Specific Plans
- Corner site with access from 3 sides
- Zoned RC (Retail Commercial)
- Currently operating as a car dealership
- Potential redevelopment site
- Retail site with service station and car wash as approved uses
- Potential fast food pad with drive-through possible

William Hugron CCIM, SIOR
714.356.7823
william@ashwillassociates.com
CAL. DRE# 00803524
CORP. DRE# 01291393

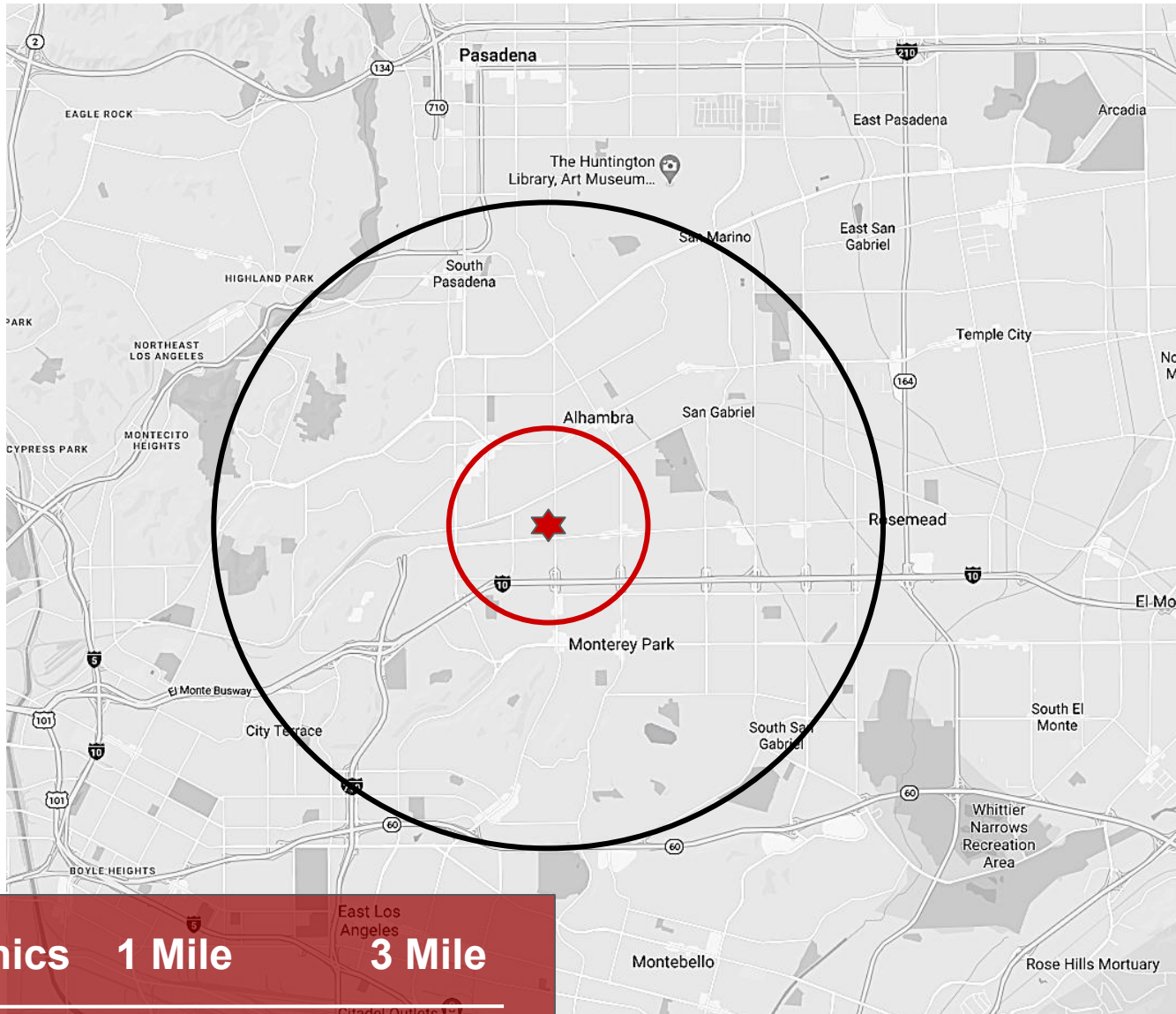
Justin Hugron
714.642.7690
justin@ashwillassociates.com
CAL. DRE# 00803524
CORP. DRE# 01291393

Ashwill
Associates
COMMERCIAL REAL ESTATE

PHOTOS AND SITE PLAN



DEMOGRAPHIC OVERVIEW



Demographics

	1 Mile	3 Mile
Population	35,672	275,614
Households	11,674	85,529
Median Age	41	40.3
Median HH Income	\$60,836	\$64,426
Daytime Employees	18,624	111,767

Traffic Counts

W. Valley View Blvd. @ Edith Ave. E.	29,985
--------------------------------------	--------

William Hugron CCIM, SIOR

714.356.7823

william@ashwillassociates.com

CAL. DRE# 00803524

CORP. DRE# 01291393

Justin Hugron

714.642.7690

justin@ashwillassociates.com

CAL. DRE# 00803524

CORP. DRE# 01291393

**Ashwill
Associates**
COMMERCIAL REAL ESTATE