



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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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, 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.



PROPERTY SUMMARY

\$	Price	Request for Offers
🏠	Building SF**	30,477 SF
📐	Lot Size	30,638 SF
🏠	Occupancy	91.8%
🏠	Year Built	1911/1924
🏡	Zoning	CBD/DRD
🚗	Available Spaces	28
📐	Parking Ratio	0.92 Space(s) per 1000
🚦	Traffic Counts	24,713 VPD

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



91.8%
Occupancy



1911-1924
Year Built

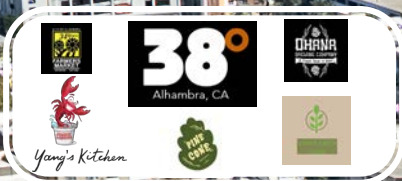


W Main St & S 2nd St
Cross Streets

SAN GABRIEL

MONROVIA

ALHAMBRA COURT HOUSE



S 2ND ST

W MAIN ST (20,713 UPD)

INVESTMENT HIGHLIGHTS

Multi-Tenant Main Street Retail Portfolio with Income & Flexibility

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

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.



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.



- THE HOME DEPOT
- CAL STATE LA
- LA FITNESS
- ALBERTSONS
- LHAMBRA HOSPITAL Medical Center
- COSTCO WHOLESALE
- TARGET
- ALDI

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

ALHAMBRA HIGH SCHOOL
HOME OF THE MOORS

CITY OF ALHAMBRA
CALIFORNIA

1/4 MAIN ST (24,713 UPPD)
S 2ND ST

Yang's Kitchen
38° Alhambra, CA
Dhama
100% PURE

THE BOILING CRAB
COLD STONE
STARBUCKS COFFEE



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

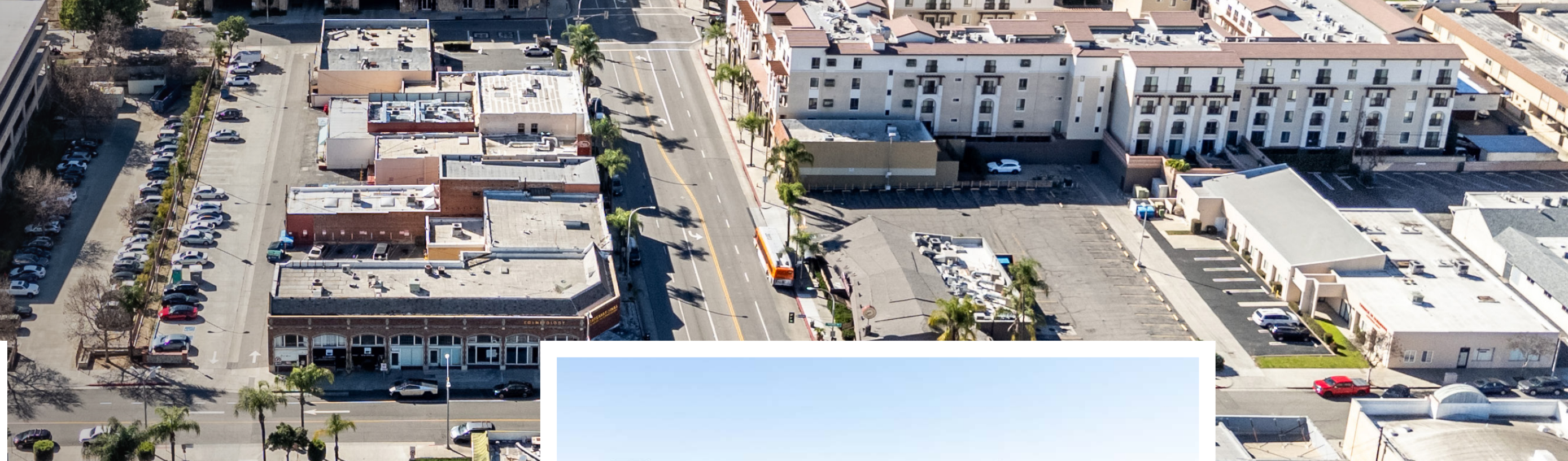
There are over 16,300 households within one mile of the subject property, and over 85,700 households within three miles

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



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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	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
7-9	Bon Appetea Café	1,460	1	4.8%	1/24/2020	1/31/2030	\$3,633.17	\$2.49	3% Annual	1x	6.03 Year(s)	3.99 Year(s)	MG*	\$3,633.17	\$2.49	MG*
11	Music Lessons	1,974	1	6.5%	8/8/2022	12/7/2025	\$3,666.96	\$1.86	3% Annual	1x	3.49 Year(s)	-0.16 Year(s)	MG*	\$3,948.00	\$2.00	NNN
200	International Academy of Cosmetology	7,070	1	23.2%	7/1/2022	12/31/2027	\$9,834.54	\$1.39	3% Annual	1x	3.60 Year(s)	1.91 Year(s)	MG*	\$9,834.54	\$1.39	MG*
208	LMeida Hair Studio	625	1	2.1%	1/1/2020	12/31/2025	\$1,262.82	\$2.02	3% Annual	1x	6.10 Year(s)	-0.09 Year(s)	MG*	\$1,562.50	\$2.50	NNN
210	Kai He and Shixin Zhang	625	1	2.1%	8/1/2025	7/31/2028	\$1,570.80	\$2.51	3% Annual	1x	0.51 Year(s)	2.49 Year(s)	MG*	\$1,570.80	\$2.51	MG*
214	Game Arcade	1,875	1	6.2%	1/15/2022	8/14/2027	\$4,097.73	\$2.19	3% Annual	1x	4.05 Year(s)	1.53 Year(s)	MG*	\$4,097.73	\$2.19	MG*
212-A	Khanh Van Luu	1,000	2	3.3%	7/1/2012	MTM	\$1,492.57	\$1.49	3% Annual	1x	13.60 Year(s)	0.00 Year(s)	Gross	\$1,492.57	\$1.49	Gross
212-B	Darlene Lara	900	2	3.0%	9/1/2013	MTM	\$1,432.86	\$1.59	3% Annual	1x	12.43 Year(s)	0.00 Year(s)	Gross	\$1,432.86	\$1.59	Gross
212-C	Lixin Liu and Lindsey Nicole Armstrong	200	2	0.7%	2/15/2020	MTM	\$877.90	\$4.39	3% Annual	1x	5.97 Year(s)	0.00 Year(s)	Gross	\$877.90	\$4.39	Gross
222	Daily Burger	1,250	1	4.1%	2/10/2021	1/31/2029	\$3,798.60	\$3.04	3% Annual	1x	4.98 Year(s)	2.99 Year(s)	MG*	\$3,798.60	\$3.04	MG*
224-226	Music Lessons	2,500	1	8.2%	11/1/2022	4/30/2026	\$4,753.37	\$1.90	3% Annual	1x	3.26 Year(s)	0.24 Year(s)	MG*	\$5,000.00	\$2.00	NNN
230	Little Dimples Playground	6,278	1	20.6%	7/1/2023	6/30/2033	\$13,320.66	\$2.12	3% Annual	1x	2.60 Year(s)	7.41 Year(s)	MG*	\$13,320.66	\$2.12	MG*
234	Vacant	2,500	2	8.2%										\$3,750.00	\$1.50	Gross
236	Restaurant Pending City Approvals	2,220	1	7.3%	11/1/2023	10/31/2028	\$4,710.40	\$2.12	3% Annual	1x	2.26 Year(s)	2.74 Year(s)	MG*	\$4,710.40	\$2.12	MG*
		30,477		100%			\$54,452.38	\$1.95			5.30 Year(s)	1.77 Year(s)		\$59,029.73	\$1.94	\$1.94

*All ground floor tenants are responsible to pay a CAM reimbursement of \$0.50/SF/Month, except Unit 200 (International Academy of Cosmetology) paying \$0.32/SF/Month in CAMs

OPERATING DATA

OPERATING EXPENSES*	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes**	\$138,430	\$4.54/SF	\$138,430	\$4.54/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	\$254,173	\$8.34	\$256,370	\$8.41
Expenses/SF/Month		\$0.69		\$0.70

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

**Current property taxes. Property taxes will be reassessed following a sale.

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$653,429	\$708,357
CAM Reimbursement:	\$139,842	\$152,140
Additional Income:	\$0	\$0
Effective Gross Income:	\$793,271	\$860,497
Vacancy:	0%	5%
Expenses:	\$254,173	\$256,370
Net Operating Income:	\$539,097	\$561,102



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.

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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



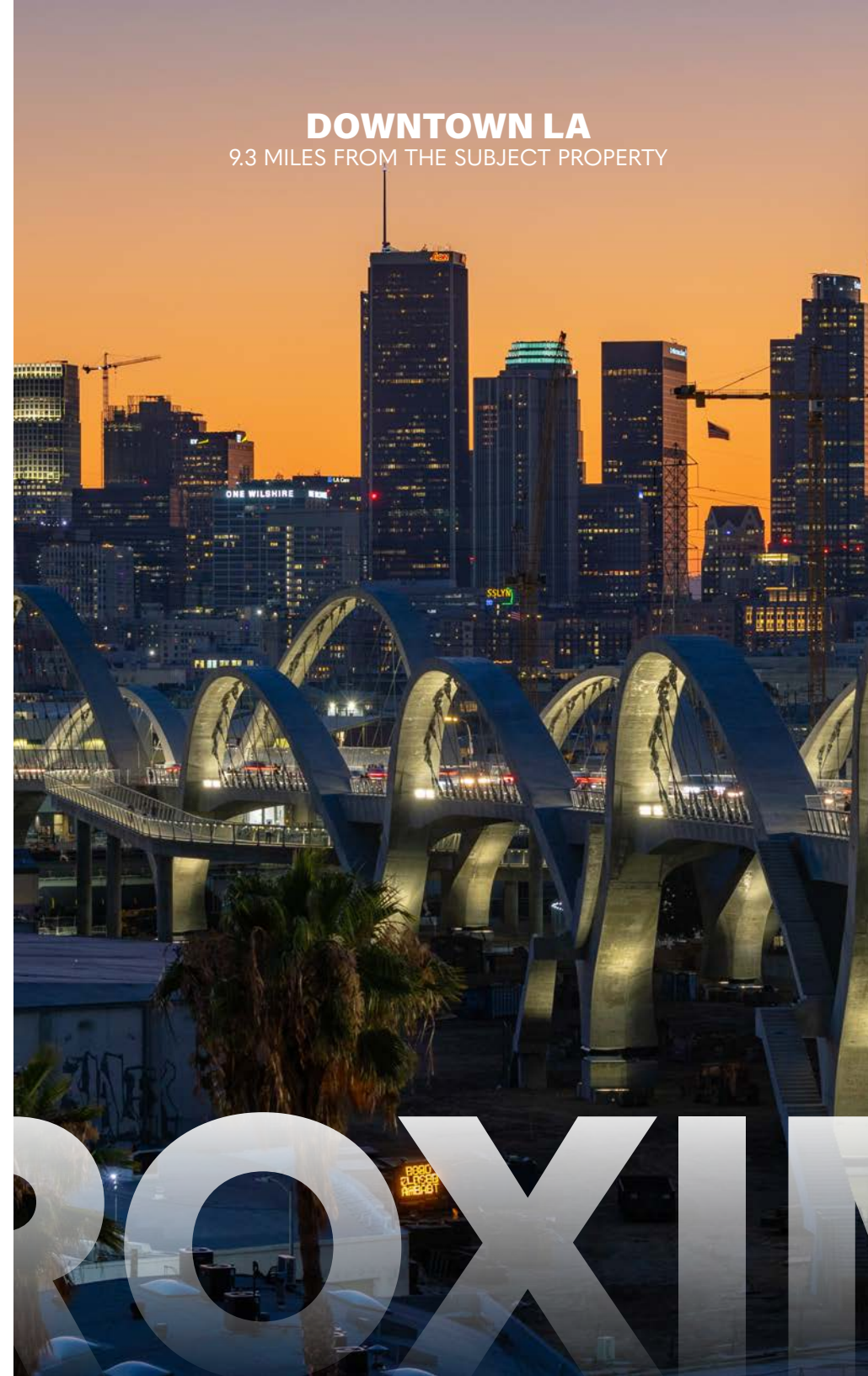
GLENDALE

11.4 MILES FROM THE SUBJECT PROPERTY



DOWNTOWN LA

9.3 MILES FROM THE SUBJECT PROPERTY



DODGER STADIUM

10.0 MILES FROM THE SUBJECT PROPERTY



CLOSEST PROXIMITY

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%

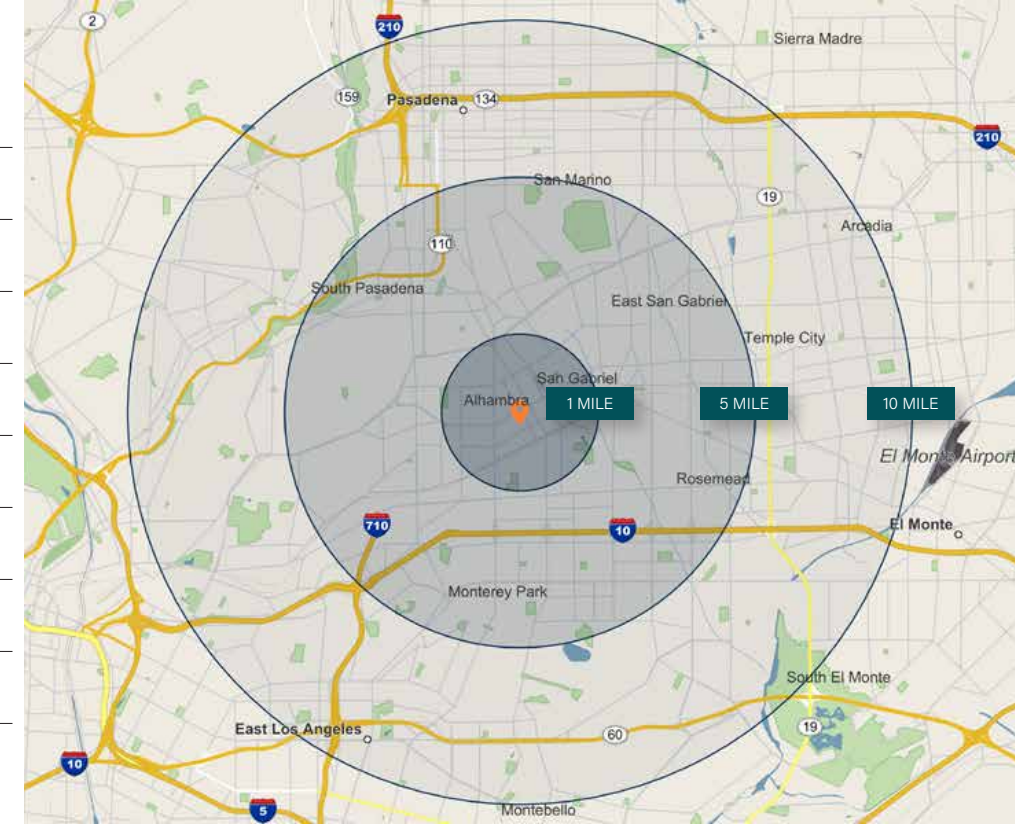
Bachelor's Degree



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





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