

FOR SALE _ **Retail & Office Investment Opportunity**
1221 - 1245 W. Valley Blvd., Alhambra, CA 91803



Offered at \$6,180,000.

Well-maintained retail and professional office plaza located along the highly desirable Valley Boulevard corridor in Alhambra. World Plaza offers strong street visibility, convenient access, and ample on-site parking, making it attractive to both tenants and customers.

- * **APN: 5350-023-019 & 5350-023-020**
- * **Year Built: 1985**
- * **Lot Size: 39,719 Sf. Ft.**
- * **Building Size: 17,969 sq. ft.**
- * **Zoning: ALCPD***
- * **27 Units** (commonly known as World Plaza – 1227 W. Valley Blvd.)
 - **Information deemed reliable but not guaranteed.**

Contact Information:

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**** Building One – World Plaza**



**** Building Two & Parking Area**



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**** Front Building – Adjacent to Mister Express Car Wash**



**** Monument Sign – Located Across from Harbor Freight Tools**

