



Main Street Portfolio

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



Marcus & Millichap
BRANDON MICHAELS
GROUP



Main Street Portfolio

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EXCLUSIVELY LISTED BY

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The background image is an aerial photograph of a coastal city, likely Santa Barbara, California. It shows a dense urban area with numerous houses, apartment buildings, and commercial structures. In the distance, green hills are visible under a clear blue sky.

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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 200–208, 222–236 W Main Street, a 30,477 SF multi-tenant street retail portfolio situated on 0.70 acres (30,638 SF) of land in the heart of Alhambra, CA. The portfolio is positioned along Main Street, Alhambra's primary commercial corridor, at the signalized southwest corner of S 2nd Street, benefiting from traffic counts in excess of 24,000 vehicles per day and a Walk Score of 94 ("Walker's Paradise") in a highly supply-constrained infill submarket.

The offering consists of six (6) parcels, available individually or as a portfolio, and is currently 91.8% occupied. The tenant mix is comprised primarily of neighborhood-serving and experiential uses, including restaurants and cafés, music instruction, a cosmetology school, salon services, and childcare – daily need and service uses that benefit from Main Street's walk-in traffic. With the exception of Unit 7 and 230, the majority of tenants are on short-term leases, with a weighted average lease term remaining of approximately 1.77 years, providing meaningful near-term flexibility.

The portfolio generates \$54,452.38 per month (\$1.95/SF), or \$653,428.56 annually, with all tenants subject to 3% annual rent increases. In addition, all tenants, excluding Unit 200 and the second-floor tenants, pay a fixed \$0.50/SF CAM reimbursement.



91.8%

Occupancy



1911-1924

Year Built



W Main St & S 2nd St

Cross Streets





PROPERTY SUMMARY

	Price*	\$9,800,000
	Building SF**	30,477 SF
	Lot Size	30,638 SF
	Price/SF (Bldg)	\$322
	Price/SF (Land)	\$320
	Current CAP Rate	5.66%
	Zoning	CBD/DRD
	Available Spaces	28
	Parking Ratio	0.92 Space(s) per 1000
	Traffic Counts	24,713 VPD

*Properties can be purchased individually or as a portfolio.

**Square footage per the Rent Roll. Combined square footage per the county assessor is 29,631 SF.



MONROVIA

SAN GABRIEL

DOLLAR TREE



Applebee's
GRILL + BAR

Days Inn
BY WYNDHAM

Shabu

Alhambra
PALACE

BANK OF AMERICA

the Habit
BURGER GRILL

SPROUTS
FRESH MARKET

Burlington

INDIA HOUSE

BAGEL
EXCHANGE

The Boiling
Crab

COLD STONE
CREAMERY

STARBUCKS
COFFEE

Yang's Kitchen

PIP CORE

38°
Alhambra, CA

DHANA
SPLICE COFFEE



Main Street
200-208, 222-236 MAIN

S 2ND ST

W MAIN ST (24,713 VPD)



ALHAMBRA
COURT HOUSE

INVESTMENT HIGHLIGHTS



Multi-Tenant Main Street Retail Portfolio with Income & Flexibility

Multi-Parcel Street Retail Portfolio

30,477 SF of multi-tenant retail space situated on 0.70 acres (30,638 SF), available individually or as a portfolio.

Strong In-Place Income

Currently 91.8% occupied, generating \$54,452.38 per month (\$1.95/SF) or \$653,428.56 annually.

Signalized Main Street Corner

Positioned at the southwest signalized corner of S 2nd Street and Alhambra's Main Street, the city's primary commercial corridor with traffic counts in excess of 24,000 VPD and a walk score of 94 (a "Walker's Paradise").

Annual Rent Growth

All tenants are subject to 3% annual rent increases.

CAM Reimbursements

All tenants, excluding Unit 200 and second-floor tenants, pay a fixed \$0.50/SF in CAM, supporting income durability.

94
Walk Score



Diverse Parcel Composition with Owner-User & Value-Add Optionality

Breakup & Selective Sale Potential

Portfolio structure allows for individual parcel disposition, owner-user acquisition, or long-term portfolio hold.

Short-Term Lease Profile

Majority of tenants are on short-term leases with a weighted average remaining lease term of approximately 1.77 years, providing near-term flexibility.

Varied Building Sizes & Uses

Mix of fully occupied retail, single-tenant restaurant buildings, service-oriented retail, and a partially vacant two-story asset.

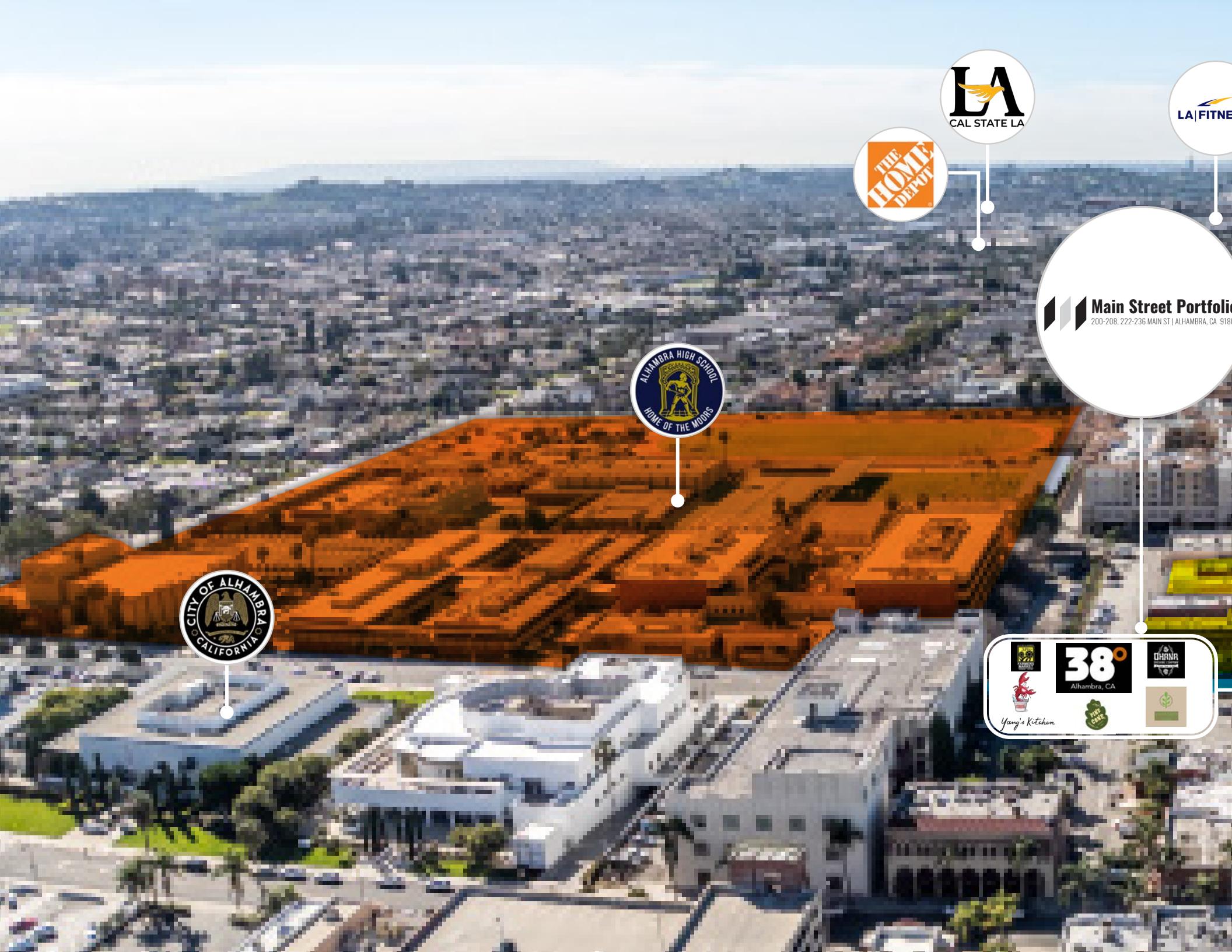
Neighborhood-Serving Tenant Mix

Restaurants, cafés, music instruction, cosmetology, salon services, and childcare create daily-use relevance and consistent foot traffic.

Front & Rear Access

All parcels benefit from both street-front and rear access, enhancing functionality for tenants and operators.





DOWNTOWN LA



W MAIN ST (24,713 up to)

S 2ND ST







Established Downtown Main Street with Dining, Culture, & Regional Connectivity



Downtown Alhambra Main Street District

The subject portfolio is located within Alhambra's historic Main Street Business District, the city's primary pedestrian-oriented commercial corridor anchored by restaurants, cafés, specialty retail, professional services, and long-standing local institutions that serve both residents and visitors



Strong Co-Tenancy Environment

The immediate area is anchored by a dense concentration of national and regional tenants including Regal Edwards, Sprouts Farmers Market, Costco, Target, Starbucks, Ross Dress for Less, Dollar Tree, and numerous well-established local restaurants and retailers, creating consistent traffic and destination appeal



Immediate Access to Regional Thoroughfares

The property benefits from proximity to Interstate 10 and Interstate 710, providing direct connectivity to Downtown Los Angeles, the West San Gabriel Valley, and surrounding employment centers, while maintaining a walkable, neighborhood-scale retail environment.

INVESTMENT HIGHLIGHTS

Highly Affluent Alhambra, CA Submarket

Nearby Population

Population of more than 43,400 people within one mile of the subject property, 249,700 people within three miles, and 654,500 people within five miles

Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$95,000, \$109,300, and \$107,100, respectively

Household Density

There are over 16,300 households within one mile of the subject property, and over 85,700 households within three miles

High Median Home Values

The median home value in the immediate area is \$803,000

Businesses & Consumer Spending

More than 1,800 businesses within a 1-mile radius of the property with a combined annual consumer spending of \$510 million







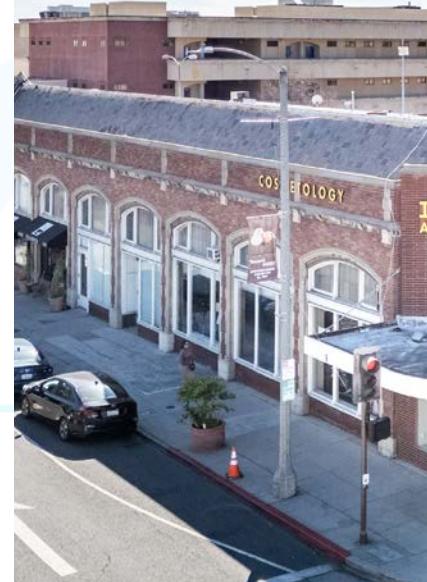
Main Street Portfolio

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

The portfolio's short-term lease profile, combined with its parcel-by-parcel optionality, creates multiple compelling owner-user and value-add strategies, including selective re-tenanting, individual parcel disposition, or aggregation of nearby parcels for long-term covered land play of the entire block:

- **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 8,778 SF two-story asset with 6,278 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 2,220 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.





RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT
7-9	Bon Appetea Café	1,460	1	4.8%	1/24/2020	1/31/2030	\$3,633.17
11	Music Lessons	1,974	1	6.5%	8/8/2022	12/7/2025	\$3,666.90
200	International Academy of Cosmetology	7,070	1	23.2%	7/1/2022	12/31/2027	\$9,834.50
208	L'Meida Hair Studio	625	1	2.1%	1/1/2020	12/31/2025	\$1,262.82
210	Kai He and Shixin Zhang	625	1	2.1%	8/1/2025	7/31/2028	\$1,570.80
214	Game Arcade	1,875	1	6.2%	1/15/2022	8/14/2027	\$4,097.73
212-A	Khanh Van Luu	1,000	2	3.3%	7/1/2012	MTM	\$1,492.57
212-B	Darlene Lara	900	2	3.0%	9/1/2013	MTM	\$1,432.86
212-C	Lixin Liu and Lindsey Nicole Armstrong	200	2	0.7%	2/15/2020	MTM	\$877.90
222	Daily Burger	1,250	1	4.1%	2/10/2021	1/31/2029	\$3,798.60
224-226	Music Lessons	2,500	1	8.2%	11/1/2022	4/30/2026	\$4,753.37
230	Little Dimples Playground	6,278	1	20.6%	7/1/2023	6/30/2033	\$13,320.60
234	Vacant	2,500	2	8.2%			
236	Restaurant Pending City Approvals	2,220	1	7.3%	11/1/2023	10/31/2028	\$4,710.40
		30,477		100%			\$54,452.30

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

RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM	REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
7 \$2.49	3% Annual	1x	6.03 Year(s)	3.99 Year(s)	MG*	\$3,633.17	\$2.49	MG*	
6 \$1.86	3% Annual	1x	3.49 Year(s)	-0.16 Year(s)	MG*	\$3,948.00	\$2.00	NNN	
4 \$1.39	3% Annual	1x	3.60 Year(s)	1.91 Year(s)	MG*	\$9,834.54	\$1.39	MG*	
2 \$2.02	3% Annual	1x	6.10 Year(s)	-0.09 Year(s)	MG*	\$1,562.50	\$2.50	NNN	
0 \$2.51	3% Annual	1x	0.51 Year(s)	2.49 Year(s)	MG*	\$1,570.80	\$2.51	MG*	
3 \$2.19	3% Annual	1x	4.05 Year(s)	1.53 Year(s)	MG*	\$4,097.73	\$2.19	MG*	
7 \$1.49	3% Annual	1x	13.60 Year(s)	0.00 Year(s)	Gross	\$1,492.57	\$1.49	Gross	
6 \$1.59	3% Annual	1x	12.43 Year(s)	0.00 Year(s)	Gross	\$1,432.86	\$1.59	Gross	
\$4.39	3% Annual	1x	5.97 Year(s)	0.00 Year(s)	Gross	\$877.90	\$4.39	Gross	
0 \$3.04	3% Annual	1x	4.98 Year(s)	2.99 Year(s)	MG*	\$3,798.60	\$3.04	MG*	
7 \$1.90	3% Annual	1x	3.26 Year(s)	0.24 Year(s)	MG*	\$5,000.00	\$2.00	NNN	
6 \$2.12	3% Annual	1x	2.60 Year(s)	7.41 Year(s)	MG*	\$13,320.66	\$2.12	MG*	
						\$3,750.00	\$1.50	Gross	
0 \$2.12	3% Annual	1x	2.26 Year(s)	2.74 Year(s)	MG*	\$4,710.40	\$2.12	MG*	
8 \$1.95			5.30 Year(s)	1.77 Year(s)		\$59,029.73	\$1.94	\$1.94	

of Cosmetology) paying \$0.32/SF/Month in CAMs



OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$122,500	\$4.02/SF	\$122,500	\$4.02/SF
Management	\$26,137	\$0.86/SF	\$28,334	\$0.93/SF
200-214 - Insurance	\$17,443	\$0.57/SF	\$17,443	\$0.57/SF
200-214 - R&M	\$24,349	\$0.80/SF	\$24,349	\$0.80/SF
200-214 - Utilities	\$15,929	\$0.52/SF	\$15,929	\$0.52/SF
222-236 - Insurance	\$9,102	\$0.30/SF	\$9,102	\$0.30/SF
222-236 - R&M	\$1,293	\$0.04/SF	\$1,293	\$0.04/SF
222-236 - Utilities	\$5,014	\$0.16/SF	\$5,014	\$0.16/SF
CAM Cleaning	\$13,636	\$0.45/SF	\$13,636	\$0.45/SF
Supplies	\$2,839	\$0.09/SF	\$2,839	\$0.09/SF
Total Expenses	\$238,243	\$7.82	\$240,440	\$7.89
Expenses/SF/Month		\$0.65		\$0.66

*Operating expenses are based on ownership's 2025 profit and loss statement through November, annualized through the remainder of the year.

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$653,429	\$708,357
CAM Reimbursement:	\$139,842	\$149,475
Additional Income:	\$0	\$0
Effective Gross Income:	\$793,271	\$857,832
Vacancy:	0%	\$42,892
Expenses:	\$238,243	\$240,440
Net Operating Income:	\$555,028	\$574,500



Main Street Portfolio

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



PORTFOLIO BREAKUP

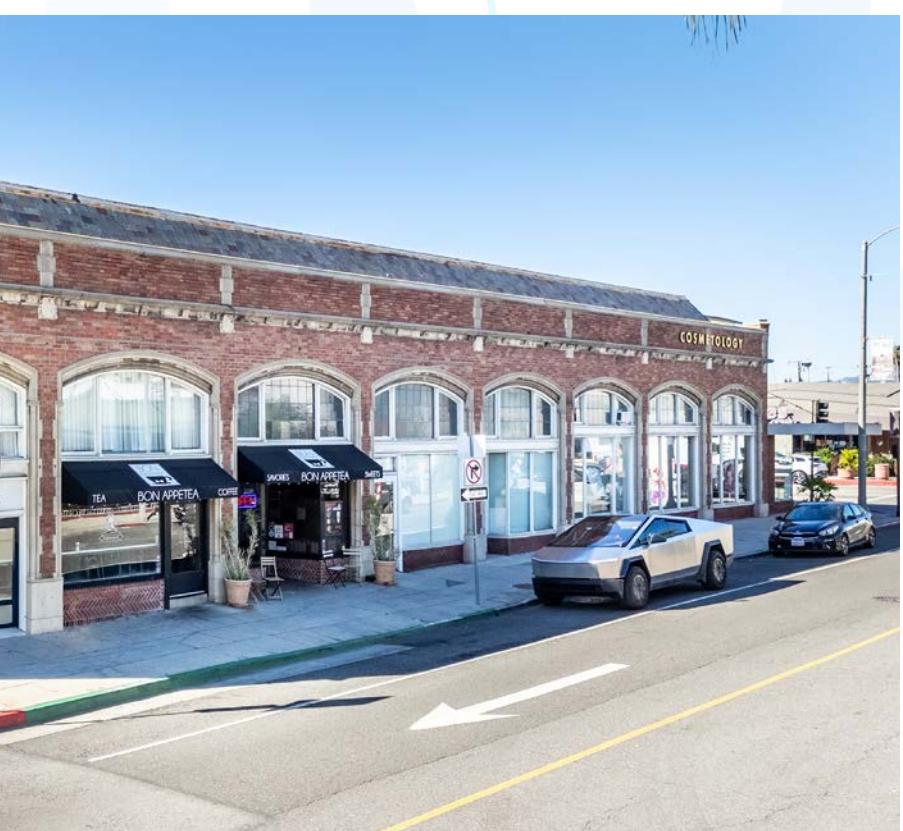
 Property Address	200-208 W Main St, Alhambra, CA 91801
 Price	\$4,300,000
 Building SF*	15,729 SF
 Lot Size	13,387 SF
 Price/SF (Bldg)	\$273
 Price/SF (Land)	\$321
 Current CAP Rate	5.75%
 ProForma CAP Rate	6.04%
 Year Built	1911-1924

Add footnote: *Square footage per the Rent Roll. Square footage per the county assessor is 15,381 SF.



**200-208
W MAIN ST**





RENT ROLL & OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$53,750	\$3.42/SF	\$53,750	\$3.42/SF
Management	\$13,377	\$0.85/SF	\$13,656	\$0.87/SF
200-214 - Insurance	\$17,443	\$1.11/SF	\$17,443	\$1.11/SF
200-214 - R&M	\$24,349	\$1.55/SF	\$24,349	\$1.55/SF
200-214 - Utilities	\$15,929	\$1.01/SF	\$15,929	\$1.01/SF
CAM Cleaning	\$7,038	\$0.45/SF	\$7,038	\$0.45/SF
Supplies	\$1,465	\$0.09/SF	\$1,465	\$0.09/SF
Total Expenses	\$133,351	\$8.48	\$133,630	\$8.50
Expenses/SF/Month		\$0.71		\$0.71

*Pro rata share based on operating expenses for 200-208, 222-236 W Main St portfolio

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	TYPE
7-9	Bon Appetea Café	1,460	1	9.3%	1/24/2020	1/31/2030	\$3,633.17	RETAIL
11	Music Lessons	1,974	1	12.6%	8/8/2022	12/7/2025	\$3,666.96	RETAIL
200	International Academy of Cosmetology	7,070	1	44.9%	7/1/2022	12/31/2027	\$9,834.54	RETAIL
208	L'Meida Hair Studio	625	1	4.0%	1/1/2020	12/31/2025	\$1,262.82	RETAIL
210	Kai He and Shixin Zhang	625	1	4.0%	8/1/2025	7/31/2028	\$1,570.80	RETAIL
214	Game Arcade	1,875	1	11.9%	1/15/2022	8/14/2027	\$4,097.73	RETAIL
212-A	Khanh Van Luu	1,000	2	6.4%	7/1/2012	MTM	\$1,492.57	RETAIL
212-B	Darlene Lara	900	2	5.7%	9/1/2013	MTM	\$1,432.86	RETAIL
212-C	Lixin Liu and Lindsey Nicole Armstrong	200	2	1.3%	2/15/2020	MTM	\$877.90	RETAIL
		15,729		100%			\$27,869.35	

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

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$334,432	\$341,401
CAM Reimbursement:	\$66,354	\$72,840
Additional Income:	\$0	\$0
Effective Gross Income:	\$400,786	\$414,241
Vacancy:	5%	\$20,039
Expenses:		\$133,351
Net Operating Income:	\$247,396	\$259,900

RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM	REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
\$2.49	3% Annual	1x	6.03 Year(s)	3.99 Year(s)		MG*	\$3,633.17	\$2.49	MG*
\$1.86	3% Annual	1x	3.49 Year(s)	-0.16 Year(s)		MG*	\$3,948.00	\$2.00	NNN
\$1.39	3% Annual	1x	3.60 Year(s)	1.91 Year(s)		MG*	\$9,834.54	\$1.39	MG*
\$2.02	3% Annual	1x	6.10 Year(s)	-0.09 Year(s)		MG*	\$1,562.50	\$2.50	NNN
\$2.51	3% Annual	1x	0.51 Year(s)	2.49 Year(s)		MG*	\$1,570.80	\$2.51	MG*
\$2.19	3% Annual	1x	4.05 Year(s)	1.53 Year(s)		MG*	\$4,097.73	\$2.19	MG*
\$1.49	3% Annual	1x	13.60 Year(s)	0.00 Year(s)		Gross	\$1,492.57	\$1.49	Gross
\$1.59	3% Annual	1x	12.43 Year(s)	0.00 Year(s)		Gross	\$1,432.86	\$1.59	Gross
\$4.39	3% Annual	1x	5.97 Year(s)	0.00 Year(s)		Gross	\$877.90	\$4.39	Gross
\$1.77			6.0 Year(s)	4.0 Year(s)			\$28,450.07	\$1.81	

of Cosmetology) paying \$0.32/SF/Month in CAMs

PORTFOLIO BREAKUP

	Property Address	222 W Main St, Alhambra, CA 91801
	Price	\$730,000
	Building SF*	1,250 SF
	Lot Size	3,449 SF
	Price/SF (Bldg)	\$584
	Price/SF (Land)	\$212
	Current CAP Rate	5.50%
	Year Built	1921





RENT ROLL & OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF
Property Taxes @ 1.25%	\$9,125	\$7.30/SF
Management	\$1,823	\$1.46/SF
222-236 - Insurance	\$771	\$0.62/SF
222-236 - R&M	\$110	\$0.09/SF
222-236 - Utilities	\$425	\$0.34/SF
CAM Cleaning	\$559	\$0.45/SF
Supplies	\$116	\$0.09/SF
Total Expenses	\$12,930	\$10.34
Expenses/SF/Month		\$0.86

*Pro rata share based on operating expenses for 200-208, 222-236 W Main St portfolio

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION
222	Daily Burger	1,250	1	100%	2/10/2021	1/31/2029
		1,250		100%		

*All ground floor tenants are responsible to pay a CAM reimbursement of \$0.50/SF/Month

OPERATING DATA		CURRENT
Scheduled Lease Income:		\$45,583
CAM Reimbursement:		\$7,500
Additional Income:		\$0
Effective Gross Income:		\$53,083
Vacancy:	0%	\$0
Expenses:		\$12,930
Net Operating Income:		\$40,153

RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE
\$3,798.60	\$3.04	3% Annual	1x	4.98 Year(s)	2.99 Year(s)	MG*
\$3,798.60	\$3.04			5.0 Year(s)	3.0 Year(s)	

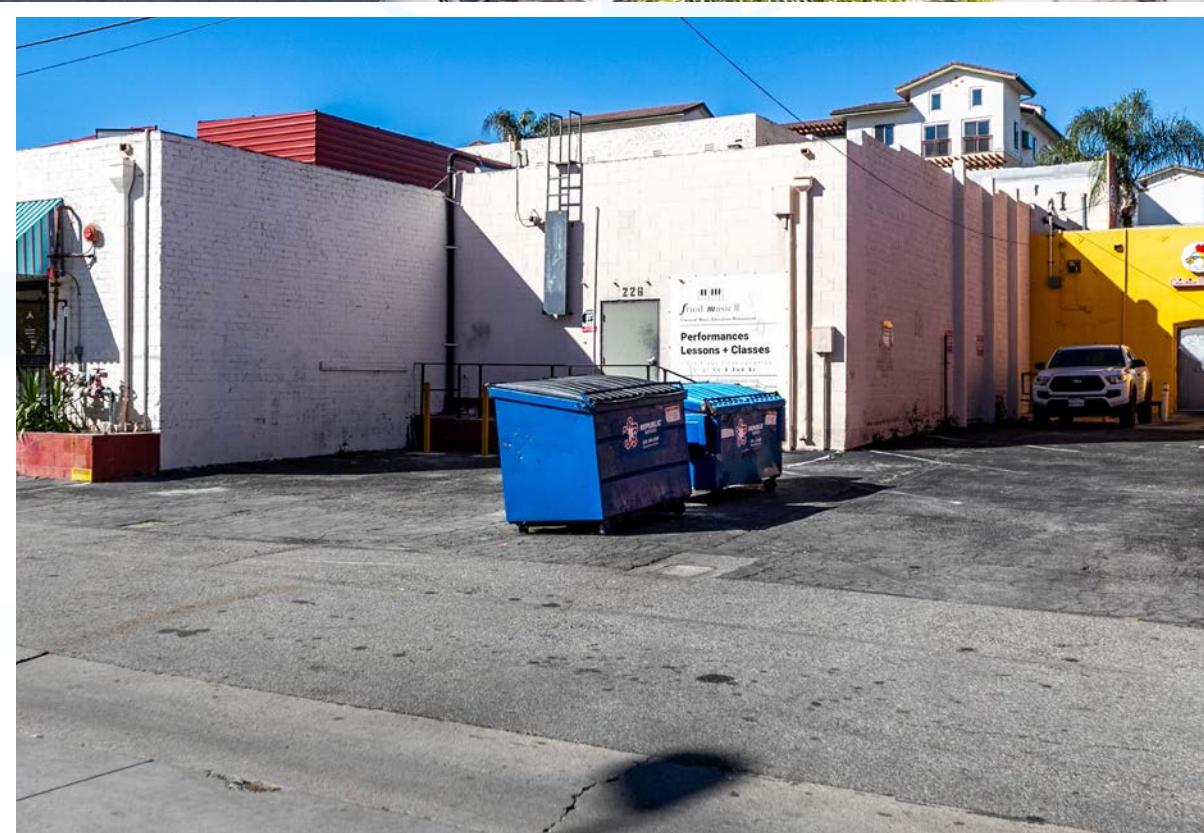


PORTFOLIO BREAKUP

 Property Address	224 W Main St, Alhambra, CA 91801
 Price	\$1,020,000
 Building SF*	2,500 SF
 Lot Size	3,450 SF
 Price/SF (Bldg)	\$408
 Price/SF (Land)	\$296
 Current CAP Rate	5.50%
 ProForma CAP Rate	5.88%
 Year Built	1921

**224
W MAIN ST**





RENT ROLL & OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$12,750	\$5.10/SF	\$12,750	\$5.10/SF
Management	\$2,282	\$0.91/SF	\$2,400	\$0.96/SF
222-236 - Insurance	\$1,543	\$0.62/SF	\$1,543	\$0.62/SF
222-236 - R&M	\$219	\$0.09/SF	\$219	\$0.09/SF
222-236 - Utilities	\$850	\$0.34/SF	\$850	\$0.34/SF
CAM Cleaning	\$2,809	\$1.12/SF	\$2,809	\$1.12/SF
Supplies	\$585	\$0.23/SF	\$585	\$0.23/SF
Total Expenses	\$21,038	\$8.42	\$21,156	\$8.46
Expenses/SF/Month		\$0.70		\$0.71

*Pro rata share based on operating expenses for 200-208, 222-236 W Main St portfolio

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	REN
11	Music Lessons	1,974	1	100%	8/8/2022	4/30/2026	\$3,666.96	\$
		30,477		100%			\$54,452.38	\$

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

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$57,040	\$60,000
CAM Reimbursement:	\$15,000	\$21,156
Additional Income:	\$0	\$0
Effective Gross Income:	\$72,040	\$81,156
Vacancy:	0%	0%
Expenses:	\$21,038	\$21,156
Net Operating Income:	\$51,003	\$60,000

IT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM	REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
1.86	3% Annual	1x	3.3 Year(s)	0.2 Year(s)		MG*	\$3,948.00	\$2.00	NNN
1.95			3.3 Year(s)	0.2 Year(s)			\$59,029.73	\$1.94	\$1.94

of Cosmetology) paying \$0.32/SF/Month in CAMs



PORTFOLIO BREAKUP

	Property Address	228 W Main St, Alhambra, CA 91801
	Price	\$2,800,000
	Building SF*	8,778 SF
	Lot Size	6,901 SF
	Price/SF (Bldg)	\$319
	Price/SF (Land)	\$406
	Current CAP Rate	5.08%
	ProForma CAP Rate	6.19%
	Year Built	1921

*Square footage per the Rent Roll. Square footage per the county assessor is 8,750 SF.



**228
W MAIN ST**





RENT ROLL & OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$35,000	\$3.99/SF	\$35,000	\$3.99/SF
Management	\$6,394	\$0.73/SF	\$8,194	\$0.93/SF
222-236 - Insurance	\$5,417	\$0.62/SF	\$5,417	\$0.62/SF
222-236 - R&M	\$770	\$0.09/SF	\$770	\$0.09/SF
222-236 - Utilities	\$2,985	\$0.34/SF	\$2,985	\$0.34/SF
CAM Cleaning	\$3,928	\$0.45/SF	\$3,928	\$0.45/SF
Supplies	\$818	\$0.09/SF	\$818	\$0.09/SF
Total Expenses	\$55,311	\$6.30	\$57,111	\$6.51
Expenses/SF/Month		\$0.53		\$0.54

*Pro rata share based on operating expenses for 200-208, 222-236 W Main St portfolio

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT
230	Little Dimples Playground	6,278	1	71.5%	7/1/2023	6/30/2033	\$13,320.66	\$2
234	Vacant	2,500	2	28.5%				
			8,778	100%				\$13,320.66

*All ground floor tenants are responsible to pay a CAM reimbursement of \$0.50/SF/Month

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$159,848	\$204,848
CAM Reimbursement:	\$37,668	\$37,668
Additional Income:	\$0	\$0
Effective Gross Income:	\$197,516	\$242,516
Vacancy:	0%	\$0 5% \$12,126
Expenses:	\$55,311	\$57,111
Net Operating Income:	\$142,205	\$173,279

T/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM	REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
.12	3% Annual	1x	2.60 Year(s)	7.41 Year(s)		MG*	\$13,320.66	\$2.12	MG*
							\$3,750.00	\$1.50	Gross
.12			2.6 Year(s)		7.4 Year(s)		\$17,070.66	\$1.94	



PORTFOLIO BREAKUP

 Property Address **236 W Main St, Alhambra, CA 91801**

 Price **\$950,000**

 Building SF* **2,220 SF**

 Lot Size **3,451 SF**

 Price/SF (Bldg) **\$428**

 Price/SF (Land) **\$275**

 Current CAP Rate **5.48%**

 Year Built **1921**

*Square footage per the Rent Roll. Square footage per the county assessor is 1,750 SF.

**236
W MAIN ST**





RENT ROLL & OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF
Property Taxes @ 1.25%	\$11,875	\$5.35/SF
Management	\$2,261	\$1.02/SF
222-236 - Insurance	\$1,370	\$0.62/SF
222-236 - R&M	\$195	\$0.09/SF
222-236 - Utilities	\$755	\$0.34/SF
CAM Cleaning	\$1,119	\$0.50/SF
Supplies	\$233	\$0.10/SF
Total Expenses	\$17,807	\$8.02
Expenses/SF/Month		\$0.67

*Pro rata share based on operating expenses for 200-208, 222-236 W Main St portfolio

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION
236	Restaurant Pending City Approvals	2,220	1	100%	11/1/2023	10/31/2028
		2,220		100%		

*All ground floor tenants are responsible to pay a CAM reimbursement of \$0.50/SF/Month



OPERATING DATA		CURRENT
Scheduled Lease Income:		\$56,525
CAM Reimbursement:		\$13,320
Additional Income:		\$0
Effective Gross Income:		\$69,845
Vacancy:	0%	\$0
Expenses:		\$17,807
Net Operating Income:		\$52,038

RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE
\$4,710.40	\$2.12	3% Annual	1x	2.26 Year(s)	2.74 Year(s)	MG*
\$4,710.40	\$2.12			2.3 Year(s)	2.7 Year(s)	



AREA OVERVIEW

At the Heart of the Alhambra Mosaic



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 MAIN ST | ALHAMBRA, CA 91801



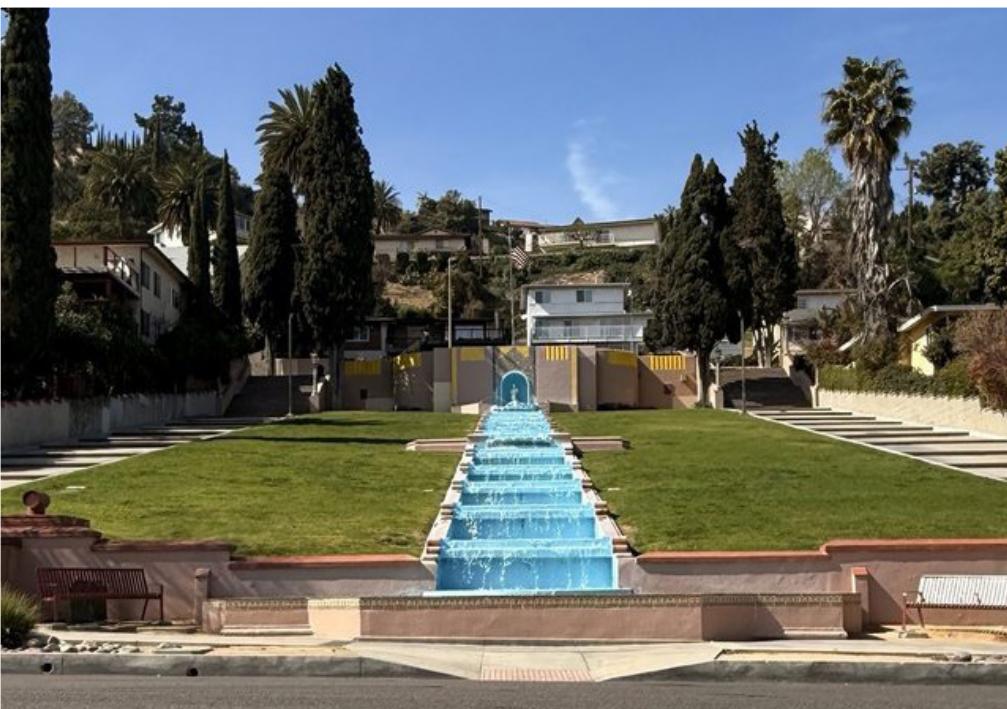


Downtown Alhambra, often referred to as the “Alhambra Mosaic”, is organized around Main Street and Garfield Avenue and is characterized by a diverse collection of restaurants, cafés, boutique retail, and neighborhood-serving services. This concentration of amenities, combined with regular community programming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

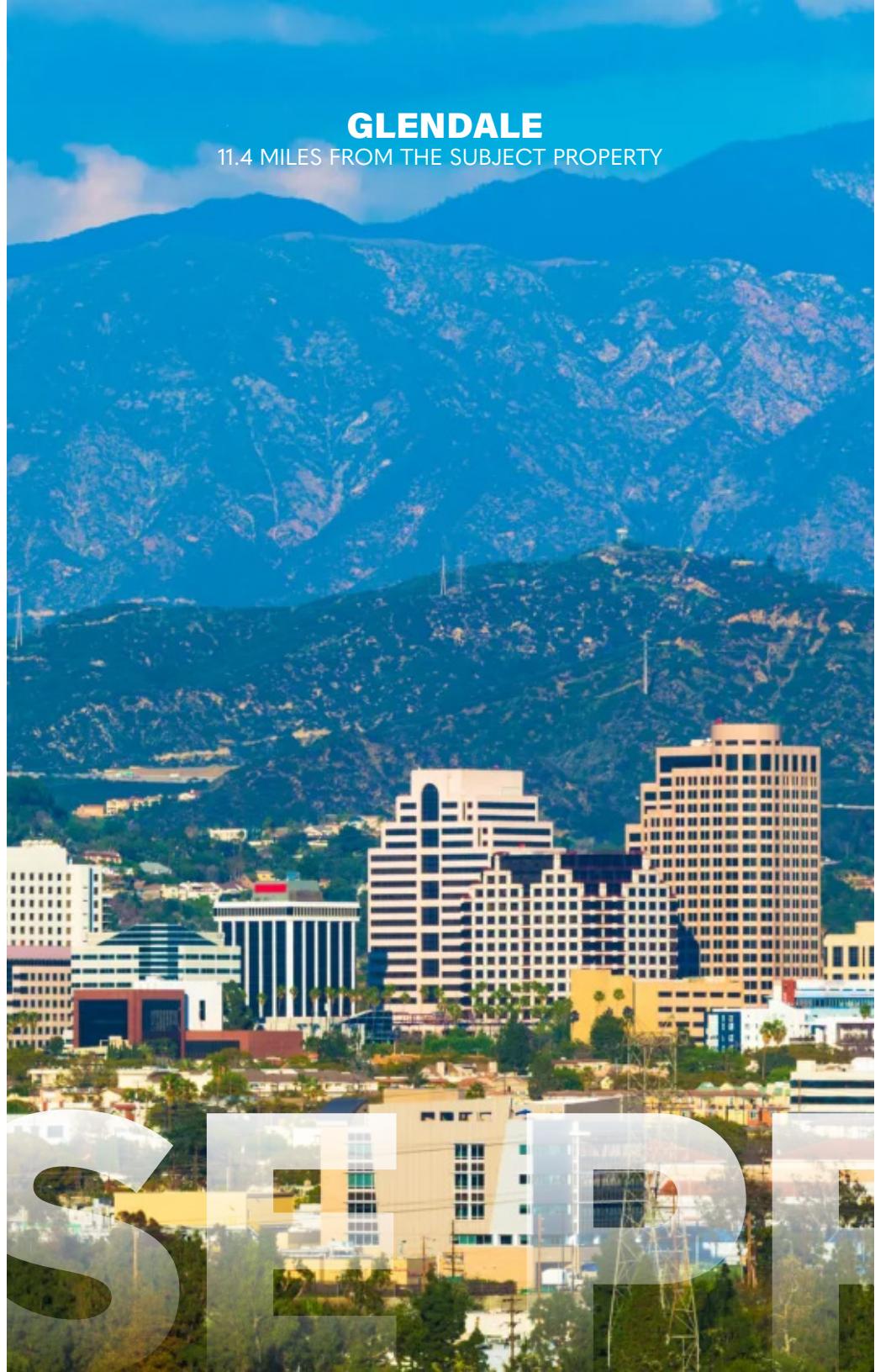
4.1 MILES FROM THE SUBJECT PROPERTY



CLOSED

GLENDALE

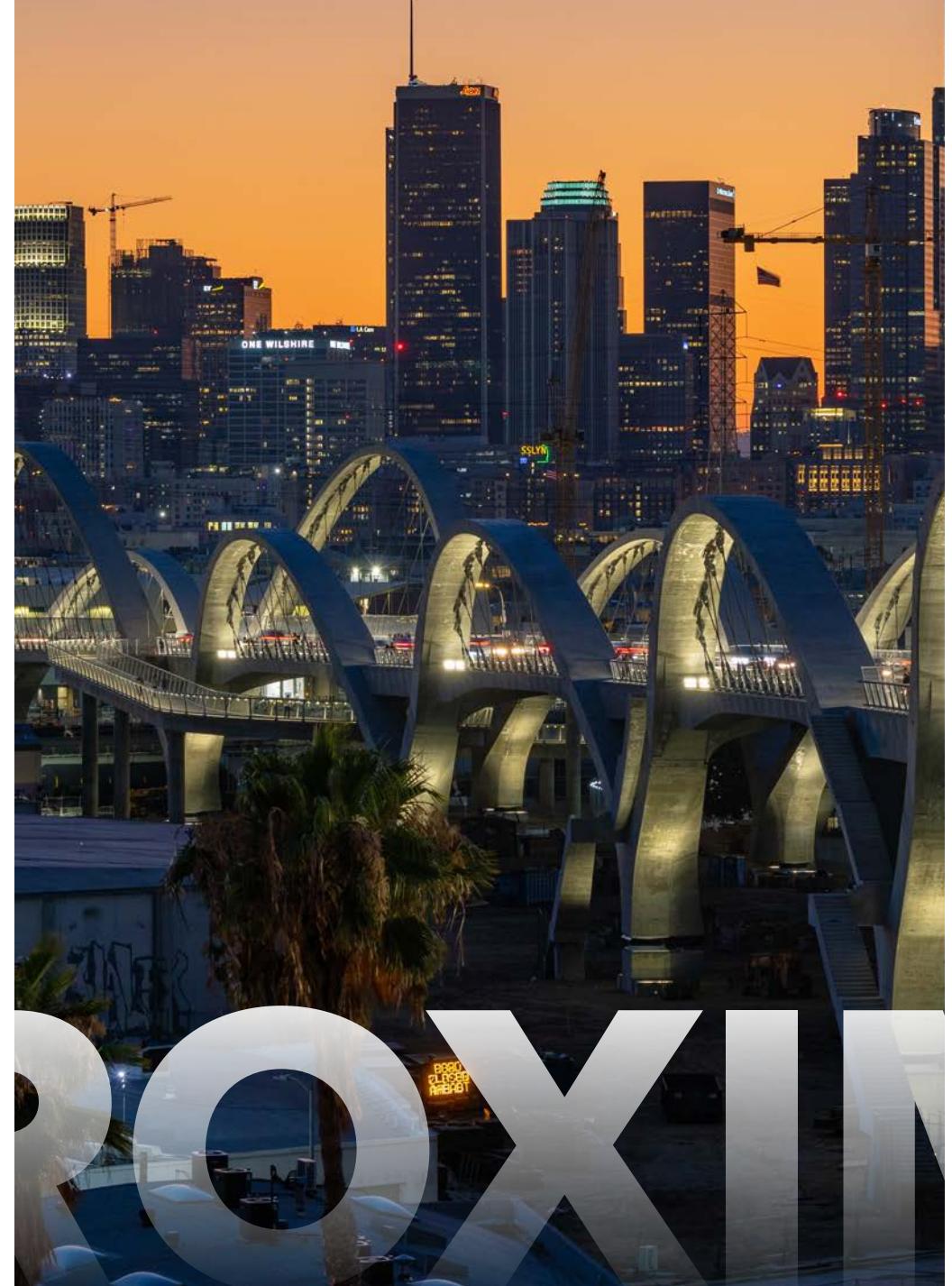
11.4 MILES FROM THE SUBJECT PROPERTY



CLOSED

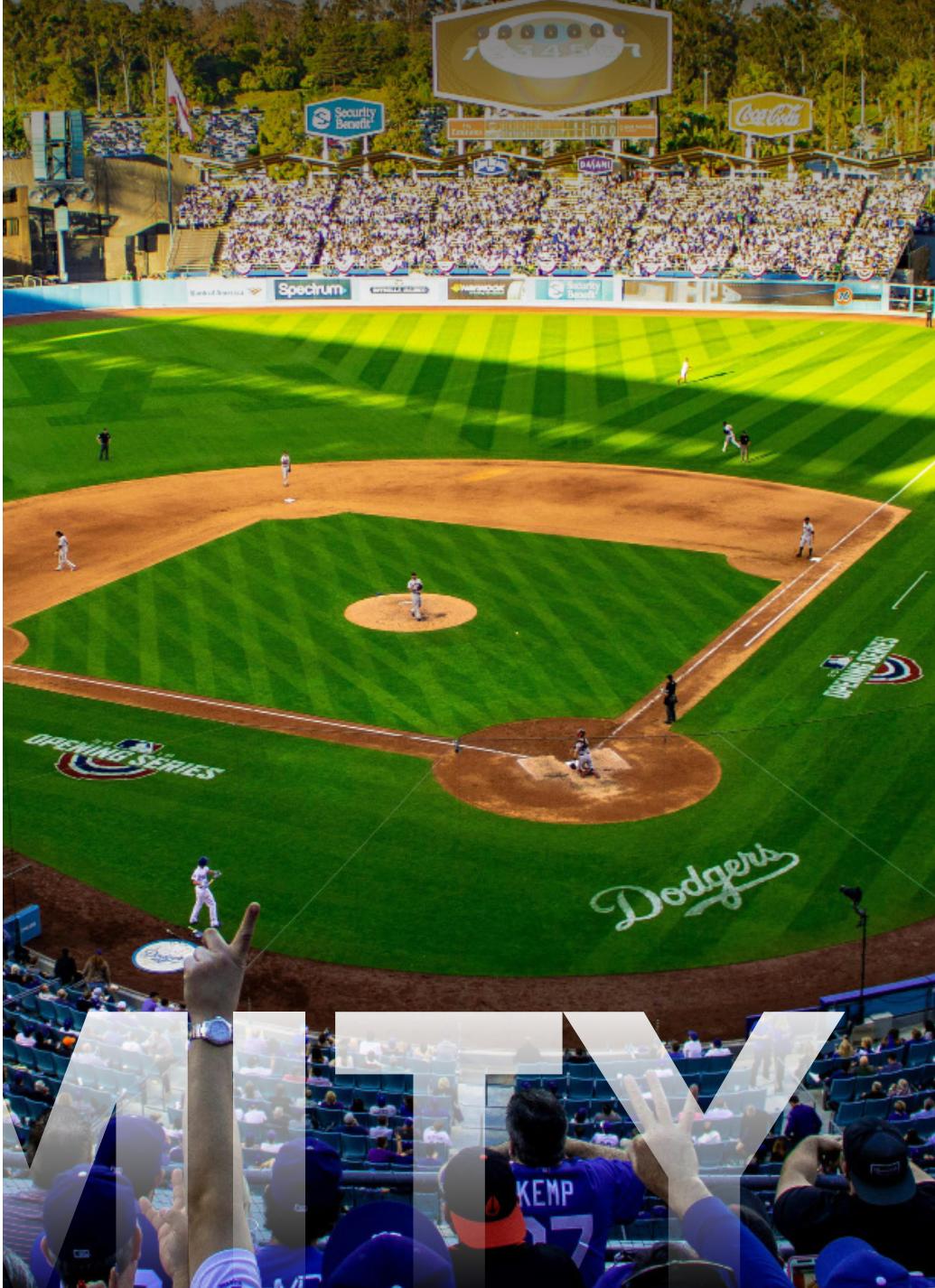
DOWNTOWN LA

9.3 MILES FROM THE SUBJECT PROPERTY



DODGER STADIUM

10.0 MILES FROM THE SUBJECT PROPERTY



ROXY CITY

WATSON

DEMOGRAPHICS

POPULATION



249,700

Total Population
within a 3-mile radius



42.7

Median Age
within a 3-mile radius



48.7%

Male



51.3%

Female

EDUCATION

3 mile 2024 % of Population



18%

High School Graduate



20%

Some College



24%

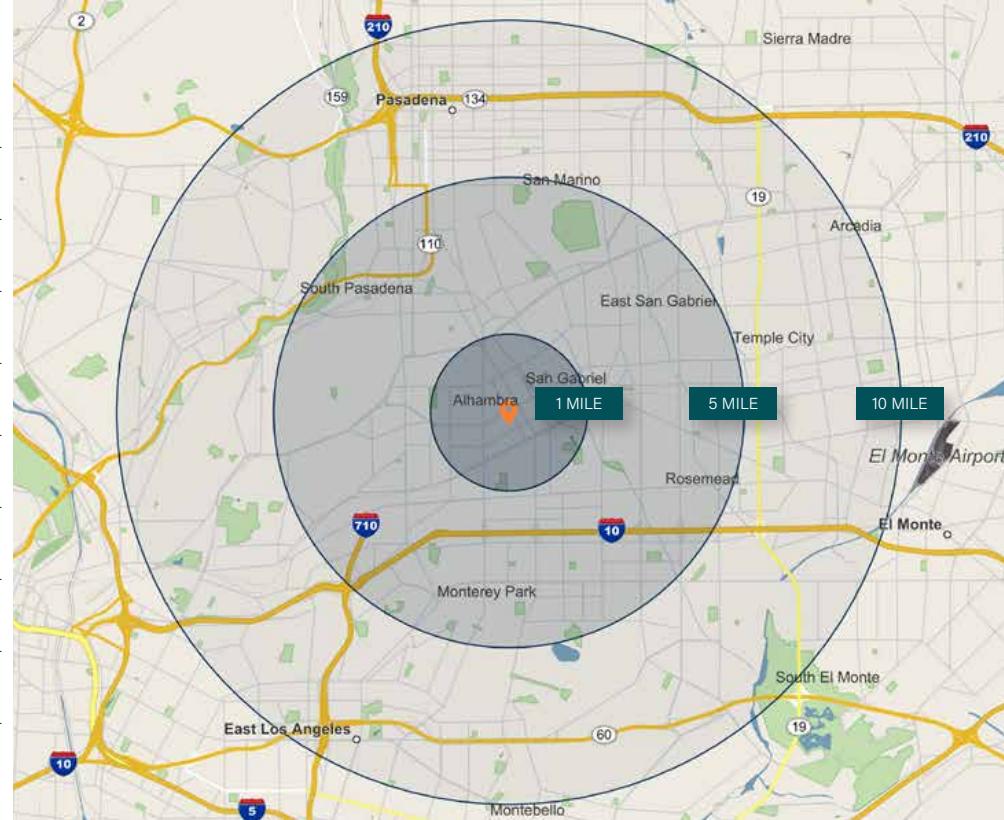
Bachelor's Degree



14%

Graduate Degree

Demographics	1 Mile	5 Mile	10 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	37,000	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



\$109,300

Average HH income
within a 3-mile radius



\$3 Billion

Annual Consumer Spending
within a 3-mile radius



37,000

Owner Occupied Housing
within a 3-mile radius



85,700

Households
within a 3-mile radius



12,500

Businesses
within a 3-mile radius



45,800

Renter Occupied Housing
within 3-mile radius





Main Street Portfolio

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

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GROUP

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