OFFERING MEMORANDUM

OFFERING PRICE: $1,100,000

2880 & 2880 ½ W. VALLEY BLVD.
ALHAMBRA, CA 91803

100% VACANT
OFFICE / FLEX PROPERTY

- Two Detached Buildings
- ±3,154 SF | 4,500 SF Lot
- Gated Parking
- Prime Frontage on Valley Blvd
- 100% Vacant | Owner/User or Investor

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KW COMMERCIAL

SWH REAL ESTATE GROUP



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SUBJECT PROPERTY



EXECUTIVE SUMMARY

2880 & 2880½ W Valley Blvd presents a 100% vacant, two-building owner-user office/flex opportunity in Alhambra. Totaling approximately 3,154 square feet across two detached structures, the property offers a flexible commercial setting well suited for businesses seeking a private headquarters with separate office, administrative, creative, project, or support areas.

The front single-story building provides a professional client-facing environment with private offices, meeting and work areas, while the detached rear two-story building creates additional flexibility for executive offices, administrative functions, project teams, creative workspace, storage, or other complementary business operations. A private courtyard separates the buildings and provides an additional outdoor amenity for employees and clients.

Additional features include gated on-site parking, multiple points of access, existing office improvements, kitchenette areas, and prominent frontage along West Valley Boulevard, one of the San Gabriel Valley's established commercial corridors.

Located near Alhambra, South Pasadena, San Gabriel, Monterey Park, Pasadena and Northeast Los Angeles, the property provides convenient connectivity throughout the greater San Gabriel Valley and Los Angeles region.



5351-011-028
ASSESSOR PARCEL NUMBER

Office / Flex / Mixed Use
PROPERTY TYPE

±3,154 SF *(Per CoStar)*
BUILDING SIZE

±4,500 SF *(0.10 Acres)*
LOT SIZE

1946
YEAR BUILT

ALCPD *(Alhambra Commercial Planned Development)*
ZONING

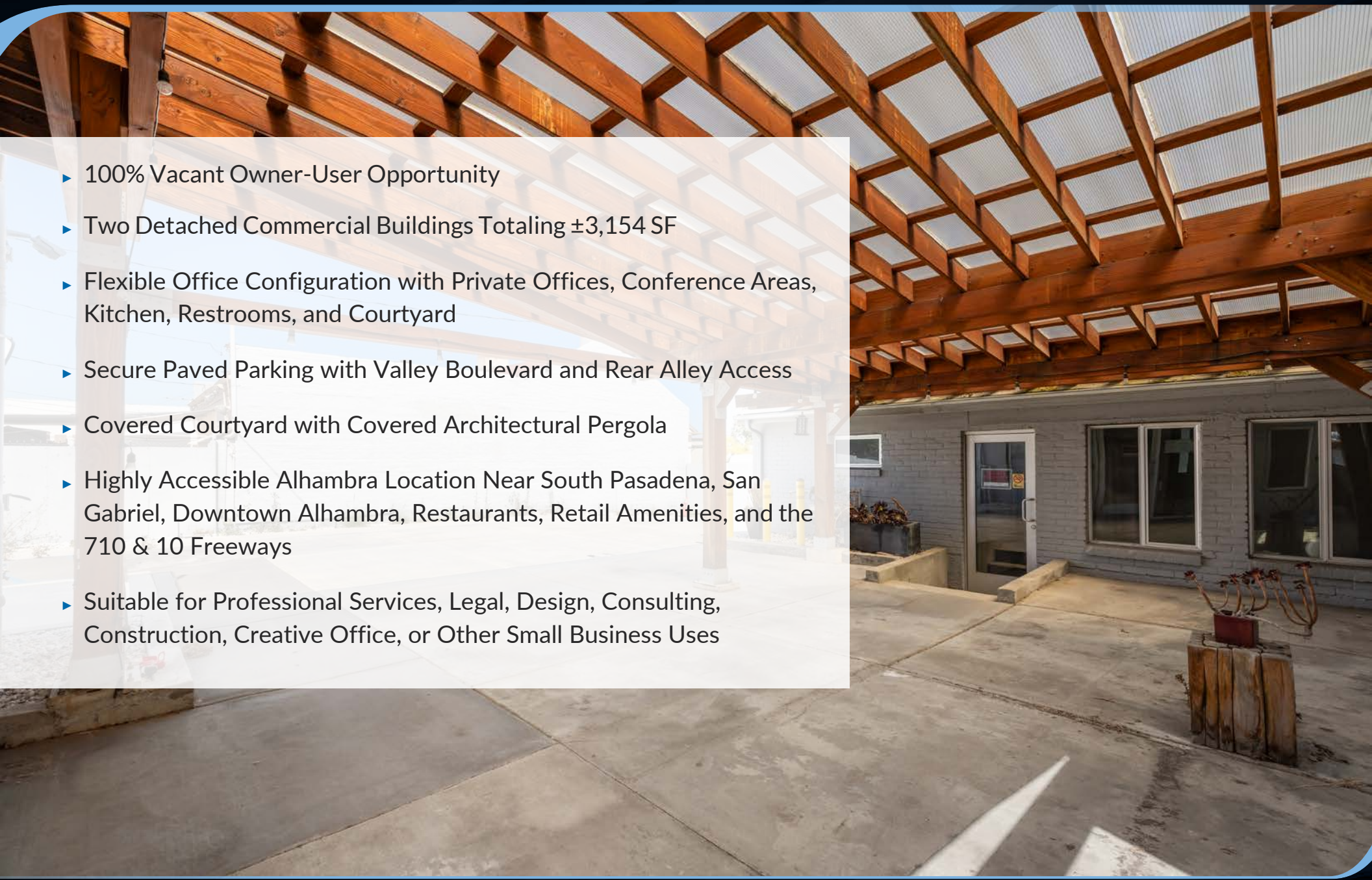
2 Detached
BUILDINGS

- **Front:** Single-Story | **Rear:** 2-Story
- Secure Paved On-Site Parking
- Valley Blvd. Frontage + Rear Alley Access

Owner-User
USE PROFILE

- Professional Office
- Creative Office
- Legal Office
- Design Studio
- Consulting
- Construction
- Administrative
- Small Business

PROPERTY HIGHLIGHTS



- 100% Vacant Owner-User Opportunity
- Two Detached Commercial Buildings Totaling ±3,154 SF
- Flexible Office Configuration with Private Offices, Conference Areas, Kitchen, Restrooms, and Courtyard
- Secure Paved Parking with Valley Boulevard and Rear Alley Access
- Covered Courtyard with Covered Architectural Pergola
- Highly Accessible Alhambra Location Near South Pasadena, San Gabriel, Downtown Alhambra, Restaurants, Retail Amenities, and the 710 & 10 Freeways
- Suitable for Professional Services, Legal, Design, Consulting, Construction, Creative Office, or Other Small Business Uses

LOCATION OVERVIEW | ALHAMBRA

Alhambra is centrally located in the western San Gabriel Valley region of Los Angeles County, just 8 miles east of Downtown Los Angeles.

Known for its diverse population, thriving economy and proximity to major freeways (I-10 & I-710), Alhambra serves as a strategic business hub for professionals, medical providers, and service oriented companies.

STRATEGIC PROXIMITY

Immediate access to Downtown Los Angeles, Pasadena, San Gabriel, and Monterey Park—ideal for professional tenants needing regional accessibility.

DIVERSE BUSINESS BASE

A strong presence of law firms, medical offices, accounting services, and professional consultants.

HIGH-TRAFFIC CORRIDORS

Valley Blvd. serves as a major east-west arterial with consistent foot and vehicular traffic, boosting visibility and tenant appeal.

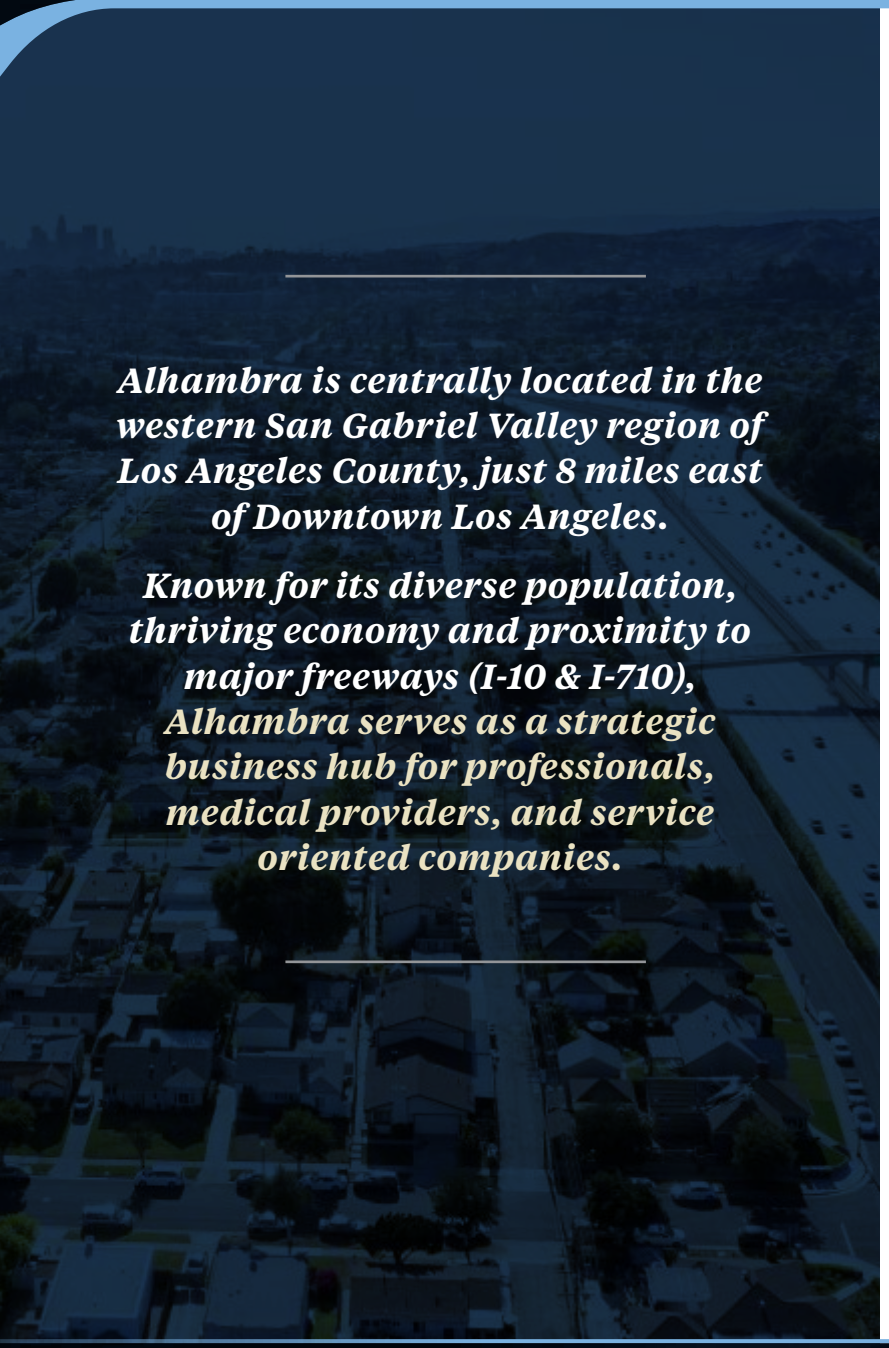
AFFLUENT & DENSE POPULATION

Over 80,000 residents in Alhambra, with adjacent cities increasing the local population base to over 500,000 within a 5-mile radius.

TRANSIT CONNECTIVITY

Served by Metro and Foothill Transit lines, appealing to commuting professionals and walk-in clientele.

LOCATION OVERVIEW | ALHAMBRA



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LOWER BARRIERS TO ENTRY VS. WEST LA

Competitive price per square foot compared to downtown or westside office markets, offering better yield potential.

TIGHT SUPPLY, STEADY DEMAND

Limited new office construction maintains demand for well-located, renovated buildings.

OWNER-USER OPPORTUNITY

SBA financing and tax incentives available for owner-users; lower operating costs compared to leasing.

POST-COVID REPOSITIONING

Growing trend of small-to-mid-size firms relocating from high-cost urban centers to accessible suburban hubs like Alhambra.

PHOTO GALLERY | EXTERIOR



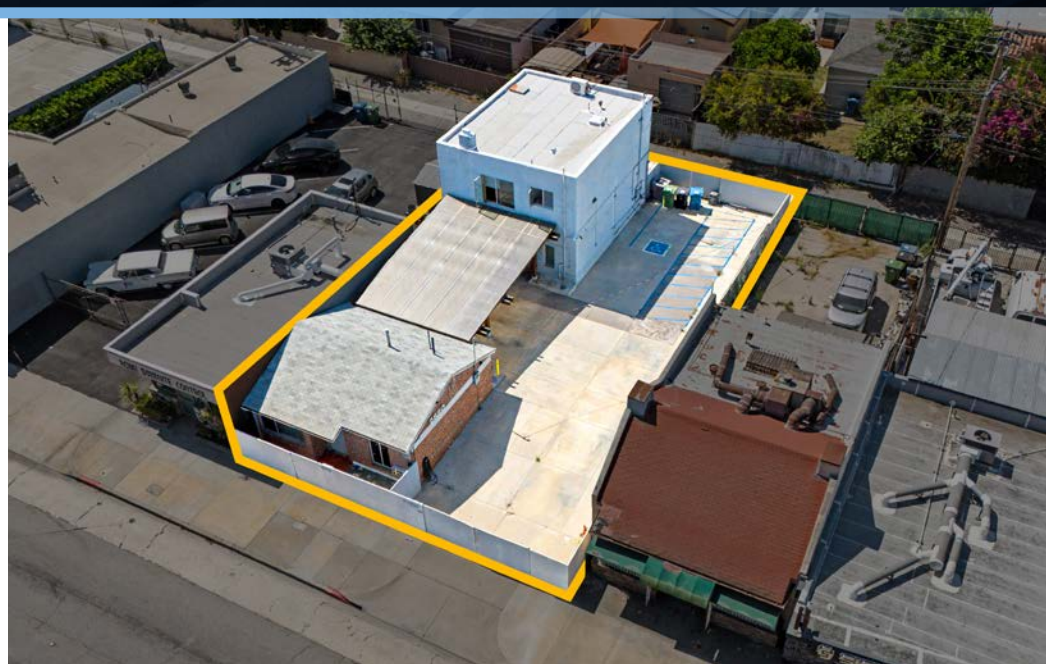


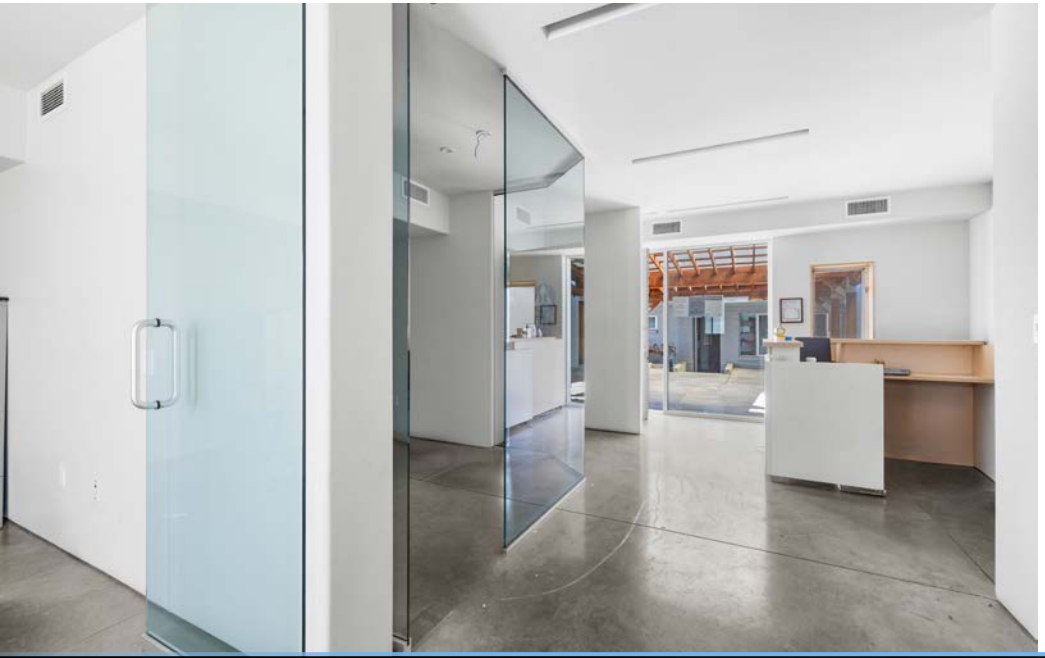




PHOTO GALLERY | INTERIOR







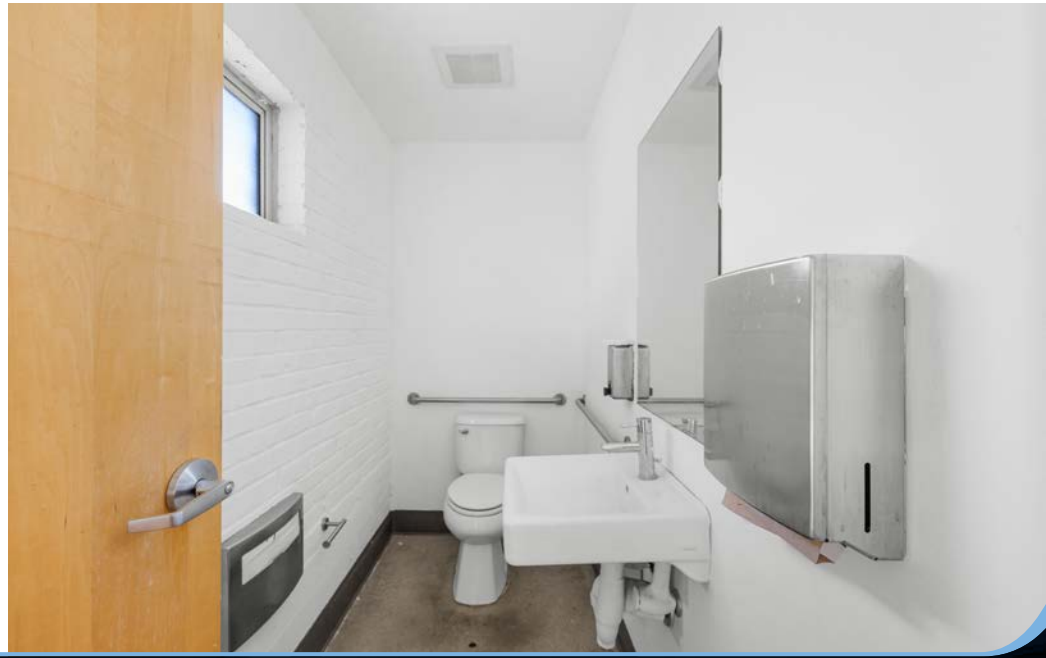
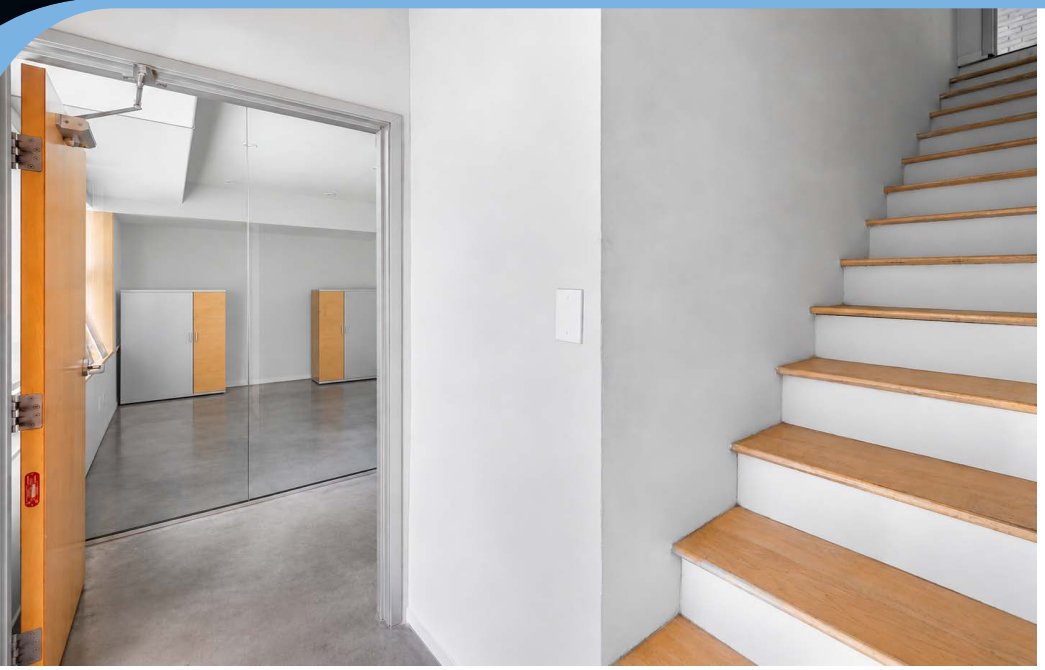


PHOTO GALLERY | INTERIOR

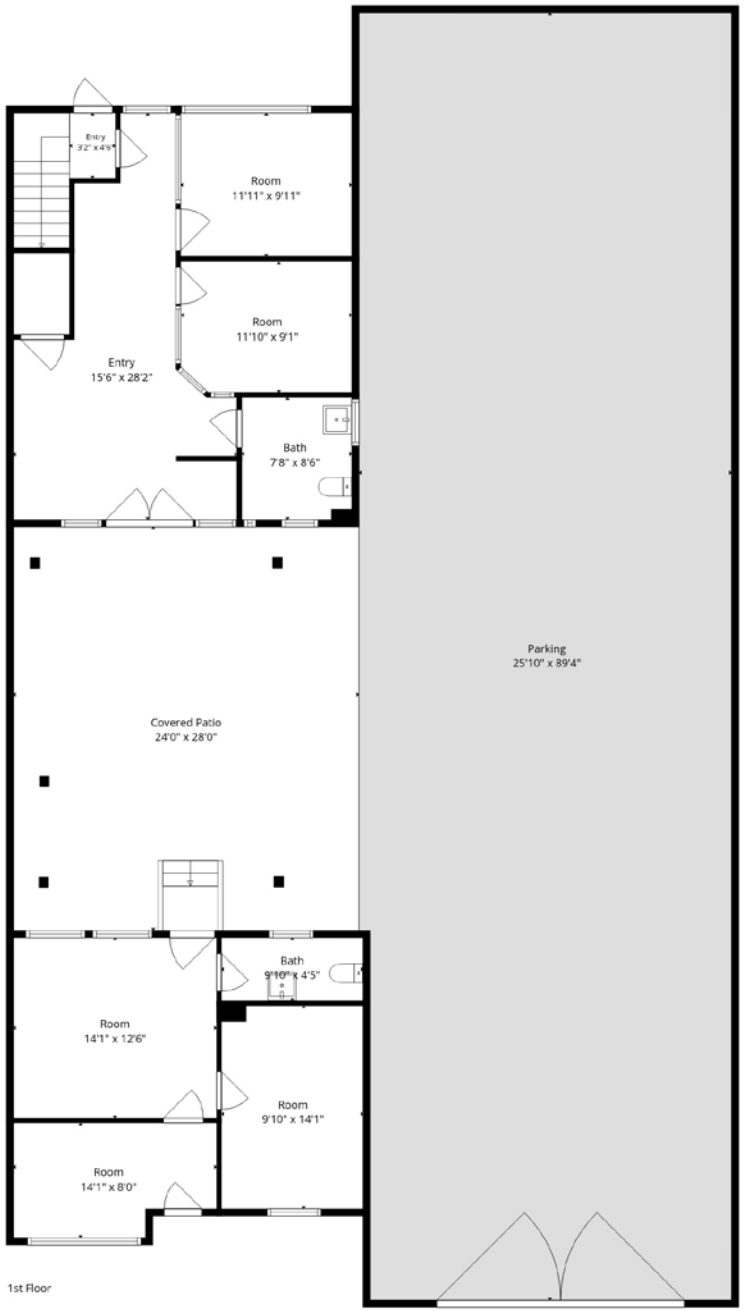




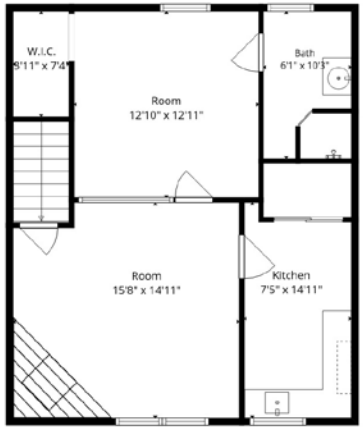




FLOORPLAN



1st Floor



2nd Floor

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